

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

**MINUTES FOR MEETING OF THURSDAY, FEBRUARY 23, 2012**

The Zoning Board held a meeting on Thursday, February 23, 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 Ramon Morejon.  
  
Absent: Jason Gonzalez and Pedro Marrero  
  
Present: Board Attorney Luis Amaro, Jr. Esq.  
Proposed Board Attorney George L. Garcia, 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: Meetings for January 26, 2012 – A motion to approve was made by Chairman Kenneth Blane and Mr Michael D'Amico seconded. Minutes approved.
4. Communications, reports, and administrative matters - None
5. Payment Resolutions.
  - a. Metropolitan Court Reporting- A motion to approve was made by Chairman Kenneth Blane and Mr. Armando Alvarez Seconded. Resolution approved.
  - b. Jersey Journal- A motion to approve was made by Chairman Kenneth Blane and Mr. Ramon Morejon seconded. Resolution approved.
  - c. Maser Consulting- A motion to approve was made by Chairman Kenneth Blane and Mr. Armando Alvarez seconded. Resolution approved.

- d. Remington & Vernick Engineers- A motion to approve was made by Chairman Kenneth Blane and Mr. David Rivera seconded. Resolution approved.
  - e. Luis Amaro, Jr. Esq.-General Billing- A motion to approve was made by Chairman Kenneth Blane and Mr. Ramon Morejon seconded. Resolution approved.
  - f. Luis Amaro, Jr. Esq.-Escrow Billing- A motion to approve was made by Chairman Kenneth Blane and Mr. Michael D'Amico seconded. Resolution approved.
6. Escrow Refund.
- f. Robert Mayerovic for property located at 6200-14 Hudson Ave., Block 29, Lot 1, Application #2007-17. Refund amount \$3,380.82. A motion to approve was made by Chairman Kenneth Blane and Mr. David Rivera seconded. Resolution approved.
7. Resolutions.
- a. Memorializing Resolution for Application #2011-12, for Saka Management, LLC. for property located at 554-55<sup>th</sup> St., Block 117, Lot 22. Applicant seeks to construct a new eleven unit residential multifamily building with thirteen off street parking spaces. Property is located in the I-L zone. Applicant requires approval of use, height and parking variances.

Matter approved at the January 26, 2012 meeting.

Resolution postponed until the March 22, 2012 meeting.

- b. Memorializing Resolution for Application #2011-03, for Filmore Place Property, LLC, for property located at 6036 Filmore Place, Block 46, Lots 12 and 13. Applicant seeks legalization of an existing basement apartment, which converts this five-unit residential building into a six-unit residential building. Property is located in the RM zone. Applicant requires approval for expansion of pre-existing non-conforming use as well as other variances for existing conditions and parking.

Matter approved at the January 26, 2012 meeting.

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

- c. Memorializing Resolution for Application #2011-11, filed by Carmen Calle, for property located at 412-54<sup>th</sup> Street, Block 84, Lot 24. Applicant proposes to convert the ground floor (including garage) of a three-story dwelling into a child day care center. Property is located in the RM zone. Applicant requires a use variance for the day care use which is not permitted in that zone

Matter approved at the January 26, 2012 meeting.

A motion to approve was made by Chairman Kenneth Blane and Mr. Armando Alvarez Seconded. Resolution approved.

- d. Memorializing Resolution for Application #2012-02, filed by Jose C. Rodas, for property located at 515-67<sup>th</sup> Street, Block 161, Lot 9. Application proposes to legalize studio apartment. Property is located in the RM Zone. Applicant requires approval of depth, front, side, rear yard variances.

Matter approved at the January 26, 2012 meeting.

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

- e. Memorializing Resolution for Application #2012-01 filed by Meridia Park Avenue, LLC, for property located at 6022, 6024, 6026, and 6028 Buchanan Place; 6027-33 Park Avenue and 6035-37 Park Avenue. Block 43, Lots 4, 5, 6.01, 16 and 17. Applicant proposes a six-story mid-rise 125 residential units and commercial retail space. Applicant requires site plan approval to subdivide and merge the individual subject lots into one (1) lot. Prior approvals have been granted.

Applicant seeks continued approvals following the revised plans, for merger of adjacent lot 6.01 to the project. Preliminary and final site plan approval, variances for use, density, minimum lot area, maximum dwelling unit per acre, minimum lot width, front and side yard, maximum lot coverage by buildings, minimum loading spaces required, waivers regarding minimum parking space side and aisle width, and necessary variances, waivers, and approvals.

Matter approved at the January 26, 2012 meeting.

A motion to approve was made by Chairman Kenneth Blane and Mr. Armando Alvarez Seconded. Resolution approved.

A motion to vote on the waivers was made by Chairman Kenneth Blane and Mr. Armando Alvarez Seconded. Motion passed.

8. New Business – Miscellaneous matters.
  - a. Request for extension of time for Application #2009-13, Ricardo and Luisa Suarez, for property located at 565-67<sup>th</sup> St., Block 162, Lot 5. Resolution of approval was granted on June 7, 2010. Applicant is requesting a one-year extension of time.

Thomas R. Panque, Esq. representing the applicant for a request for a one-year extension for previous approvals. A motion to approve was made by Chairman Kenneth Blane and Michael D’Amico Seconded. Resolution approved.

9. Applications

- a. First hearing in the matter of Application 2012-03 filed by Merida Le Boulevard, LLC, for property located at 6609-15 Blvd. East and 9-67<sup>th</sup> 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.

J. Alvaro Alonso, Esq. and Alberto Arencibia, AIA for the applicant. Mr. Alonso gave the Board Members an overview of the project. Mr. Arencibia testified as to the overall of the project. He talked about the previous use that was at this location, and the present subject site. He discussed the variances that are being sought.

Mr. Arencibia also talked about the floor plan and the layout of the apartments. Some of the things that were also discussed included the amenities, garbage pick-up and the proposed loading area. Members of the public questioned the garbage pick-up, and the Applicant proposed to elaborate on the logistics of the garbage pick-up at future hearings. Members of the public requested the release of the rendering for the project; counsel for applicant agreed to discuss with his client.

Revised plans are expected from this expert as per the Board.

Christiano Pereira, LEED AP, testified as to the PowerPoint presentation regarding energy efficiency regulations prepared by him. He talked about how this project will be involved with Leaders in Energy Efficiency Development, and he explained all the required guidelines.

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

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

**Respectfully submitted,**

---

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

**Date approved: March 22\_\_\_\_\_, 2012**