

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

MINUTES FOR MEETING OF THURSDAY, JANUARY 22, 2015

The Zoning Board held a meeting on Thursday, January 22, 2015, 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, Vice-Chairman Alberto Chapin Jesus Alvarado, Almer Martins, Mohamed Elmaksoud, Rose Puerto, and Ramon Morejon

Absent: Teresa Cruz

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.

a. Approval of Kenneth Blane as Board Chairperson and Approval of Alberto Chapin as Board Vice Chairperson.

A motion to nominate Kenneth Blane as chairman was made by Alberto Chapin and Board Member Jesus Alvarado seconded. Motion passed.

A motion to nominate Alberto Chapin as Vice-Chairperson was made by Kenneth Blane and Board Member Jesus Alvarado seconded. Motion passed.

b. Special Meeting Scheduled for February 19th, 2015.

All Board Members agreed to scheduled special meeting.

- c. Consideration of a Special Meeting to be held March 16th or March 18th, 2015
All Board Members agreed to special for Wednesday, March 18th, 2015.

5. Payment Resolutions:

- a. CME Associates- A motion to approve payment resolution was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.
- b. Board Attorney (Escrow billing)- A motion to approve payment resolution was made by Chairman Kenneth Blane and Board Member Alberto Chapin seconded. Resolution approved.
- c. Jersey Journal- A motion to approve payment resolution was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.
- d. Former Board Attorney-A motion to approve payment resolution was made by Chairman Kenneth Blane and Board Member Alberto Chapin seconded. Resolution approved.
- e. Metropolitan Court Reporters-A motion to approve payment resolution 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 #2014-04 filed by Raul Quesada for property located at 162-61st Street. Escrow refund in the amount of \$2121.25

A motion to approve payment resolution was made by Chairman Kenneth Blane and Board Member Alberto Chapin seconded. Resolution approved. Resolution approved.

7. Resolutions:

- a. Memorializing resolution granting extension of approvals in the matter of Application # 863 filed by Custom Locations Inc., for property located at 4901 Bergenline Ave., Block 107 and Lot 357. On May 22, 2008 the Zoning Board approved the construction of a ninety-seven (97) residential units with eighty parking spaces.

Extension was approved on December 11, 2014.

A motion to approve payment resolution was made by Chairman Kenneth Blane and Board Member Alberto Chapin seconded. Resolution approved. Resolution approved.

- b. Memorializing resolution granting approvals in the matter of Application # 2006-31 filed by Alberto Tapia, for property located at 406-56th St., Block 80 and Lot 31. On November 2, 2007 Zoning Board approved the construction of nine-unit (9) residential units with ten off-street parking spaces.

Extension was approved on December 11, 2014.

A motion to approve payment resolution was made by Chairman Kenneth Blane and Board Member Alberto Chapin seconded. Resolution approved. Resolution approved.

- c. Memorializing resolution granting approvals in the matter of Application # 2006-43 filed by Jacob Properties, Inc., for property located at 430-436-52nd St., Block 96 and Lots 36 and 37. On April 26, 2007 the Zoning Board approved the construction of a four (4) story residential building, consisting of a ground level parking garage and three (3) residential levels containing a total of 24 units.

Extension was approved on December 11, 2014.

A motion to approve payment resolution was made by Chairman Kenneth Blane and Board Member Alberto Chapin seconded. Resolution approved. Resolution approved.

- d. Memorializing resolution 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.

Matter approved on December 1st, 2014.

8. Miscellaneous matters: None

9. Unfinished Business-Continued matters.

- a. Continuation 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.

First hearing held on August 4, 2014.

This matter was carried to the March 26th, 2015 meeting.

- b. Continuation 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.

First hearing held on November 13, 2014.

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 that the applicant proposes to legalize the basement apartment in order to have an office for his printing business, and he also described the layout of the existing apartments. He talked about the size, and the square footage of the apartments. In addition, Mr. Vallela talked about the characteristics of the existing neighborhood.

A motion to approve this matter was made by Chairman Kenneth Blane and Vice-Chairperson Alberto Chapin seconded. Matter approved.

- c. 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, 2014, November 19th, 2014 and December 1st, 2014.

This matter was opened to the members of the public, and various members of the public came up for comments on this application.

This matter was carried to the March 26th, 2015 meeting.

10. Applications:

- a. 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 Lot 158. Applicant proposes to construct a new 18 unit multi-family building with 18 off street parking spaces.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

This matter was carried to a special meeting on February 19th, 2015.

- b. First hearing in the matter of Application # 2014-11 filed by 56th Street Inc. for property located at 575-57th St. and 576-78-56th St. Block 120 and Lots 1 and 60. Applicant proposes to construct a (20) unit multi-family residential building with (22) twenty-two parking spaces.

This matter was carried to a special meeting on February 19th, 2015.

- c. 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.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

This matter was carried to a special meeting on March 18th, 2015.

- d. First hearing in the matter of Application # 2014-17 filed by Taisha Rodriguez, for property located at 120-59th St., Block 18 and Lot 59. The applicant seeks to convert an existing two-family house into a three-family.

Jurisdictional notice compliance was established at the January 22, 2015 meeting

This matter was carried to a special meeting on March 26th, 2015.

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 10:43 PM and the meeting was adjourned.

Respectfully submitted,

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