

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

MINUTES FOR MEETING OF THURSDAY, APRIL 25, 2013

The Zoning Board held a meeting on Thursday, April 25, 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, William Garcia, Rosemarie Puerto, Armando Galis-Mendez, and Rosaida Ferrera.

Absent: Ramon Morejon, Jesus Alvarado, and William Porras

Present: Former Board Attorney Jennifer M. Carrillo-Perez, Esq.
Board Attorney Alexander Booth
Board Planner Sanyogita Chavan, P.P., AICP
Board Engineer Robert J. Russo
Board Secretary Maria Varela

3. Minutes for approval: Minutes March 28, 2013 meeting - A motion to approve was made by Chairman Kenneth Blane and Board Member Melissa Rodriguez seconded. Motion approved.
4. Communications, reports, and administrative matters. None.

New Board Members Rosemarie Puerto and Rosaida Ferrera were sworn in.

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.

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.

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: None

10. Applications:

- a. First hearing in the matter of application #2013-08 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.

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

This matter will be carried until the regularly scheduled meeting of Wednesday, June 12, 2013.

- b. First hearing in the matter of Application # 2013-02 filed by Maria Hernandez Avenue, LLC, for property located at 119-59th St. and 5808-5814 Buchanan Place, Block 62, Lot 13.

Applicant seeks a variance from a mixed-use building with one (1) commercial unit and six (6) residential units to a mixed-use building with one (1) commercial unit and ten (10) residential units with ten (10) on-street parking spaces.

Lissette Diaz, Esq. and Carola Z. Rosas, professional architect appeared on behalf of the applicant. Ms. Rosas testified as to the existing layout and floor plan of the apartments. She discussed the commercial use that is currently on the first floor, and she talked about the public parking next to the building that is available to the residents. She also explained the means of egress, and the fire safety regulations that need to be complied with if the project gets approved.

Lissette Diaz, Esq. presented second witness, John McDonough, Professional Planner who provided testimony as to the positive and negative criteria to be analyzed in the approval of the pending application. He discussed the parking around the surrounding neighborhood, and mentioned the great availability of mass transportation for the residents.

Lisette Diaz, Esq. presented third witness, Maria Hernandez, applicant. Ms. Hernandez testified as to the fire that occurred in the property a few years ago. She also clarified to the Board that the apartments are currently occupied.

This matter was later open to the public and various members of the public came up for general comments pertaining to this matter.

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

- c. 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.

Luis Alum, Esq. and Jose Carballo, Professional Architect appeared on behalf of the applicant. Mr. Carballo testified as to the overall project. He described the layout of the apartments, the floor plan, and the parking. He also explained the means of egress, and the fire safety regulations that need to be complied with if the project were to be approved. Mr. Carballo also described the surrounding neighborhood and the variances that are being sought.

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

- d. 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.

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

George Campen, Esq., and Alberto Arencibia, Professional Architect appeared on behalf of the applicant. Mr. Arencibia testified as to the plans prepared by him. He described the proposed intent of the commercial space. He talked about the layout, the variances that are being sought, the parking and the hours of operation.

Chairman Kenneth Blane requested that designated parking spaces for the proposed use of commercial space have hours of operation implemented on them.

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

- e. First hearing in the matter of Application #2013-05 filed by Lexington Equities, LLC for property located at 6000-02 Jefferson St., Block 144 and Lot 1 and 2. Applicant seeks site plan approval to construct a twelve unit apartment building. The applicant requires site plan approval and a use variance. The applicant is also requesting bulk variances including, but not limited to minimum lot area, minimum front yard, minimum side yard, minimum rear yard, maximum building height, maximum lot coverage and off-street parking.

This matter will be carried until a special meeting scheduled for May 9, 2013.

- f. First hearing in the matter of Application # 2013-06 filed by John Mchale for property located at 600-02-54th St., Block 115 and Lot 28 and 29. Applicant proposes a ten (10) unit apartment building.

This matter will be carried until the regularly scheduled meeting of May 30th, 2013.

- 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 9:08 PM and the meeting was adjourned.

Respectfully submitted,

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