

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

**MINUTES FOR SPECIAL MEETING OF MONDAY, JUNE 24, 2013**

The Zoning Board held a special meeting on Monday, June 24, 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, (recused), Armando Galis-Menendez Vice-Chair, Members Ramon Morejon, Rose Puerto, Alberto Chapin, and Rosaida Ferrera

Absent: William Garcia and Jesus Alvarado

Present: Board Attorney Alexander Booth  
Board Planner Joseph J. Layton, P.P., AICP  
Board Secretary Maria Varela

3. Minutes for approval: None.

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

5. Payment Resolutions: None.

6. Escrow Refund: None.

7. Resolutions: None.

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.

Al Alonso, Esq. and Alberto Arencibia, Architect appeared on behalf of the applicant, Joseph Felice. Mr. Arencibia provided testimony on the current site conditions through a PowerPoint presentation, marked Exhibit A1, and the proposed structure.

Mr. Arencibia also testified as to the number of units, unit layout, and unit size. He provided testimony as to the positive and negative criteria. He discussed the parking around the surrounding neighborhood, and mentioned the great availability of mass transportation for the residents.

Carl Jenne, Professional Engineer for applicant also provided testimony on behalf of the applicant. Mr. Jenne testified as to the plans prepared and the layout of the proposed building. He discussed the building elevation, parking deck ingress and egress, and the loading zone. He also provided testimony about the adjacent property to the building.

Craig Peregoy, Professional Engineer prepared a traffic impact analysis to examine the traffic conditions and impacts in terms of the proposed building. Mr. Peregoy talked about the different traffic peak hours, and the traffic volume in that neighborhood. He also discussed the great mass transportation availability. Mr. Peregoy felt that this proposed project would not have any major impact to the existing neighborhood.

John McDonough, Professional Planner for the applicant testified as to the site plan, and the aesthetics of the building. He testified about the characteristics of the surrounding neighborhood, the signage and the landscaping. He also talked about the various types of land uses. In addition, he discussed the different variances that are being sought, and the positive, negative criteria and special reasons.

This matter was carried to the Special Meeting on July 11<sup>th</sup>, 2013.

11. Open to public for comments on other matters. Various members of the public spoke.
12. Motion to adjourn was made at 10:31 PM and the meeting was adjourned.

**Respectfully submitted,**

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**MARIA VARELA**  
**Zoning Board Secretary**  
**Town of West New York**  
**Date approved: November \_\_\_\_\_, 2013**