

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

**MINUTES FOR MEETING OF SPEICAL MEETING THURSDAY, JANUARY 3, 2013**

The Zoning Board held a special meeting on Thursday, January 3, 2013, 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: Vice-Chair Julio Garcia, Armando Alvarez, Nelly Vasquez, Ramon Morejon, and Jesus Alvarado
  - Absent: Chairman Kenneth Blane, David Rivera, Melissa Rodriguez, and Jesus Alvarado
  - Present: Board Attorney Jennifer M. Carrillo-Perez, Esq.  
Board Planner Sanyogita Chavan, P.P., AICP  
Board Engineer Robert J. Russo, P.E., P.P., C.M.E.  
Board Secretary Maria Varela
3. Minutes for approval: None.
4. Communications, reports, and administrative matters.
  - a. Swearing in of new Board Member Mr. Richard Rivera.
5. Payment Resolutions: None.
6. Resolutions: None
7. New Business – Miscellaneous matters: NONE
8. Applications:
  - a. First hearing in the matter of application #2012-13 filed by Joseph Felice for property located at 6025-31 Boulevard East, Block 36 and Lot 34 & 35. Applicant proposes to construct a new 35 unit multi-family building with 41 off-street parking spaces.

Al Alonso, Esq. and Alberto Arencibia, Architect appeared on behalf of the applicant, Joseph Felice. Mr. Arencibia provided testimony on the current site conditions through a PowerPoint presentation, marked Exhibit A1, and the proposed structure.

Mr. Arencibia also testified as to the number of units, unit layout, and unit size. He provided testimony as to the positive and negative criteria. He discussed the parking around the surrounding neighborhood, and mentioned the great availability of mass transportation for the residents.

Carl Jenne, Professional Engineer for applicant also provided testimony on behalf of the applicant. Mr. Jenne testified as to the plans prepared and the layout of the proposed building. He discussed the building elevation, parking deck ingress and egress, and the loading zone. He also provided testimony about the adjacent property to the building.

The Chairman had some concerns regarding the traffic, and requested that a traffic study be performed and presented at the next hearing.

This matter was adjourned until the February 28, 2013 meeting.

10. Open to public for comments on other matters. No member of the public spoke.
11. Motion to adjourn was made at 8:00 PM and the meeting was adjourned.

**Respectfully submitted,**

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**MARIA VARELA**  
**Zoning Board Secretary**  
**Town of West New York**  
**Date approved: February \_\_\_\_\_, 2013**