

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

MINUTES FOR MEETING OF THURSDAY, MAY 30, 2013

The Zoning Board held a meeting on Thursday, May 30, 2013, 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, and Members Melissa Rodriguez, William Garcia, Rosemarie Puerto, and Ramon Morejon

Absent: Armando Galis-Menedz, Rosaida Ferrera and Jesus Alvarado

Present: Board Attorney Alexander Booth
Board Planner Sanyogita Chavan, P.P., AICP
Board Engineer Robert J. Russo
Board Secretary Maria Varela
3. Minutes for approval: Minutes April 25th, 2013 meeting – Minutes of the meeting carried until the June 12th, 2013 meeting.
4. Communications, reports, and administrative matters. None.
 - a. Election of Vice-Chairperson – A motion to elect Board Member Armando Galis-Menendez as Vice-Chairperson was made by Chairman Kenneth Blane and Board Member William Garcia seconded. Motion passed.

5. Payment Resolutions:

- a. Metropolitan Court Reporters- A motion to approve was made by Chairman Kenneth Blane and Board Member Melissa Rodriguez seconded. Resolution approved.
- b. Board Attorney General Billing – Billing carried until the June 12, 2013 meeting.
- c. Board Attorney Escrow Billing- Billing carried until the June 12, 2013 meeting.
- d. Board Planner (Birdsall)- A motion to approve payment was made by Chairman Kenneth Blane and Board Member William Garcia seconded. Resolution approved.
- e. Board Engineer – A motion to approve payment was made by Chairman Kenneth Blane and Board Member Ramon Morejon seconded. Resolution approved.
- f. Jersey Journal – A motion to approve payment was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.

6. Escrow Refund:

- a. New Cingular Wireless PCS, LLL application #2011-10 for property located at 6700 Hillside Road, Block, 167, Lot 2. Refund amount \$7.89.

A motion to approve was made by Chairman Kenneth Blane and Board Member Melissa Rodriguez seconded. Resolution approved.

7. Resolutions:

- a. Memorializing resolution in the matter of Application #2012-02 filed by Maria Hernandez Avenue, LLC, for property located at 119-59th St. and 5808-5814 Buchanan Place, Block 62, Lot 13.

Applicant seeks a variance from a mixed-use building with one (1) commercial unit and six (6) residential units to a mixed-use building with one (1) commercial unit and ten (10) residential units with ten (10) on-street parking spaces.

Matter was approved at the April 25, 2013 meeting.

Resolution postponed until the June 12, 2013 meeting.

- b. Memorializing resolution in the matter of Application #2013-03 filed by Ramon Reyes, for property located at 300-67th St., Block 7, Lot 30 and 31. Applicant proposes to convert a (4) four-family into a (5) five-family.

Matter was approved at the April 25, 2013 meeting.

Resolution postponed until the June 12, 2013 meeting.

- c. Memorializing resolution in the matter of Application #2013-04 filed by Excel Properties Urban Renewal Associates, LLC, for property located at 5701 Boulevard East, Block 58 and Lot 1. Applicant proposes to renovate a portion of the ground floor to be used as a commercial space. The applicant shall seek variances for use, height, side yard, front yard, and parking as well as such other variances required by the Board.

Matter was approved at the April 25, 2013 meeting.

Resolution postponed until the June 12, 2013 meeting.

8. New Business – Miscellaneous matters: None

9. Unfinished Business - Continued matters: None

10. Applications:

- a. First hearing in the matter of Application #2013-05 filed by Lexington Equities, LLC for property located at 6000-02 Jefferson St., Block 144 and Lot 1 and 2. Applicant seeks site plan approval to construct a twelve unit apartment building. The applicant requires site plan approval and a use variance. The applicant is also requesting bulk variances including, but not limited to minimum lot area, minimum front yard, minimum side yard, minimum rear yard, maximum building height, maximum lot coverage and off-street parking.

Matter carried until the July 25th, 2013.

- b. First hearing in the matter of Application # 2013-06 filed by John Mchale for property located at 600-02-54th St., Block 115 and Lot 28 and 29. Applicant proposes a ten (10) unit apartment building.

George Campen, Esq. and Alberto Arencibia, professional architect appeared on behalf of the applicant. Mr. Arencibia testified as to the plans prepared by him. He described the empty vacant lot, the overgrown weeds, and the abandon three-family homes within that lot. He discussed the layout of the units of the proposed apartment building. Mr. Arencibia also talked about the building amenities, the parking spaces, setbacks, facade and the variances that are being sought.

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, and the mass transportation availability.

A motion to approve was made by Chairman Kenneth Blane and seconded by Vice-Chairman Armando Galis-Menendez.

- c. First hearing in the matter of Application # 2013-09 filed by Jorje and Anna Maria Jurado for property located at 6000 Washington St., Block 145 and Lot. Applicant proposes to convert an existing one family house into a business office.

Matter carried until the July 25th, 2013.

- d. First hearing in the matter of Application # 2013-10 filed by Rafael Sanchez for property located at 5809-15 Buchanan Pl., Block 62 and Lot 12. Applicant proposes a Day Care Center with (1) one-residential unit.

Matter carried until the July 25th, 2013.

11. Open to public for comments on other matters. Members of the public came up for general comments.
12. Motion to adjourn was made at 8:17 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Zoning Board Secretary
Town of West New York
Date approved: July 25, 2013