

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

MINUTES FOR MEETING OF THURSDAY, APRIL 24, 2014

The Zoning Board held a meeting on Thursday, April 24, 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, Jesus Alvarado, John Rodas, Teresa Cruz, William Garcia and Rose Puerto

Absent: Alberto Chapin, Evelina Valdez and Ramon Morejon

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-A motion to approve was made by Chairman Kenneth Bland and Board Member William Garcia seconded. Minutes approved.
4. Communications, reports, and administrative matters. None.
5. Payment Resolutions:
 - a. Metropolitan Court Reporters- A motion to approve payment resolution was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.
6. Escrow Refund: None

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

Resolution carried to the May 22nd, 2014 regular 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.

Resolution carried to the May 22nd, 2014 regular 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

A motion to approve memorializing resolution was made by Chairman Kenneth Blane and Board Member William Garcia seconded. Resolution approved.

- 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

- 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.

A motion to approve memorializing resolution was made by Chairman Kenneth Blane and Board Member William Garcia seconded. Resolution approved.

- 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.

A motion to approve memorializing resolution was made by Chairman Kenneth Blane and Board Member William Garcia seconded. Resolution approved.

- g. Memorializing resolution in the matter of Application # 2013-23 filed by 6036 Fillmore Pl., LLC for property located at 6036 Fillmore Pl., Block 46 and Lot 12. Applicant proposes four residential units over a new parking for a total of ten residential units.

Matter was approved on Thursday, March 27, 2014 meeting.

A motion to approve memorializing resolution was made by Chairman Kenneth Blane and Board Member William Garcia seconded. Resolution approved.

- h. Memorializing resolution 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.

Matter was approved on Thursday, March 27, 2014 meeting.

A motion to approve memorializing resolution was made by Chairman Kenneth Blane and Board Member John Rodas seconded. Resolution approved.

- i. Memorializing resolution 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.

Matter was approved on Thursday, March 27, 2014 meeting

A motion to approve memorializing resolution was made by Chairman Kenneth Blane and Board Member William Garcia seconded. Resolution approved.

- j. Memorializing resolution 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.

Matter was approved on Thursday, March 27, 2014 meeting

A motion to approve memorializing resolution was made by Chairman Kenneth Blane and Board Member John Rodas seconded. Resolution approved.

- k. Memorializing resolution 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.

Matter was denied at the March 27, 2014 meeting.

Resolution carried to the May 22nd, 2014 regular meeting.

- 8. New Business – Miscellaneous matters: None
- 9. Unfinished Business - Continued matters: None

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.

Matter was carried to the May 22nd, 2014 regular meeting.

- b. First hearing in the matter of Application # 2014-06 filed by Em THY DO for property located at 6226 Bergenline Ave., Block 5.02 and Lot 34. Applicant proposes to legalize the back rear apartment.

Matter was carried to the May 22nd, 2014 regular meeting.

- c. First hearing in the matter of Application # 2014-04 and Application # 2014-05 filed by Gaetano Graziano Development, LLC for property located at 6012 Polk St., Block 137 and Lot 4 and Lot 5. The applicant proposes to remove existing structures and subdivide the lot into two (2) lots and construct a three (3) family dwelling on each lot.

Matter was carried to the May 22nd, 2014 regular meeting.

- d. 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.

Matter was carried to the May 22nd, 2014 regular meeting.

11. Open to public for comments on other matters. No member of the public spoke.

12. Motion to adjourn was made at 6:52 PM and the meeting was adjourned.

Respectfully submitted,

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