

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

**MINUTES FOR MEETING OF MONDAY, SEPTEMBER 16, 2013**

The Zoning Board held a special meeting on Monday, September 16, 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, Members Ramon Morejon, Alberto Chapin, William Garcia and Jesus Alvarado

Absent: Vice-Chairman Armando Galis-Menendez, and Rosemarie Puerto

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

3. Minutes for approval: Special Meeting May 9<sup>th</sup>, 2013 – Motion to approve was made by Chairman Kenneth Blane and Board Member Ramon Morejon seconded. Minutes approved.

Minutes of the June 12, 2013 meeting, and Special Meeting July 11<sup>th</sup>, 2013 were postponed to the October 24, 2013 meeting.

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

5. Payment Resolutions:

a. Metropolitan Court Reporters- Motion to approve was made by Chairman Kenneth Blane and Board Member William Garcia seconded. Resolution approved.

- b. Board Planner (Maser) - Motion to approve was made by Chairman Kenneth Blane and Board Member Ramon Morejon seconded. Resolution approved.
- c. Board Engineer (CME) - Motion to approve was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.
- d. Board Attorney (General) - postponed to the October 24, 2013 meeting.
- e. Board Attorney (Escrow) - postponed to the October 24, 2013 meeting.
- f. Jersey Journal - Motion to approve was made by Chairman Kenneth Blane and Board Member William Garcia seconded. Resolution approved.

6. Escrow Refund: None.

7. Resolutions:

- a. Memorializing resolution in the matter of Application #2013-09 filed by Jorje and Anna Maria Jurado for property located at 6000 Washington St., Block 145 and Lot. Applicant proposes to convert an existing one family house into a business office.

This matter was approved at the July 25<sup>th</sup>, 2013 meeting.

Resolution postponed to the October 24, 2013 meeting

- b. Memorializing resolution in the matter of Application # 2013-11 filed by Meridia Park Avenue, LLC for property located at 6035 Park Ave, Block 143 and Lots 4, 5, 6, 6.01, 16 and 17. Applicant proposes to amend site plan for the purpose of amending the sign on the facade of building facing Park Avenue.

This matter was approved at the July 25<sup>th</sup>, 2013 meeting.

Resolution postponed to the October 24, 2013 meeting

8. New Business – Miscellaneous matters: None

9. Unfinished Business - Continued matters:

- a. 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.

Hearings have been held in this matter on April 25, 2013, June 24, 2013, Special meeting July 11<sup>th</sup>, 2013 and July 25<sup>th</sup>, 2013.

Vote is scheduled for this Thursday, October 24, 2013.

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.

This matter was postponed until the November 14, 2013 meeting.

- b. First hearing in the matter of Application # 2013-10 filed by Rafael Sanchez for property located at 5809-15 Buchanan Pl., Block 62 and Lot 12. Applicant proposes a Day Care Center with (1) one-residential unit.

This matter was postponed until the November 14, 2013 meeting.

- c. First hearing in the matter of Application # 2013-12 filed by Ravi and Kevin Buddhew for property located at 429-64<sup>th</sup> St., Block 19 and Lot 33. Applicant seeks to convert an existing two-family house into a three family house.

This matter was postponed until the November 14, 2013 meeting.

- d. First hearing in the matter of Application # 2013-13 filed by Evan Properties, LLC for property located at 524-56<sup>th</sup> St., Block 44 and Lot 120. Applicant proposes to construct a new (8) eight unit multi-family building with (8) eight off street parking spaces. Applicant shall seek preliminary and site plan approval and variances for use (d-1), density (d-5), height (d-6), lot area, lot coverage, building coverage and parking front yard, side yard, rear yard, as well as such other variances required by the board.

This matter was postponed until the November 14, 2013 meeting.

- e. First hearing in the matter of Application # 2013-14 filed by SMLI Development, LLC for property located at 6122-26 Hudson Ave., Block 42 and Lot 11 & 12. Applicant seeks to construct a new 45 unit multi-family building with 52 off street parking spaces. Applicant shall seek amended site plan approval and variances for use (d-1), conditional use (d-3), density (d-5), lot area, lot width, building coverage, parking, front yard, side yard, and F.A.R. (d-4) as well as such other variances required by the board.

This matter was postponed until the November 14, 2013 meeting.

- f. First hearing in the matter of Application # 2013-17 filed by 213-52<sup>nd</sup> St.LLC for property located at 213-52<sup>nd</sup> St., Block 58 and Lot 9. Applicant proposes to convert an existing three family to a five family by legalizing two existing apartments. The applicant shall seek variances for sue, side yard, front yard, lot width, lot depth, building coverage, and parking as well as such other variances required by the board.

This matter was postponed until the November 14, 2013 meeting.

- 11. Open to public for comments on other matters. No member of the public spoke.
- 12. Motion to adjourn was made at 7:20 PM and the meeting was adjourned.

**Respectfully submitted,**

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