

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

MINUTES FOR MEETING OF WEDNESDAY, JUNE 12, 2013

The Zoning Board held a meeting on Wednesday, June 12, 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 Vice-Chairman Armando Galis-Menendez, Members Ramon Morejon, Rosemarie Puerto, and Alberto Chapin

Absent: Rosaida Ferrera, Jesus Alvarado, Melissa Rodriguez and William Garcia

Present: Board Attorney Alexander Booth
Board Engineer Darren Mazzei, P.E
Board Secretary Maria Varela

3. Minutes for approval: Minutes April 25th, 2013 meeting – A motion to approve was made by Chairman Kenneth Blane and seconded by Vice-Chairman Armando Galis-Menedez

Minutes for approval: Minutes May 30th, 2013 meeting. Minutes were carried until the July 25th, 2013 meeting.

4. Communications, reports, and administrative matters. None.

5. Payment Resolutions:
 - a. Metropolitan Court Reporters- A motion to approve was made by Chairman Kenneth Blane and Vice-Chairman Armando Galis-Menendez seconded. Resolution approved.
 - b. Board Attorney General Billing – Billing carried until the July 25, 2013 meeting.
 - c. Board Attorney Escrow Billing- Billing carried until the July 25, 2013 meeting.
 - d. Board Planner (Birdsall)- A motion to approve payment was made by Chairman Kenneth Blane and Vice-Chairman Armando Galis-Menendez seconded. Resolution approved.
 - e. Board Engineer – A motion to approve payment was made by Chairman Kenneth Blane and Vice-Chairman Armando Galis-Menendez seconded. Resolution approved.
 - f. Jersey Journal – A motion to approve payment was made by Chairman Kenneth Blane and Vice-Chairman Armando Galis-Menendez seconded. Resolution approved.

6. Escrow Refund: None.

7. Resolutions:

- a. Memorializing resolution in the matter of Application #2012-02 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.

Matter was approved at the April 25, 2013 meeting.

Resolution postponed until the July 25, 2013 meeting.

- b. Memorializing resolution 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.

Matter was approved at the April 25, 2013 meeting.

Resolution postponed until the July 25, 2013 meeting.

- c. Memorializing resolution 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.

Matter was approved at the April 25, 2013 meeting.

Resolution postponed until the July 25, 2013 meeting.

8. New Business – Miscellaneous matters: None
9. Unfinished Business - Continued matters: None

10. Applications:

- a. First hearing in the matter of application #2013-07 filed by 5113 Bergenline, LLC for property located 5113 Bergenline Ave., Block 108 and Lot 20. Applicant proposes a mixed use one commercial space on the first floor and two residential apartments upstairs.

Jurisdictional notice compliance was established at the June 12, 2013 meeting.

This matter will be carried until the regularly scheduled meeting of Wednesday, July 25, 2013.

- b. 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.

This matter will be carried to a Special Meeting on June 24th, 2013 due to lack of quorum.

- 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 7:12 PM and the meeting was adjourned.

Respectfully submitted,

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