

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

MINUTES FOR SPECIAL MEETING OF MONDAY, MARCH 3 , 2014

The Zoning Board held a special meeting on Monday, March 3, 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, Evelina Valdez, Jesus Alvarado, John Rodas, and Rose Puerto

Absent: Alberto Chapin, and William Garcia

Present: 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: 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 # 2013-24 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.

Thomas R. Paneque, Esq. and Orestes Valella, Professional Architect appeared on behalf of the applicant, Palisades Plaza III. Mr. Valella testified as to the plans prepared by him. He described the layout of the apartments, the size, the square footage, and the different levels of materials that will be used for the facade. Mr. Valella also talked about the variances that are being sought, and the proposed landscaping.

John McDonough, Professional Planner for the applicant testified about the variances. Mr. McDonough provided the Board Members with a three-page exhibit of an aerial photo of the existing property. He discussed the photo, and described the surrounding neighborhood. He also indicated that the property is in an evolving neighborhood area, and felt that there would be no major impacts to the surrounding area

Craig Peregoy, P.E. testified on behalf of the applicant. Mr. Peregoy talked about the different traffic peak hours, and the impact it would have on the surrounding neighborhood. He also discussed the traffic volume, and the mass transportation availability.

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

- b. 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.

Thomas R. Paneque, Esq. on behalf of George Campen, Esq. and Alberto Arencibia, Professional Architect appeared on behalf of the applicant, 63rd St. Investments, LLC. Mr. Arencibia testified as to the plans prepared by him. He described the existing property and the proposed project. He talked about the layout of the apartments, the amenities, landscaping and the parking.

David Karlebach, Professional Planner for the applicant testified as to his report, Mr. Karleback provided the Board Members with an exhibit marked A-1 for the record. He described the surrounding area; he discussed the setbacks, the variances, and mentioned the great availability of mass transportation for the residents in the area.

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

11. Open to public for comments on other matters. No member of the public spoke.
12. Motion to adjourn was made at 9:25 PM and the meeting was adjourned.

Respectfully submitted,

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