

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

MINUTES FOR SPECIAL MEETING OF THURSDAY, FEBRUARY 19, 2015

The Zoning Board held a special meeting on Thursday, February 19, 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, and Mohamed Elmaksoud

Absent: Teresa Cruz, Ramon Morejon and Rosemarie Puerto

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. None.

10. Applications:
 - a. 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.

Jurisdictional notice compliance was established at the August 4, 2014 meeting

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

Richard Venino, Esq. and Alberto Arencibia, Professional Architect appeared on behalf of the applicant, 56th Street Inc. Mr. Arencibia testified as to the plans prepared by him. He described the proposed five story elevator building. He talked about the configuration and the layout of the proposed apartments. He talked about the size, the number of units, and the square footage of the apartments. In addition, the proposed tandem parking was also discussed. Mr. Arencibia spoke about the characteristics of the surrounding neighborhood, and a color rendering was marked for the record.

A member of the public, Hortensia Penate whose property is adjacent to the proposed project came up for questions for this expert.

Thomas Sterns, Professional Engineer testified as to the plans prepared by him. He provided testimony as to the plans pertaining to the proposed building. He discussed the elevation, and the storm water ingress and egress of the building. Mr. Sterns testified about the variances, and he also indicated that the property is in an evolving neighborhood area, and felt that there would be no major impacts to the surrounding area,

Craig Peregoy, P.E. testified on behalf of the applicant. Mr. Peregoy talked about the different traffic peak hours, loading spaces and the impact it would have on the surrounding neighborhood. He also discussed the traffic volume, and the mass transportation availability.

Jill Hartman, Professional Planner appeared on behalf of the applicant. Ms. Hartman discussed the proposed project, the size of the apartments, the surrounding neighborhood, and also discussed the variances that are being sought. An exhibit was marked A2 for the record.

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

- b. 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.

J. Alvaro Alonso, Esq. and Alberto Arencibia, Professional Architect appeared on behalf of the applicant, 56th Street Inc. Mr. Arencibia testified as to the plans prepared by him. He described the layout of the apartments, the size, the square footage and the number of units. The building parking garage was also discussed with the proposed strobe light and mirror. In addition, security cameras will also be added for security purposes.

A member of the public, Phil Dizpenza whose property is adjacent to the proposed project came up for questions for this expert. He requested that a retaining wall should be provided between the two properties.

Craig Peregoy, P.E. testified on behalf of the applicant. Mr. Peregoy talked about the different traffic peak hours, and the impact it would have on the surrounding neighborhood. He also discussed the traffic volume in that neighborhood, and the mass transportation that is available to the residents.

John McDonough, Professional Planner appeared on behalf of the applicant. Mr. McDonough discussed the proposed building and the surrounding neighborhood. He talked about the number of apartments, and also discussed the variances that are being sought. He also mentioned the great availability of mass transportation and its accessibility.

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

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 9:33 PM and the meeting was adjourned.

Respectfully submitted,

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