

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

MINUTES FOR MEETING OF THURSDAY, MARCH 28, 2013

The Zoning Board held a meeting on Thursday, March 28, 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: Chairman Kenneth Blane, and Members Melissa Rodriguez, Jesus Alvarado, Planning Board Members Laritza Marrero and Maria Hernandez

Absent: Ramon Morejon

Present: Board Attorney Jennifer M. Carrillo-Perez, Esq.
Board Planner Sanyogita Chavan, P.P., AICP
Board Secretary Maria Varela

3. Minutes for approval: Minutes February 28, 2013- A motion to approve was made by Chairman Kenneth Blane and Board Member Melissa Rodriguez seconded. Motion approved.

Minutes of November: January 24, 2013- A motion to approve was made by Chairman Kenneth Blane and Board Member Melissa Rodriguez seconded. Motion approved.

4. Communications, reports, and administrative matters. Planning Board Member Maria Hernandez had to recuse herself due to the fact that she has a pending application before the Zoning Board of Adjustment.

5. Payment Resolutions:
 - a. Metropolitan Court Reporters- A motion to approve was made by Chairman Kenneth Blane and Board Member Melissa Rodriguez seconded. Motion approved.
 - b. Board Attorney Escrow Billing- A motion to approve payment was made by Chairman Kenneth Blane and Board Member Melissa Rodriguez seconded. Motion approved.
 - c. Board Attorney Escrow Billing- A motion to approve payment was made by Chairman Kenneth Blane and Board Member Melissa Rodriguez seconded. Motion approved.
 - d. Board Planner (Birdsall)- A motion to approve payment was made by Chairman Kenneth Blane and Board Member Melissa Rodriguez seconded. Motion approved.
 - f. Jersey Journal- A motion to approve payment was made by Chairman Kenneth Blane and Board Member Melissa Rodriguez seconded. Motion approved.

6. Escrow Refund: None

7. Resolutions:

- a. Memorializing resolution 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, June 4, 2012, July 26, September 17, 2012, and November 20, 2012

Matter approved at the January 24, 2013 meeting.

Vote on Memorializing resolution postponed until the March 28, 2013.

- b. Memorializing resolution in the matter of application #2012-17 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 to expand two previously approved commercial units and to create an additional commercial office; amended site plan; modification of approved plans; density; floor area ratio; minimum lot area; maximum dwelling unit per acre; minimum lot width; minimum front yard; minimum side yard; maximum lot coverage by buildings; and all other necessary variances, waivers, and approvals.

Matter approved on February 28, 2013.

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

- c. Memorializing resolution 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.

Matter approved at the January 24, 2013 meeting.

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

8. New Business – Miscellaneous matters: None

9. Unfinished Business - Continued matters

- a. Continued 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.

The Chairman explained to the Board and the public that this application will be treated as a new application as per the applicant's attorney.

This matter was adjourned until the April 25, 2013 meeting as a result of insufficient members for a quorum.

Jurisdictional notice compliance was established at the March 28, 2013 meeting.

10. Applications:

- a. First hearing in the matter of Application # 2013-03 filed by Ramon Reyes, for property located at 300-67th St., Block 7, Lot 30 and 31. Applicant proposes to convert a (4) four-family into a (5) five-family.

This matter was adjourned until the April 25, 2013 meeting as a result of insufficient members for a quorum.

Jurisdictional notice compliance was established at the March 28, 2013 meeting.

- b. First hearing in the matter of Application # 2013-04 filed by Excel Properties Urban Renewal Associates, LLC, for property located at 5701 Boulevard East, Block 58 and Lot 1. Applicant proposes to renovate a portion of the ground floor to be used as a commercial space. The applicant shall seek variances for use, height, side yard, front yard, and parking as well as such other variances required by the Board.

This matter was adjourned until the April 25, 2013 meeting as a result of insufficient members for a quorum.

Jurisdictional notice compliance was established at the March 28, 2013 meeting.

11. Open to public for comments on other matters. Members of the public came up for general comments.

12. Motion to adjourn was made at 8:41 PM and the meeting was adjourned.

Respectfully submitted,

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