

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

MINUTES FOR SPECIAL MEETING OF MONDAY, DECEMBER 1, 2014

The Zoning Board held a meeting on Monday, December 1, 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, Alberto Chapin Jesus Alvarado, Rose Puerto, and Ramon Morejon

Absent: Evelina Valdez

Present: Board Attorney Kevin G. Boris, Esq.
Board Engineer Darren Mazzei, P.E
Board Planner George Stevenson, P.P.
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. Miscellaneous matters: None
9. Unfinished Business-Continued matters.
 - a. Continuation in the matter of Application # 2014-07 filed by Meridia Le Boulevard, LLC for property located at 6609-15 Kennedy Boulevard East and 9-67th St. Block 2 and Lot 9 & 10. Applicant proposes to construct a new thirteen (13) story, 157 unit multi-family building and 160 off-street parking spaces.

Hearings September 18, 2014, September 22, 2014, October 23, 2014, October 29, 2014, November 13th, and November 19th.

J. Alvaro Alonso, Esq. and Mr. John McDonough Professional Architect appeared on behalf of the applicant. Mr. Jeffery Kantowitz, Esq attorney for the objector had questions of the applicant's planner. Mr. Kantowitz cross-examined Mr. McDonough's testimony that been given previously at other hearings regarding this matter.

This matter was adjourned until the January 22, 2015 meeting.

10. Applications:
 - a. First hearing in the matter of Application #2014-22 filed by Royal Printing and CANNJ for property located at located 434-50th St. and 432-51st St, Block 104, Lot 41 and Block 98, Lot 36. Applicant proposes to raze existing residences and develop parcels for employee parking and deliveries.

Jurisdictional notice compliance was established at the November 13, 2014 meeting

Mathew G. Capizzi, Esp. and Anthony Kurus, Professional Engineer appeared on behalf of the applicant, Royal Printing. Mr. Kurus described the lots and the dimensions surrounding the lots. He explained that the existing structures will be demolished and asphalted for employee parking and van parking. Mr. Kurus also described the proposed fencing and lighting. Some changes were requested by Chairman Blane and revised plans are expected.

This matter was approved as amended by Chairman Kenneth Blane and Board Member Alberto Chapin seconded. Matter approved.

- b. First hearing in the matter of Application # 2014-12 filed by Gilberto Camacho for property located at 604-56th St. Block 123 and Lot 29. Applicant proposes to legalize existing basement apartment, and an existing first floor office.

Jurisdictional notice compliance was established at the October 23, 2014 meeting

J. Alvaro Alonso, Esq. and Orestes Vallela, Professional Architect appeared on behalf of the applicant, Gilberto Camacho. Mr. Vallela testified as to the plans prepared by him. He described the layout of the apartments, and how that the applicant proposes to legalize the basement apartment in order to have an office for his printing business. Additionally, Mr. Vallela talked about the characteristics of the existing neighborhood.

This matter carried the January 22nd, 2015 meeting.

- 11. Open to public for comments on other matters
- 12. Motion to adjourn
- 13. Open to public for comments on other matters. Some members of the public spoke.
- 14. Motion to adjourn was made at 10:30 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Zoning Board Secretary
Town of West New York
Date approved: March _____, 2015