

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

MINUTES FOR MEETING OF THURSDAY, MARCH 27, 2014

The Zoning Board held a special meeting on Thursday, March 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 Alberto Chapin

Absent: Rose Puerto, and Evelina Valdez

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: February 27, 2014 – Minutes were carried to the April 24th, 2014 meeting.

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 Alberto Chapin seconded. Resolution approved.

b. Metropolitan Court Reporting - 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 Alberto Chapin seconded. Resolution approved.

6. Escrow Refund:

- a. Escrow refund in the matter of Application # 2012-14 filed by Elsa I. Gerstman-Zayas for property located at 20-51st St., Block 85 and Lot 42. Escrow refund in the amount of \$2,099.14.

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

7. Resolutions:

- a. Memorializing resolution 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.

Matter was approved on Thursday, February 27, 2014

Memorializing Resolution was carried until the April 24th, 2014 meeting.

- b. 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.

Memorializing Resolution was carried until the April 24th, 2014 meeting.

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

Matter was approved on Thursday, February 27, 2014

Memorializing Resolution was carried until the April 24th, 2014 meeting.

- d. Memorializing resolution 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.

Matter was approved on Thursday, February 27, 2014

Memorializing Resolution was carried until the April 24th, 2014 meeting.

- e. Memorializing resolution 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.

Matter was approved on Monday, March 3, 2014 Special Meeting.

Memorializing Resolution was carried until the April 24th, 2014 meeting.

- f. Memorializing resolution 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.

Matter was approved on Monday, March 3, 2014 Special Meeting.

Memorializing Resolution was carried until the April 24th, 2014 meeting.

- 8. New Business – Miscellaneous matters: None

- 9. Unfinished Business - Continued matters:

- a. 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.

Carlos Rendo, Esq. and Orestes Vallela, AIA professional architect appeared on behalf of the applicant. Mr. Vallela presented amended plans to the Board with the changes as per the Board's request. He testified as to the plans prepared by him, and he described the proposed fence to provide privacy to the adjacent property owner.

Jose Izquierdo, Professional Planner appeared on behalf of the applicant. Mr. Izquierdo described the aptness of the proposed multi-dwelling. He discussed the surrounding neighborhood and the variances that are being sought.

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

10. Applications:

- a. First hearing in the matter of Application #2013-32 filed by Armando Alvarez, for property located at 5514 Grant Place, Block 82 and Lot 30. Applicant proposes to add on residential unit to an existing one family home.

Bianca Pereira, Esq. and Manuel Pereira, Professional Architect appeared on behalf of the applicant, Mr. Armando Alvarez. Mr. Pereira testified as to the plans prepared by him. He described the conversion of the one-family into a two-family dwelling. He discussed the layout and the size of the apartments. Mr. Pereira's also talked about the variances that are being sought.

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

- b. First hearing in the matter of Application # 2014-01 filed by 6404 Park Ave., LLC, for property located at 6404 Park Ave., Block 19 and Lot 2. Applicant proposes to convert building from (23) twenty-three units with (3) three commercial spaces to (27) twenty-seven units.

Jeffery Unger, Esq. and Alan Feld, Professional Architect on behalf of the applicant. Mr. Feld talked about the renovation of an existing commercial space into a residential apartment. Mr. Feld discussed the floor plan, and the proposed layout of the apartment.

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

- c. First hearing in the matter of Application # 2014-02 filed by 5809-11 Hudson Ave., LLC, for property located at 5809-11 Hudson Ave., Block 68 and Lot 17. Applicant proposes to legalize first floor store in an apartment.

J. Alvaro Alonso, Esq. and Alan Feld, professional architect on behalf of the applicant. Mr. Feld talked about the conversion of the existing commercial space into a one-bedroom apartment. Mr. Feld discussed the floor plan, and the proposed layout of the apartment.

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

- d. First hearing in the matter of Application # 2014-03 filed by Raul and Arlene Quesada, for property located at 162-61st St., Block 41 and Lot 25. Applicant seeks Board site plan approval to convert an existing rear house into a (1) one-family house.

J. Alvaro Alonso, Esq. and Orestes Vallela, professional architect on behalf of the applicant. Mr. Vallela described the two dwellings. An existing three-family and a half story building on the rear of the lot. He talked about the conversion of the existing rear house into a legal one-family. Mr. Vallela discussed the floor plan, and the existing layout. He also talked about the history of the property.

Mr. Raul Quesada also came up for questions from the Board relating to this existing property.

Motion to approve was made by Chairman Kenneth Blane and Board Member Alberto Chapin 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 9:17 PM and the meeting was adjourned.

Respectfully submitted,

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