

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

MINUTES FOR MEETING OF TUESDAY, NOVEMBER 20, 2012

The Zoning Board held a meeting on Tuesday, November 20, 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, Ramon Morejon and Jesus Alvarado

Absent: Caridad Parets, David Rivera, Melissa Rodriguez, Nelly Vasquez, Armando Alvarez

Present: Board Attorney George Garcia, Esq.
Board Planner Joseph J. Layton, P.P., AICP
Board Engineer Tom R. Lemanowicz, P.E., P.P., C.M.
Board Secretary Maria Varela

3. Minutes for approval: Deferred until the December 3, 2012 meeting.

4. Communications, reports, and administrative matters.

a. Vote on meeting dates for 2013 calendar year.

A motion to approve the 2013 meeting dates was made by Chairman Kenneth Blane and Vice-Chair Julio Garcia seconded. Motion passed.

5. Payment Resolutions: None

6. Escrow Refund: No pending escrow refunds.
7. Resolutions: None.
8. New Business – Miscellaneous matters: NONE
9. Applications:
 - a. 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 22, 2012, May 31, 2012, June 4, 2012, July 26, and September 17, 2012, and October 25, 2013.

The matter was re-opened for the continuation of members of the public to come up for general comments. Various members came up to comment and express their concerns regarding the proposed project.

Jeffery Kantowitz, Esq., and Hal Simoff, Professional Engineer to the Board of Directors and one shareholder for the Versailles Apartments. Cross examination by Mr. Jeffery Kantowitz of his first witness Hal Simoff. Mr. Simoff testified as to his concerns regarding the overall design of the project, the traffic issues, the design of the garage, and the location of the garbage dumpsters.

J. Alvaro Alonso, Esq. attorney to the applicant. Mr. Alonso's cross examination of Mr. Kantowitz witness Hal Simoff, Professional Engineer. Mr. Alonso had various questions for Mr. Hal Simoff regarding his traffic observation around the surrounding neighborhood, and his comments pertaining to location of the garbage dumpsters.

Creigh Rahenkamp, Professional Planner witness for Mr. Jeffery Kanotwitz, Esq. Mr. Rahenkamp discussed the technical issues regarding the parking, traffic, and variances that are being sought.

J. Alvaro Alonso, Esq. cross examination of Mr. Jeffery Kanotwitz witness Mr. Creigh Rahenkamp, Professional Planner. Mr. Alonso had various questions for Mr. Rahenkamp regarding his comments about the parking scheme, traffic, remediation and the variances that are being sought by the proposed project.

The chairman of the Board would like both attorneys to provide summations prior to the board making a decision.

This matter was adjourned to the January 24, 2013 meeting.

10. Open to public for comments on other matters. No member of the public spoke.
11. Motion to adjourn was made at 10:35 PM and the meeting was adjourned.

Respectfully submitted,

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