

**ZONING BOARD OF ADJUSTMENT
TOWN OF WEST NEW YORK
COUNTY OF HUDSON**

MINUTES FOR MEETING OF MONDAY, JUNE 4, 2012

The Zoning Board held a meeting on Monday, June 4, 2012, at 6:30 p.m. prevailing time in the Municipal Chambers at 428 60th Street in West New York, New Jersey. The reading of notice in compliance with Open Public Meetings Act was read.

1. Meeting called to order at approximately 6:30 p.m.
2. Roll call of the Board Members

Present: Chairman Kenneth Blane, and Members Armando Alvarez, Michael D'Amico, Nelly Vasquez, David Rivera and Jesus Alvarado

Absent: Ramon Morejon and Jason Gonzalez

Present: Board Attorney Richard E. Karczewski Jr., Esq.
Board Planner Joseph J. Layton, P.P., AICP
Board Engineer Tom R. Lemanowicz, P.E., P.P., C.M.E.
Board Secretary Maria Varela
3. Minutes for approval: NONE
4. Communications, reports, and administrative matters – None
5. Payment Resolutions.
 - a. Maser Consulting- A motion to approve was made by Chairman Kenneth Blane and Mr. Michael D'Amico Seconded. Resolution approved.
 - b. Former Board Attorney Anne Marie Rizzuto, Esq. (Escrow Billing) - A motion to approve was made by Chairman Kenneth Blane and Mr. Michael D'Amico Seconded. Resolution approved.

6. Escrow Refund. NONE

7. Resolutions.

- a. Memorializing resolution of Denial for the ALPY, LLC, application #2008-05 for property located at 6025-31 Kennedy Boulevard East and 6036-38 Monitor Place, Block 36, Lots 1, 34 and 35, West New York, New Jersey.

This matter was denied at the March 26, 2009 meeting.

Motion to approve was made by Chairman Kenneth Blane and Mr. Michael D'Amico seconded.

- b. Memorializing resolution in the matter of application # 2012-04 filed by 6111 Fillmore Apartments, LLC., for property located at 6111-21 Fillmore Pl. and 225-27-62nd Street. Block 42, Lot 13. Applicant proposes to sub-divide two lots into two new lots and construct a new twenty-one unit multifamily with twenty-six off street parking spaces on each new lot.

Matter approved at meeting of May 24th, 2012.

Resolution adjourned until the July 26th, 2012 meeting.

- c. Memorializing resolution in the matter of application in the matter of D.R. Mon Group Inc. and Jaclyn 32, LLC for properties known as Building #3 located at 5715 Jefferson St. Block 130 and Lot 5 and 30.1. Building #5 located at 625-635-57th St., Block 124 and Lots 5-10.

Applicant is seeking final site plan and subdivision approval for lot 30.1, Block 130, and Jaclyn 32, LLC is seeking final site plan approval for lots 5-10, Block 124.

Matter approved at meeting of May 24th, 2012.

Resolution adjourned until the July 26th, 2012 meeting.

8. New Business – Miscellaneous matters. NONE

9. Applications

- a. Continued hearing in the matter of application # 2012-05 filed by Luis R. and Amyee Morilla, for property located at 5108 Palisade Avenue. Block 97 and Lot 2. Applicant proposes to convert an existing warehouse to a mixed use.

First hearing held on May 24, 2012.

Amy Morilla, Esq. and Ana Galvin AIA, for the applicant. Ms. Galvin testified as to the revised plans with the changes as per the Board's request. She talked about the previous use that was at this location, and the proposed subject site. She also discussed the variances that are being sought.

Motion to approve this matter was made by Chairman Kenneth Blane and Mr. David Rivera seconded. Matter approved.

- b. Continued hearing in the matter of application # 2012-06 filed by Luis R. and Amyee Morilla, for property located at 5107-09 Palisade Avenue. Block 98 and Lot 23. Applicant proposes an eating establishment.

First hearing held on May 24, 2012.

Amy Morilla, Esq. and Ana Galvin AIA, for the applicant. Ms. Galvin testified as to the revised plans. She talked about the floor plan, and the variances that are being sought, and the complete building layout. She also talked about the positive criteria in regards to this proposed eating establishment.

Motion to approve this matter was made by Chairman Kenneth Blane and Mr. David Rivera seconded. Matter approved.

- c. First hearing in the matter application # 2012-07 filed by Rainbow, for property located at 5727 Bergenline Ave., Block 125 and Lot 8. Applicant proposes to place a non-conforming sign on the premises.

This matter was adjourned until the July 26, 2012 meeting.

- d. First hearing in the matter of application # 2012-08 filed by Marian Rys, for property located at 560-562-67th St., Block 165 and Lot 7. Applicant proposes to convert an existing commercial and three (3) unit residential building into a nine (9) one-bedroom residential units.

This matter was adjourned until the July 26, 2012 meeting.

- e. First hearing in the matter of application # 2012-09 filed by Carmen Monteagudo for property located at 6134 Washington St., Block 149 and Lot 13. Applicant proposes to construct a new three family house.

This matter was adjourned until the July 26, 2012 meeting.

- f. Continued hearing in the matter of Application #2012-03 filed by Merida Le Boulevard, LLC, for property located at 6609-15 Blvd. East and 9-67th Street. Block 2, Lots 9 and 10. Applicant proposes to construct a new 123 unit high-rise multi-family dwelling with 107 off street parking spaces.

First hearing held on February 23, 2012, second hearing held on March 22, 2012 and third hearing on May 31, 2012.

Craig Pereogoy, P.E. testified as to the traffic report that he prepared. Mr. Pereogoy talked about the parking spaces located in the garage of the proposed building. He also discussed the number of parking spaces including the length and the width. He also discussed the traffic flow of the ingress and egress expected from the garage.

The matter was later opened up to members of the public, and members came up for questions for this expert. Exhibits were submitted by objectors and marked for the record.

This matter has been adjourned until the July 26, 2012 meeting.

10. Open to public for comments on other matters. No member of the public spoke.
11. Motion to adjourn was made at 10:32 PM and the meeting was adjourned.

Respectfully submitted,

**MARIA VARELA
Zoning Board Secretary
Town of West New York**

Date approved: July_____, 2012