

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

MINUTES FOR MEETING OF THURSDAY, FEBRUARY 27, 2014

The Zoning Board held a special meeting on Thursday, February 27, 2014, 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, William Garcia, Jesus Alvarado, John Rodas and Rose Puerto

Absent: Vice-Chairman Armando Galis-Menendez, Alberto Chapin, and Evelina Valdez

Present: Former Board Attorney Alexander Booth
Board Attorney Jennifer M. Carrillo-Perez, Esq.
Board Engineer Darren Mazzei, P.E
Board Planner Joseph J. Layton, P.P., AICP
Board Secretary Maria Varela

3. Minutes for approval: January 23, 2014 – Motion to approve was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Minutes approved.

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 Ramon Morejon seconded. Resolution approved.

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

6. Escrow Refund:

a. Escrow refund 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. Escrow refund in the amount of \$2,152.50.

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

7. Resolutions:

a. Memorializing resolution in the matter of # 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 11th, 2013 and July 25th, 2013.

Motion to approve was made by William Garcia and Ramon Morejon seconded.

b. Memorializing resolution in the matter of Application # 2013-13 filed by Evan Properties 2, LLC for property located at 524-56th 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 24th, 2013.

Matter was approved on Thursday, December 12, 2013.

A motion to approve with changes as per Board Member Rose Puerto was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.

c. Memorializing resolution in the matter of Application # 2013-17 filed by 213-52nd St.LLC for property located at 213-52nd 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.

Matter was approved on Thursday, January 23, 2014.

Resolution postponed until the March 27, 2014 meeting.

8. New Business – Miscellaneous matters: None

9. Unfinished Business - Continued matters:

- a. 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 24th, 2013.

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

- b. Continued 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.

Hearing was held on December 12, 2013.

This matter was carried to the March 27th, 2014 meeting.

10. Applications:

- a. First hearing in the matter of Application # 2013-30 filed by Silvio Acosta for property located at 312-64th 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 was postponed until the April 24th, 2014 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.

Jurisdictional notice compliance was established at the May 30, 2013 meeting.

This matter was withdrawn on February 27th, 2014.

- c. First hearing in the matter of Application # 2013-28 filed by XIMEJCAW, LLC for property located at 415-58th St., Block 71 and Lot 18. The applicant proposes to convert an existing (7) seven unit apartment building into an (8) eight unit apartment building.

Jurisdictional notice compliance was established at the November 14, 2013 meeting.

This was postponed until the April 24th, 2014 Meeting.

- d. First hearing in the matter of Application # 2013-25 filed by 405-58th St., LLC for property located at 405-58th 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.

J. Alvaro Alonso, Esq. and Orestes Vallela, professional architect on behalf of the applicant. Mr. Vallela talked about the layout and size of the apartments. He discussed the proposed renovations to each floor which will consist of four apartments, and he also mentioned the restoring of the outside brick of the structure.

A motion to approve was made by Chairman Kenneth Blane and seconded by Board Member Ramon Morejon seconded. The application was unanimously approved.

- e. First hearing in the matter of Application # 2013-29 filed by 5500 Palisade Avenue, LLC for property located at 5500 Palisade Avenue, Block 81 and Lot 1. The applicant proposes to convert an existing furniture store into a 13-unit residential building.

Luis Diaz, Esq. and Jose Izquierdo, AIA, professional architect appeared on behalf of the applicant. Mr. Izquierdo described the existing furniture store and the additional existing business on the premises. He also talked about the layout and size of the proposed apartments. Mr. Izquierdo also discussed the character of the surrounding neighborhood and the variances that are being sought.

A motion to approve was made by Chairman Kenneth Blane and seconded by Board Member Rose Puerto with the conditions noted on the record.

- f. First hearing in the matter of Application # 2013-24 filed by Palisades Plaza III, LLC for property located at 414-50th 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 postponed to a Special Meeting March 3, 2014.

- g. First hearing in the matter of Application # 2013-27 filed by 63rd Street Investments, LLC for property located at 422-424 63rd St., Block 33 and Lot 36.01 and 36.02. Applicant seeks Board approval to convert an existing (4) four-family into a (10) ten unit apartment building.

Jurisdictional notice compliance was established at the November 13, 2013 meeting.

This matter was postponed to a Special Meeting March 3, 2014.

11. Open to public for comments on other matters. No member of the public spoke.
12. Motion to adjourn was made at 8:56 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Zoning Board Secretary
Town of West New York
Date approved: April 24, 2014