

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

MINUTES FOR MEETING OF THURSDAY, JULY 26, 2012

The Zoning Board held a meeting on Thursday, July 26, 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, Nelly Vasquez, Ramon Morejon and Jesus Alvarado

Absent: David Rivera, Michael D'Amico and Jason Gonzalez

Present: Board Attorney George Garcia, 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: May 31, 2012 and June 4, 2012 – A motion to approve was made by Chairman Kenneth Blane and Board Member Mr. Armando Alvarez seconded. Minutes approved.
4. Communications, reports, and administrative matters.
 - a. Election of Vice-Chairman- Adjourned until the September 17, 2012 meeting.
5. Payment Resolutions.
 - a. Maser Consulting- A motion to approve was made by Chairman Kenneth Blane and Mr. Armando Alvarez 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. Ramon Morejon. Resolution approved.

- c. Jersey Journal- A motion to approve was made by Chairman Kenneth Blane and Mr. Armando Alvarez Seconded. Resolution approved
- d. CME Associates- A motion to approve was made by Chairman Kenneth Blane and Mr. Ramon Morejon. Resolution approved.
- e. Board Attorney George L. Garcia (General Billing)- A motion to approve was made by Chairman Kenneth Blane and Ms. Nelly Vasquez seconded. Resolution approved.
- f. Board Attorney George L. Garcia (Escrow Billing) – A motion to approve was made by Chairman Kenneth Blane and Ms. Nelly Vasquez seconded. Resolution approved.
- g. Metropolitan Court Reporting- A motion to approve was made by Chairman Kenneth Blane and Mr. Ramon Morejon. Resolution approved.
- h. Remington, Vernick & Arango Engineers- A motion to approve was made by Chairman Kenneth Blane and Mr. Armando Alvarez Seconded. Resolution approved

6. Escrow Refund. NONE

7. Resolutions.

- a. Memorializing resolution in the matter of # 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.

Matter approved on May 24, 2012.

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

- b. Memorializing resolution 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.

Matter approved on May 24, 2012.

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

- 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.

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

- d. 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.

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

8. New Business – Miscellaneous matters. NONE

9. Applications

- a. 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.

Anthony Sarsano, Esq. and Ms. Boracha, Office Manager for Mr. Sign for the applicant. Ms. Boracha testified as to the width and the height of the proposed store front sign, and described the dimensions of the current signage. She also explained that the current sign was too small for the store, and the proposed sign would also be illuminated.

A motion to approve this matter was made by Chairman Kenneth Blane and Mr. Armando Alvarez seconded. Matter approved.

- b. 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.

J. Alvaro Alonso, Esq. and Alberto Arencibia for the applicant. Mr. Arencibia testified as to the overall project. He described the current vacant lot and the proposal to construct a new three family home. He talked about the floor plan, and the layout of each apartment. Revised plans are expected.

A motion to approve this matter was made by Chairman Kenneth Blane and Mr. Armando Alvarez seconded. Matter approved.

- c. First hearing 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.

J. Alvaro Alonso, Esq. and Marta Rodriguez, AIA for the applicant. Ms. Rodriguez testified as to the overall project. She described the layout of the apartments, the floor plan, and the entrance to the building.

A motion to approve this matter was made by Chairman Kenneth Blane and Mr. Armando Alvarez seconded. Matter approved.

- d. First hearing in the matter of application #2012-11 filed by Alberto Tapia for property located at 406-56th St., Block 80 and Lot 31. Applicant proposes to construct a new residential 16 unit multi-family building with 15 off street parking spaces on each new lot.

This matter was adjourned to the September 17, 2012 meeting.

- e. First hearing in the matter of application #2012-12 filed by Joseph Tawflik for property located at 5211 Bergenline Ave., Block 109 and Lot 17. Applicant proposes a sandwich shop.

This matter was adjourned to the September 17, 2012 meeting.

- f. 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.

This matter was adjourned to the September 17, 2012 meeting.

- g. 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 31, 2012, and third hearing held on June 4, 2012.

J. Alvaro Alonso, Esq. and Carl Jenne, Engineer for the applicant. Mr. Jenne testified as to the revised plans. He also addressed the concerns that were raised by the Board's Engineer.

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

Alberto Arencibia, AIA for the applicant testified as to the revised architectural drawings. Mr. Arencibia talked about the proposed ingress and egress of the parking lot, and the adjustments that were made to the proposed parking spaces as per the concerns of the Board's Engineer. Mr. Arencibia also discussed the modifications that were made to the ramp in the parking garage.

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

This matter was adjourned to the September 17, 2012 meeting.

10. Open to public for comments on other matters. No member of the public spoke.
11. Motion to adjourn was made at 10:21 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Zoning Board Secretary
Town of West New York

Date approved: October _____, 2012