

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

**MINUTES FOR MEETING OF THURSDAY, DECEMBER 12, 2013**

The Zoning Board held a special meeting on Thursday, December 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, Vice-Chairman Armando Galis-Menendez, Members Ramon Morejon, Alberto Chapin, William Garcia, Evelina Valdez, Jesus Alvarado and Rose Puerto

Absent: None

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 July 25<sup>th</sup>, 2013 meeting- Motion to approve was made by Chairman Kenneth Blane and seconded by Board Member Rose Puerto. Minutes approved.

November 14<sup>th</sup>, 2013 meeting-Motion to approve was made by Chairman Kenneth Blane and seconded by Board Member William Garcia.

4. Communications, reports, and administrative matters. None.
5. Payment Resolutions:
  - a. Board Planner (Maser) - Motion to approve was made by Chairman Kenneth Blane and Board Member Armando Galis-Menendez seconded. Resolution approved.

b. Metropolitan Court Reporters - Motion to approve was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.

6. Escrow Refund: None.

7. Resolutions:

a. Memorializing denial resolution 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 was denied at the September 26<sup>th</sup>, 2013 meeting.

A motion to approve resolution was made by Chairman Kenneth Blane and Board Member Ramon Morejon seconded. Resolution approved.

b. Jaques Sauma for property located at 582-66<sup>th</sup> St., Block 163 and Lot 12. Applicant seeks site plan approval to construct a nine unit apartment building. The applicant requires site plan approval and a use variance.

This matter was approved at the September 26<sup>th</sup>, 2013 meeting.

A motion to approve with an amendment was made by Chairman Kenneth Blane and Board Member Alberto Chapin seconded. Resolution approved.

c. Memorializing resolution in the matter of Application # 2013-16 filed by Hudson Heights 28 for property located at 314, 316, 318, 320-322-53<sup>rd</sup> St., Block 93 and Lots 13, 13, & 15. Applicant proposes a multi-family residential building.

This matter was approved at the October 3<sup>rd</sup>, 2013 meeting.

A motion to approve resolution was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.

- d. Memorializing resolution in the matter of Application # 2013-18 filed by D.R. Mon Group, Inc. for property located at 5817 Jefferson St., Block 130 and Lot 4.01. Applicant seeks final approval as well as Amended Preliminary Approvals for Building 1.

This matter was approved at the October 3<sup>rd</sup>, 2013 meeting.

A motion to approve resolution was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.

- e. Memorializing resolution in the matter of Application # 2013-20 filed by Hudson Heights 56 for property located at 321, 323, 315-319, 309-313-54<sup>th</sup> St., Block 93 and Lots 4, 5, & 6. Applicant proposes a multi-family residential building.

This matter was approved at the October 3<sup>rd</sup>, 2013 meeting.

A motion to approve resolution was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.

- f. Memorializing resolution in the matter of application # 2013-07 filed by 5113 Bergenline Avenue, LLC for property located 5113 Bergenline Avenue, Block 108 and Lot 20. Applicant proposes a mixed use (1) one commercial space on the first floor and (2) two residential apartments upstairs.

This matter was approved at the November 14<sup>th</sup>, 2013 meeting.

A motion to approve resolution was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.

- g. Memorializing resolution 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 approved at the November 14<sup>th</sup>, 2013 meeting

A motion to approve resolution was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.

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.

Motion to approve was made by Vice-Chairman Armando Galis-Menendez and seconded by Board Member Rose Puerto. Matter approved.

- b. Continued hearing in the matter of application #2013-13 filed by Evan Properties 2, LLC for property located at 524-56<sup>th</sup> St., Block 120 and Lot 44. Applicant proposes to construct four floors of apartments over a ground floor parking garage for eight cars.

Hearing was held on October 24<sup>th</sup>, 2013.

Motion to approve was made by Chairman Kenneth Blane and seconded by Board Member Alberto Chapin. Matter approved.

- c. Continued hearing in the matter of application #2013-14 filed by SMLI Development, LLC for property located at 6122-26 Hudson Ave., Block 42 and Lots 11 & 12. Applicant proposes to construct a seven-story 45 unit multi-family elevator apartment building with 52 parking spaces on two lots.

Hearing was held on October 24<sup>th</sup>, 2013.

Matter carried to the January 23, 2014 meeting.

10. Applications:

- a. First hearing in the matter of application #2013-23 filed by Fillmore Properties, LLC for property located 6036 Fillmore Pl., Block 46 and Lot 12. Applicant proposes four residential units over a new parking for a total of ten residential units.

Jurisdictional notice compliance was established at the October 24, 2013 meeting.

Alain Mulkay, Esq. and Orestes Vallela, professional architect appeared on behalf of the applicant. Mr. Vallela testified as to the plans prepared by him. He described the existing structure, the surrounding neighborhood, and in addition he discussed the layout of all the units of the apartment building. Mr. Vallela also talked about the proposed fence to provide privacy to the adjacent property owner.

Matter adjourned to the February 27, 2014 meeting.

Revised plans are expected.

- b. First hearing in the matter of Application # 2013-24 filed by Palisades Plaza III, LLC for property located at 414-50<sup>th</sup> St., Block 104 and Lot 31 & 32. Applicant proposes to convert an existing two-family into a 13 unit residential building.

Jurisdictional notice compliance was established at the October 24, 2013 meeting.

This matter was carried to the January 23, 2014 meeting.

- c. First hearing in the matter of Application # 2013-25 filed by 405-58<sup>th</sup> St., LLC for property located at 405-58<sup>th</sup> St., Block 71 and Lot 20. Applicant seeks Board approval to convert an existing six-family house into a twelve family house.

Jurisdictional notice compliance was established at the October 24, 2013 meeting.

Matter adjourned to the February 27, 2014 meeting.

- d. First hearing in the matter of Application # 2013-26 filed by Abby Day Care Center for property located at 5401 Jackson St., Block 115 and Lot 21. The applicant proposes to renovate and repair the existing commercial space, and use it as a day care center.

Jurisdictional notice compliance was established at the October 24, 2013 meeting.

This matter was withdrawn.

- e. First hearing in the matter of Application # 2013-30 filed by Silvio Acosta for property located at 312-64<sup>th</sup> St., Block 30 and Lot 20. The applicant is proposing to convert an existing two-family into a three-family home.

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

This matter was carried to the January 23, 2014 meeting.

- 11. Open to public for comments on other matters. No member of the public spoke.
- 12. Motion to adjourn was made at 8:28 PM and the meeting was adjourned.

**Respectfully submitted,**

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**MARIA VARELA**  
**Zoning Board Secretary**  
**Town of West New York**  
**Date approved: January \_\_\_\_\_, 2014**