



Town of West New York
Department of Public Affairs
Zoning Board of Adjustment
428 60th Street
West New York, NJ 07093

Felix E. Roque, M.D.
Mayor

Cosmo A. Cirillo
Commissioner

Ken Blane, Chairman
Alberto Chapin, Vice-Chairman

Katharine Chao, Board Member
Teresa Cruz, Board Member
Oscar Guerrero, Board Member
David Morel, Board Member
Steven Rodas, Board Member

Michael Calderara, Alt. Board Member
Daniel Roque, Alt. Board Member

Board Secretary
Natalia L. Novas

Board Attorney
Nylenna Nabbic

Board Engineer
Paul D. Cray

Board Planner
David Spatz

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

MINUTES FOR REGULAR MEETING THURSDAY, FEBRUARY 15, 2018

The Zoning Board of Adjustment has scheduled a regular meeting for Thursday, February 15, 2018, at 6:30 P.M. prevailing time in the Municipal Chambers at 428 60th Street in West New York, New Jersey.

1. Meeting called to order by Chairman Rodas at approximately 6:44 PM.
2. Pledge of Allegiance lead by Chairman Rodas.
3. Reading of notice in compliance with Open Public Meetings Act by Chairman Rodas as follows:

This is the regular meeting of February 15, 2018 of the Zoning Board of Adjustment of the Town of West New York.

Adequate notice of this meeting was provided pursuant to the Open Public Meetings, by at least 48 hours prior to this meeting, giving the time, date, location and, to the extent known, the agenda further indicating that formal action may be taken and this notice was (1) prominently posted in at least one public place reserved for such or similar announcements; (2) mailed, telephoned or telecopied to at least two newspapers, which newspapers have been designated by the Governing Body of the Town of West New York to receive such notices, one of which is the official newspaper of the Town; and (3) filed with the Clerk of the Town. Electronic copies of any hearing are available by contacting the Zoning Board of Adjustment Secretary or the Town Clerk.

4. Roll call lead by Acting Zoning Board of Adjustment Secretary, Natalia L. Novas.

- Chairman Steven Rodas – PRESENT
- Vice-Chairman Alberto Chapin – PRESENT
- Board Member Kenneth Blane – Absent
- Board Member Katharine Chao – PRESENT
- Board Member Teresa Cruz - PRESENT
- Board Member Oscar Guerrero – PRESENT
- Board Member David Morel – Absent
- Board Member Daniel Roque – Absent

5. Minutes for approval: None

6. Communications, reports, and administrative matters. None

7. Payment Resolutions. None.

8. Resolutions

a. Resolution Board By-Laws

- Matter carried to 3/1/2018.

b. Resolution BDH Investments, LLC

Motion to approve November 9th meeting Minutes by Board Member Katherine Chao seconded by Vice-Chairman Alberto Chapin.

Ayes: Chairman Rodas, Vice-Chair Chapin, K. Chao, O. Guerrero, T. Cruz

Nays: None

Abstain: None

Absent: D. Morel, D. Roque, K. Blane

9. Acceptance/Completeness

- a. ZB 2017-32: ANG Group Companies; 538 51st Street; Block 108, Lot 37. Three family dwelling.

Motion to approve ZB 2017-32: ANG Group Companies; 538 51st Street by Board Member Katherine Chao seconded by Vice-Chairman Alberto Chapin.

Ayes: Chairman Rodas, Vice-Chair Chapin, K. Chao, O. Guerrero, T. Cruz

Nays: None

Abstain: None

Absent: D. Morel, D. Roque, K. Blane

- b. ZB 2017-33: CMM, LLC; 6305 Adams Street; Block 158, Lot 25. 11 unit Multi-Family building.

Motion to approve ZB 2017-33: CMM, LLC; 6305 Adams Street by Board Member Katherine Chao seconded by Vice-Chairman Alberto Chapin.

Ayes: Chairman Rodas, Vice-Chair Chapin, K. Chao, O. Guerrero, T. Cruz

Nays: None

Abstain: None

Absent: D. Morel, D. Roque, K. Blane

- c. ZB 2017-35: Toscana Realty Holdings, LLC; 413 53rd Street; Block 96, Lot 18. Renovation of mixed use building with one commercial and two apartments.

Motion to approve ZB 2017-35: Toscana Realty Holdings, LLC; 413 53rd Street by Board Member Katherine Chao seconded by Vice-Chairman Alberto Chapin.

Ayes: Chairman Rodas, Vice-Chair Chapin, K. Chao, O. Guerrero, T. Cruz

Nays: None

Abstain: None

Absent: D. Morel, D. Roque, K. Blane

- d. ZB 2018-01: Juan Carlos Ramirez; 21 65th Street; Block 19, Lot 23. Expansion of existing three family dwelling.

Motion to approve ZB 2018-01: Juan Carlos Ramirez; 21 65th Street by Board Member Katherine Chao seconded by Vice-Chairman Alberto Chapin.

Ayes: Chairman Rodas, Vice-Chair Chapin, K. Chao, O. Guerrero, T. Cruz

Nays: None

Abstain: None

Absent: D. Morel, D. Roque, K. Blane

- e. ZB 2018-02: Jeff Jen, LLC; 5207 Hudson Avenue, Block 95, Lot 18. Legalize fourth unit in existing three family dwelling.

Motion to approve ZB 2018-02: Jeff Jen, LLC; 5207 Hudson Avenue by Board Member Katherine Chao seconded by Vice-Chairman Alberto Chapin.

Ayes: Chairman Rodas, Vice-Chair Chapin, K. Chao, O. Guerrero, T. Cruz

Nays: None

Abstain: None

Absent: D. Morel, D. Roque, K. Blane

- f. ZB 2016-07: Adams A. Properties; 6116 Madison Street; Block 140, Lot 8. Multi-Family building.

Motion to approve ZB 2016-07: Adams A. Properties; 6116 Madison Street by Board Member Katherine Chao seconded by Vice-Chairman Alberto Chapin.

Ayes: Chairman Rodas, Vice-Chair Chapin, K. Chao, O. Guerrero, T. Cruz
Nays: None
Abstain: None
Absent: D. Morel, D. Roque, K. Blane

- g. ZB 2017-10: Mars Equities, LLC; 582-586 66th Street, Block 163, Lots 12, 13.
Multi-Family building.

Motion to approve ZB 2017-10: Mars Equities, LLC by 582-586 66th Street Board Member Katherine Chao seconded by Vice-Chairman Alberto Chapin.

Ayes: Chairman Rodas, Vice-Chair Chapin, K. Chao, O. Guerrero, T. Cruz
Nays: None
Abstain: None
Absent: D. Morel, D. Roque, K. Blane

- h. ZB 2017-24: Erica Montes de Oca & Joel Medina; 6009 Jefferson Street, Block 145,
Lot 23. Three-Family dwelling.

Motion to approve ZB 2017-24: Erica Montes de Oca & Joel Medina; 6009 Jefferson Street by Board Member Katherine Chao seconded by Vice-Chairman Alberto Chapin.

Ayes: Chairman Rodas, Vice-Chair Chapin, K. Chao, O. Guerrero, T. Cruz
Nays: None
Abstain: None
Absent: D. Morel, D. Roque, K. Blane

10. Applications

- a. First hearing in the matter of application #2017-27 filed by West New York Luxury, LLC for property located at 530 52nd Street, Block 109 Lot 23. Applicant proposes to construct a new five (5) story building with twenty-four (24) residential units over ground level parking with twenty-two (22) parking spaces.

- Attorney: Tom Panque, Esq
 - Architect: Mario Lachanaris, RA
 - Engineer: Steven Collazuov
 - Planner: Lisa Phillips
 - Traffic Specialist: Joseph Staigar
- Board carried matter to 4/19/2018

b. First hearing in the matter of application #2017-21 filed by 6203 Hudson West New York, LLC for property located at 6203-6207 Hudson Avenue, Block 32 Lots 27, 28, 29. Applicant proposes to construct a new five (5) story, sixteen (16) unit residential multifamily building consisting of twenty-two (22) off street parking spaces.

- Attorney: Alonso, Esq
- Architect: Valella
- Engineer: MCM Engineering Associate
Board carried matter to 4/19/2018

c. First hearing in the matter of application #2017-36 6000-6002 Jefferson Street, LLC for property located at 6000-6002 Jefferson Avenue, Block 144 Lots 1, 2. Applicant proposes to construct a fourteen (14) residential units with 14 off street parking spaces.

- Attorney: Alonso, Esq
- Architect: CPA

Application was carried to 3/1/2018 meeting.

d. Continuation of hearing in the matter of application #2018-03 filed by 6612 Lincoln Place, LLC for property located at 6612 Lincoln Place, Block 3 Lots 6 & 7. Applicant proposes subdivision and construction of two (2) three-family homes with off street parking.

- Attorney: Alonso, Esq
- Architect: Arencivia

Motion to approve Street #2018-03 filed by 6612 Lincoln Place, LLC for property located at 6612 Lincoln Place by Chairman Steven Rodas Chao seconded by Vice-Chairman Alberto Chapin.

Ayes: Chairman Rodas, Vice-Chair Chapin, K. Chao, O. Guerrero, T. Cruz

Nays: None

Abstain: None

Absent: D. Morel, D. Roque, K. Blane

11. Open to public for comments on other matters.

- Karen Elliot: Lives a block away
 - The road is extremely tiny, People Park illegally frequently.
- Patrick Cullen

- Town is over populated; Hudson County is ranked #3 in the nation.
- Mathew Sanchez
 - 528 52nd Street
 - Wants to know Zoning Rules

12. Motion to adjourn made by board member Katharine Chao, second by Vice-chairman Alberto Chapin at 10:45PM.

CERTIFICATION

I certify that the foregoing is true copy of the
Minutes approved on 5/17/18

BY: _____

NATALIA L. NOVAS, Acting Secretary

West New York Zoning Board of Adjustment