

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

MINUTES FOR MEETING OF THURSDAY, OCTOBER 25, 2012

The Zoning Board held a meeting on Thursday, October 25, 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 Julio Garcia, Armando Alvarez, Melissa Rodriguez, Nelly Vasquez, Ramon Morejon and David Jesus Alvarado

Absent: Caridad Parets and, David Rivera

Present: Board Attorney Jennifer M. Carrillo-Perez, Esq.
Board Planner Ronald Reinertsen, P.P., AICP
Board Engineer Robert J. Russo, P.E., P.P., C.M.E.
Former Board Planner Joseph J. Layton, P.P., AICP
Former Board Engineer Tom R. Lemanowicz, P.E., P.P., C.M.
Board Secretary Maria Varela

3. Minutes for approval: Minutes for approval: Special Meeting May 24, 2012, July 26, 2012 and September 17, 2012.

A motion to approve the minutes of the May 24, 2012 meeting was made by Chairman Kenneth Blane and Mr. Ramon Morejon seconded. Minutes approved.

A motion to approve the minutes of the July 26, 2012 meeting was made by Chairman Kenneth Blane and Mr. Armando Alvarez seconded. Minutes approved.

A motion to approve the minutes of the September 17, 2012 meeting was made by Chairman Kenneth Blane and Mr. Ramon Morejon seconded. Minutes approved

4. Communications, reports, and administrative matters.
 - a. Election of Vice-Chairman- A motion to elect Julio Garcia as Vice-Chairman was made by Chairman Kenneth Blane and Mr. Armando Alvarez seconded. Motion passed.
 - b. Chairman Kenneth Blane reminded the Board and Members of the Public about the November 20, 2012 meeting and change of Venue for our regularly scheduled meeting.
 - c. Proposed 2013 calendar dates discussed, and will be voted upon at the November 20th meeting.
5. Payment Resolutions:
 - a. Metropolitan Court Reporting - A motion to approve payment was made by Chairman Kenneth Blane and Board Member Armando Alvarez seconded. Payment approved.
 - b. Metropolitan Court Reporting - A motion to approve payment was made by Chairman Kenneth Blane and Board Member Nelly Vazquez seconded. Resolution approved.
 - c. CME Associates – A motion to approve was made by Chairman Kenneth Blane and Board Member Jesus Alvarado seconded. Resolution approved.
 - d. Jersey Journal- A motion to approve was made by Chairman Kenneth Blane and Board member Armando Alvarez seconded. Resolution approved.
 - e. Maser Consulting P.A.- A motion approve was made by Chairman Kenneth Blane and Board Member Nelly Vazquez seconded. Resolution approved.

6. Escrow Refund: No pending escrow refunds.

- a. Miguel A. Fernandez for property located at 122- 67th St., Block 6, Lot 14.
Application #2010-14. Refund amount \$834.45.

A motion to approve was made by Chairman Kenneth Blane and Board Member Jesus Alvarado seconded.
Resolution approved.

- b. Magdalena Oquendo for property located at 128A-66th St., Block 8, Lot 30.
Application #2010-06. Refund amount \$595.86.

A motion to approve was made by Chairman Kenneth Blane and Board member Armando Alvarez seconded. Resolution approved

- c. Idaberto Ortega for property located at 603-60th St., Block 132 , Lot 10.
Application #2009-04. Refund amount \$130.00.

A motion to approve was made by Chairman Kenneth Blane and Board Member Jesus Alvarado seconded. Resolution approved.

- d. Luis and Ada Gonzalez for property located at 325-60th St., Block 66, Lot 5
Application #2006-37. Refund amount \$2,359.29.

A motion to approve was made by Chairman Kenneth Blane and Board member Armando Alvarez seconded. Resolution approved

- e. Gilberto Camcho for property located at 604-56th St., Block123, Lot 20.
Application #2010-01. Refund amount \$1,047.21.

A motion to approve was made by Chairman Kenneth Blane and Board member Armando Alvarez seconded. Resolution approved

- f. PEDG, LLC for property located at 6108 Palisade Ave., Block 49, Lot 7.
Application #2010-02. Refund amount \$622.71.

A motion to approve was made by Chairman Kenneth Blane and Board member Armando Alvarez seconded. Resolution approved

- g. Franklin Ave. Health, LLC property located at 6402 Kennedy Blvd., Block 158, Lot 15. Application #2010-11. Refund amount \$129.37.

A motion approve was made by Chairman Kenneth Blane and Board Member Ramon Morejon seconded. Resolution approved.

- h. Regan Development Corp., property located at 4908-14 Kennedy Blvd., Block 287, Lot 1, 2, 3 & 4. Application #2007-09. Refund amount \$149.69.

A motion to approve was made by Chairman Kenneth Blane and Board Member Jesus Alvarado seconded. Resolution approved.

7. Resolutions:

- a. Memorializing resolution 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.

Matter approved on July 26, 2012.

A motion to approve was made by Chairman Kenneth Blane and Board member Armando Alvarez seconded. Resolution approved

- b. Memorializing resolution 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.

Matter approved on July 26, 2012

A motion to approve was made by Chairman Kenneth Blane and Board member Nelly Vasquez seconded. Resolution approved

- c. Memorializing resolution in the matter of application # 2012-10 file by Orlando Quintero for property located at 6009 Washington St., Block 146 and Lot 11. Applicant seeks to construct a second floor addition over an existing commercial unit and convert the entire building to a one dwelling unit with a small owner occupied office.

Matter approved on July 26, 2012

A motion approve was made by Chairman Kenneth Blane and Board Member Ramon Morejon seconded. Resolution approved.

8. New Business – Miscellaneous matters: NONE

9. Applications:

- a. First hearing in the matter of application # 2012-15 filed by Joseph DeSalvo, for property located at 10-66th St., Block 2 and Lot 13. Applicant proposes to create a studio apartment within the first floor of the building.

This matter was adjourned until the December 3, 2012 meeting.

Jurisdictional notice compliance was established at the October 25, 2012 meeting.

- b. 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, continued hearings held on March 31, 2012, May 31, 2012, June 4, 2012, July 26, and September 17, 2012.

J. Alvaro Alonso, Esq. and Alberto Arencibia, AIA, for the applicant. Mr. Arencibia testified as to a PowerPoint presentation prepared by him regarding a Sun Shadow study. He discussed the different periods that were chosen by the Chairman at the previous meeting. He requested that a study be done at 5 p.m. and 7 p.m. for the months of May, July and September.

The matter was later opened up to members of the public, and members came up for questions for this expert.

John McDonough, LA, AICP, PP for the applicant. Mr. McDonough had previously testified as to a report prepared for this pending application on September 17, 2012. The matter was re-opened for the continuation for members of the public to come up for questions for this expert.

Jeffery Kantowitz, Esq. presenting Maria Espinal shareholder for the Versailles Apartments. Mr. Kantowitz came up for questions for this expert pertaining to building clean-up of the development site, the variances being sought, tax abatement, loading zone and shadow study.

This matter was adjourned to the November 20, 2012 meeting.

10. Open to public for comments on other matters. No member of the public spoke.

11. Motion to adjourn was made at 10:30 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Zoning Board Secretary
Town of West New York
Date approved: January _____, 2013