

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

MINUTES FOR MEETING OF THURSDAY, MAY 22, 2014

The Zoning Board held a meeting on Thursday, May 22, 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, Rose Puerto, Alberto Chapin, and Ramon Morejon

Absent: Evelina Valdez

Present: Board Attorney Kevin G. Boris, 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:

a. Metropolitan Court Reporters-A motion to approve payment resolution was made by Chairman Kenneth Blane and Board Member Alberto Chapin seconded.

b. CME Associates- A motion to approve payment resolution was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded.

c. Former Board Attorney (Escrow billing)- A motion to approve payment resolution was made by Chairman Kenneth Blane and Board Member Ramon Morejon seconded.

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

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

- 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.

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

- c. 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.

Memorializing resolution was carried to the June 11th, 2014 regular meeting.

8. New Business – Miscellaneous matters: None
9. Miscellaneous matters.
 - a. Application #2013-14 filed by SMLI Development, LLC for property 6122-26 Hudson Avenue. Block 42 and Lots 11 & 12. Applicant seeks to obtain a loading zone.

J. Alvaro Alonso on behalf of the applicant SMLI Development, LLC. Mr. Alonso explained to the Board that his client was seeking to amend the approval granted by the Board to eliminate the condition that the applicant obtain a loading zone from the West New York Board of Commissioners.

Chairman Kenneth Blane requested that Mr. Alonso's client provide a letter from the Police Department as to the proposed loading zone.

This matter was carried to the June 11th, 2014 regular 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.

Bianca Pereiras, Esq. and Manuel Pereiras, Professional Architect appeared on behalf of the applicant, Silvio Acosta. Mr. Pereiras testified as to the plans prepared by him. He described the layout of the apartments, the size, and the square footage. He also talked about the characteristics of the existing neighborhood, and the improved aesthetics to the property. Mr. Pereiras also talked about the variances that are being sought.

This matter was adjourned to the June 11th, 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.

Marlene Caride, Esq. and Alberto Arencibia, Professional Architect appeared on behalf of the applicant, EM THY DO. Mr. Arencibia testified as to the plans prepared by him. He described that the property is a mix-use and he also described the layout of the existing apartments. He talked about the size, and the square footage of the proposed apartment. In addition, Mr. Arencibia talked about the characteristics of the existing neighborhood.

This matter was adjourned to the June 11th, 2014 regular meeting.

- c. First hearing in the matter of Application # 2013-31 filed by YYY Enterprises, LLC for property located at 6111 Palisade Ave., Block 50 and Lot 24. Applicant proposes to convert an existing warehouse into a (12) twelve unit apartment building.

This matter was adjourned to the June 11th, 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.

Luis Diaz, Esq. and Jose Izquierdo, Professional Architect appeared on behalf of the applicant, EM THY DO. Mr. Izquierdo testified as to the plans prepared by him. He described the existing multi-family family dwelling with the unfinished basement apartment which the applicant is proposing to legalize. Mr. Izquierdo also described the layout of the existing building; he discussed the variances being sought along with the characteristics of the existing neighborhood.

A motion to approve this matter was made by Chairman Kenneth Blane and Board Member Alberto Chapin seconded. Matter approved.

- e. First hearing in the matter of Application # 2014-08 filed by NASA Realty, LLC for property located at 6314-6316 Jefferson Street and 6400 Jefferson Street. Block 12, 13, 14 and Block 158. Applicant proposes to construct a new 18 unit multi-family building with 18 off street parking spaces.

This matter was adjourned to the June 11th, 2014 regular meeting.

- f. First hearing in the matter of Application # 2014-09 filed by 5818 Jefferson Street Realty, LLC for property located at 5818 Jefferson St. Block 129 and Lot 2 and 2.01. The applicant proposes to expand an existing Day Care and Learning Center onto lot 2.01 by constructing over the existing parking lot.

This matter was adjourned to the June 11th, 2014 regular meeting.

- g. First hearing in the matter of Application #2014-10 filed by Lexington Equities, LLC, for property located at 6000-02 Jefferson St. Block 144 and Lot 1 and 2. The applicant seeks site plan approval to construct a twelve unit apartment building.

This matter was adjourned to the June 11th, 2014 regular meeting.

- 12. Open to public for comments on other matters
- 13. Motion to adjourn
- 11. Open to public for comments on other matters. No member of the public spoke.
- 12. Motion to adjourn was made at 8:41 PM and the meeting was adjourned.

Respectfully submitted,

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