

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

MINUTES FOR MEETING OF THURSDAY, APRIL 28, 2016

The Zoning Board held a special meeting on Thursday, April 28, 2016, 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
Teresa Cruz, Katherine Chao, Almer Martins, David Morel, and Luis Losas

Absent: Mohamed Elmaksoud

Present: Board Attorney Kevin G. Boris, Esq.
Board Planner Art Senor, P.P.
Board Secretary Maria Varela

3. Minutes for approval: None
4. Communications, reports, and administrative matters. None.
5. Payment Resolutions:
 - a. Board Attorney Escrow Billing- Motion to approve payment of bills was made by Chairman Kenneth Blane and Board Member Alberto Chapin Seconded.
Motion passed.
 - b. Metropolitan Court Reporters- Motion to approve payment of bills was made by Chairman Kenneth Blane and Board Member Alberto Chapin Seconded.
Motion passed.
 - c. Remington & Vernick Engineers- Motion to approve payment of bills was made by Chairman Kenneth Blane and Board Member Alberto Chapin Seconded.
Motion passed.

- d. CME Associates- Motion to approve payment of bills was made by Chairman Kenneth Blane and Board Member Alberto Chapin Seconded. Motion passed.

6. Escrow Refund: None.

7. Resolutions:

- a. Memorializing resolution in the matter of Application # 2015-04 filed by Mr. Andre Rocha for property located at 545-54th St., Block 109 and Lot 6. The applicant proposes to construct five one bedroom apartments.

Matter approved at the March 24th, 2016 hearing.

Motion to approve was made by Chairman Kenneth Blane and Almer Martins seconded. Resolution approved.

8. Miscellaneous matters. None.

9. Unfinished Business – Continued matters. None.

10. Applications:

- a. First hearing in the matter of Application #2015-24 filed by Benjamin Quinones for property located at 575-55th St., Block 114 and Lot 5. The applicant proposes to legalize an apartment.

Loraine Schwartz, Esq. and Jose Carballo, AIA, Professional Architect appeared on behalf of the applicant. Mr. Carballo testified as to the architectural plans prepared by him. Mr. Carballo talked about the floor plan and the layout of the apartments. he also described the variances that are being sought.

David Spaatz, PP, on behalf of the applicant. Mr. Spaatz testified as to the planning analysis prepared by him, and he talked about the surrounding neighborhood, the negative and positive criteria. He also mentioned the variances that were being sought.

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

- b. First hearing in the matter of Application # 2016-02 filed by Montano Properties for property located at 544-59th St., Block 128 and Lot 12. The applicant proposes to change use from an embroidery to a supermarket.

This matter was carried to the May 26th, 2016 meeting.

- c. First hearing in the matter of Application # 2015-30 filed by Michael Jones for property located at 5304 Fairview Terrace, Block 85 and Lot 10. Applicant proposes a new duplex two-family home.

This matter was carried to the May 26th, 2016 meeting.

- d. First hearing in the matter of Application #2015-21 filed by Jinco, Inc. for property located at 6105 Park Ave., Block 40 and Lot 27. The applicant proposes to construct a 6 (six) multi-family building.

Jurisdictional notice compliance was established at the April 28th, 2016 meeting

This matter was carried to the May 26th, 2016.

- e. 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 the May 26th, 2016 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 7:36 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Zoning Board Secretary
Town of West New York
Date approved: May 26, 2016