

BOARD OF ADJUSTMENT
MUNICIPAL BUILDING, WEST NEW YORK, NEW JERSEY 07093

CAL. NO. 2012-03

FILED FEB - 3 2012
HEARING _____
DISPOSITION _____

Application for Variance from the terms of the Articles and Sections of the Zoning Ordinance of the Town of West New York, Hudson County, New Jersey:

1. (a) The Applicant's full name is Meridia Le Boulevard, LLC
(b) The Applicant's mailing address is C/O Capodagli Property Co.
142 Rt. 23 N., Pompton Plains, NJ
(c) The Applicant's telephone number is 973-694-3000
(d) The Applicant is a CORPORATION _____
PARTNERSHIP _____ INDIVIDUAL (S) _____
OTHER (please specify) X Limited Liability Company
(e) If the Applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.
George Capodagli - 142 Rt. 23 N. Pompton Plains, NJ - 100% sole owner

(f) The relationship of the applicant to the property in question is:
OWNER _____ TENANT or Lessee _____
PURCHASER UNDER CONTRACT X OTHER (please specify) _____
(g) If the Applicant is not the owner of the property in question, the Applicant must obtain and submit a copy of this application signed by the owner in the space provided in the Owner's Authorization.
(h) If applicable, name of representative and address of representative:
J. Alvaro Alonso, Esq. 6121 Kennedy Blvd., North Bergen, NJ 07047
2. State Lot and Block numbers as shown on current Assessment Map, Town of West New York (see tax bill or Deed or call tax office for this information):
LOT NO.: 9 & 10 BLOCK NO. 2
3. Existing Zoning District (the building inspector's office can help determine this information):
R-M, Medium Density
4. Is this property located within 200 feet of another municipality?
YES X NO _____
5. Street Address of Property: 6615-09 Kennedy Blvd East and 9 67th Street
6. Are there now or have there ever been any variances granted on this property? YES ___ NO X

If yes, please give details _____

Existing use of subject property and all buildings thereon: Service station and residential home

Intended use of subject property and all buildings thereon: construction of a new 123 unit highrise multi-family residential building with 107 off street parking spaces.

7. NATURE OF APPLICATION, Check appropriate item:

- (a) Interpretation of development ordinance or map _____
- (b) Appeal of action of administrative officer X
- (c) Variance: "C" Variance X
"D" Use Variance X
"E" Non-Use Variance X
- (d) (1) Subdivision _____
(2) Subdivision application to follow _____
- (e) (1) Site Plan X
(2) Site Plan application to follow _____
- (f) Waiver of Lot to abut street requirement _____
- (g) Exception to the official map _____

10. (a) Has there been any previous appeal involving premises? YES X
NO _____
- (b) If answer to (a) is yes, state character of the prior appeal All prior applications for high rise buildings were filed and presented by other applicants. This applicant has no specific information about the prior applications.
Date of Hearing _____ Date of Disposition _____

11. If this is an application for a rehearing for the Board of Adjustment, explain N/A

12. (a) Size of Lot 99.96' X 119.6' Area 13,194 sf
(b) Size of Building (at street level) 13,043 sf
Front _____ Depth _____
(c) Percentage of Lot Occupied by Building 95.5%
(d) Height of Building 13 Stories/150'
(e) Setback from: Front Property Line 0
Sidelines, 0

13. (a) Zoning Requirements:

- (1) Frontage 200'
(2) Side Yards 10'
(3) Setback 15'
(4) Rear Yard 15'

14. Does this application include an application for subdivision Consideration? YES _____ NO X

15. Does this Variance application include an application for Site Plan consideration? YES X NO _____

16. Does this Variance application include an application for conditional use: YES _____ NO X

17. (a) Has the applicant been refused a building permit or Certificate of Occupancy for the subject property and premises? YES X NO _____
(B) If the answer to (a) is Yes, attach a copy of the written decision of the building official involved.

18. Explain in detail the Variance of the zoning ordinance desired:

Applicant seeks to construct a new 123 unit multi-family building with 107 off street parking spaces. Applicant shall seek preliminary and final site plan approval, subdivision approval as well as variances for use, height, density, lot area, depth, width, lot coverage and parking, front yard, side yard, rear yard, F.A.R. as well as such other variances required by the board.

19. Information about experts: The following information, although not required, it respectfully requested to enable the Board to facilitate the processing of this application:

(a) Applicant's Attorney: Phone Number (201) 295-9977
Names J. ALVARO ALONSO, ESQ.
Address 6121 Kennedy Boulevard, North Bergen, NJ 07047

(b) Applicant's Engineer: Phone Number _____
Names CARL JENNE, PE
Address 1362 Crim Road, Bridgewater, NJ

(c) Applicant's Architect: Phone Number 201-868-0701
Names CPA ARCHITECTURE
Address 5600 Kennedy Boulevard, West New York, NJ

(d) Applicant's Planner: Phone Number 973-222-6011
Names: JOHN MC DONOUGH, LA, PP, AICP
Address 101 Gibraltar Drive, Suite 1A, Morris Plains, NJ 07950

(e) Other Experts Phone Number 973-585-7102
Names JOSEPH STAIGAR, PE
Address 17 Tremont Drive, East Hanover, NJ

20. Attached hereto and made a part of the application, I submit the following: (The following documents must be submitted with application)

- (a) The original application, signed by the building official and/or a true copy of the official order issued by the building official and signed by him, where applicable.
(b) Ten (10) copies of a map showing all lots within two hundred (200) feet of the property.

Lot and Block numbers must agree with those shown on the current Assessment Map, Town of West New York, New Jersey.

- (c) Ten (10) copies of a map showing all buildings on subject property and adjoining properties. All front, side and rear yard dimensions must be clearly shown thereon.
- (d) Ten (10) copies of all drawings relevant and required for Board consideration. Plans for proposed construction, alteration or extension of building.
- (e) Affidavit as to ownership of property (including authorization for and agent or attorney to make the application and to appear for the owner at the public hearing if an agent or attorney is to be owned)
- (f) Ten (10) copies of the survey or if the survey is over two (2) years old and affidavit advising that no changes have taken place.
- (g) Affidavit of applicant as to service of notice upon owners of all properties located within 200 feet of the subject property as required under N.J.S.A... 40:25-44.

NOTE: For information, forms, rules of the Board of Adjustment for filing applications, see the Secretary of the Board of Adjustment Municipal Building, West New York, New Jersey.

Meridia Le Boulevard, LLC

DATE: _____ BY: *[Signature]*

THIS PORTION OF THE FORM IS NOT TO BE FILLED IN BY THE APPLICANT

(a) APPLICANT NUMBER _____	FILING DATE _____
(b) AMOUNT OF FILING FEE _____	DATE FEE PAID _____
(c) HEARING DATE _____	MEETING DATE _____
(d) DISPOSITION _____	DATE OF RESOLUTION _____

B) OWNER'S AUTHORIZATION

I hereby certify that I reside at 500 Studio Rd

Ridgefield in the County of Bergen and State of NEW JERSEY and I am the

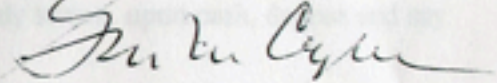
owner of all that certain lot, piece or parcel of land known as Block 12 Lot 12.12 on the

VERIFICATION AND AUTHORIZATION

A) APPLICANT'S VERIFICATION

I hereby certify that the statements made by me and the statements and information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Meridia Le Boulevard, LLC



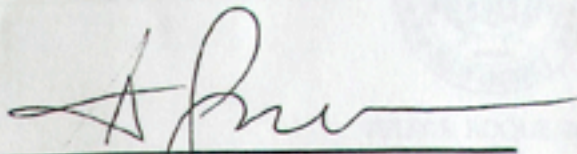
By: George Capodagli,

Member

B) OWNER'S AUTHORIZATION

I hereby certify that I reside at 500 Studio Rd in the town of Ridgefield in the County of Bergen and state of NEW JERSEY: and I am the owner of all that certain lot, piece or parcel of land known as **Block(s)2** **Lot(s) 9 & 10** on the Tax Map of West New York which property is the subject of the above application; and that said application is hereby authorized by me.




By: Steve Affuso,

Owner

Donna Affuso
Donna AFFUSO

AFFIDAVIT AS TO OWNERSHIP OF PROPERTY

STATE OF NEW JERSEY
COUNTY OF HUDSON

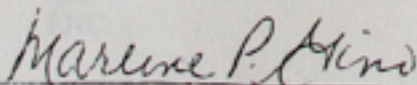
SS:

I, Steve Affuso, of full age, being duly sworn, upon oath, depose and say:


1. I am the owner of Lot 9 & 10 in Block 2 on the Assessment Map of the Town of West New York, the property affected by the application herein.
2. I authorize J. Alvaro Alonso, Esq. as my agent or as my attorney to appear on my behalf in connection with the application filed herein.
3. If the applicant is a corporation or partnership: list the principle owners of more than 10%.
4. How long have they owned property?

Lot 9 - 6 years
Lot 10 - 27 years

Subscribed and sworn to
Before me this 25th day of
January, 2012







By: Steve Affuso

Donna Affuso
Donna AFFUSO

Department of Public Safety

CONSTRUCTION OFFICIAL
CODE ENFORCEMENT AND OFFICE OF HOUSING INSPECTION
428-60th STREET • ROOM 27
WEST NEW YORK, NJ 07093

Tel. (201) 295-5170 • Fax. (201) 295-9597

January 9, 2012

Albert Arencibia
c/o CPA Architecture
5600 Kennedy Blvd.
West New York NJ 07093

RE: 6615-09 Blvd. East and
9 67th Street
West New York NJ 07093

Dear Sir/Madam:

THIS LETTER IS TO ADVISE YOU THAT PERMISSION TO: "convert to new hi-rise multi family" ON THE PROPERTY REFERENCED ABOVE IS HEREBY **DENIED** AS IT DOES NOT COMPLY WITH THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WEST NEW YORK.

CHAPTER: 414

REASON: Non-Conforming use

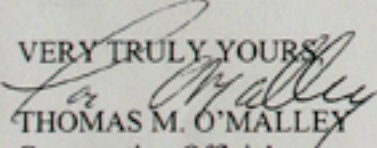
YOU MUST APPLY TO THE FOLLOWING BOARD:

BOARD OF ADJUSTMENT (X)

PLANNING BOARD ()

SHOULD YOU HAVE ANY QUESTIONS REGARDING THE ATTACHED BOARD APPLICATION, PLEASE CONTACT THE BOARD SECRETARY, MARIA VARELA, AT 201-295-5262.

VERY TRULY YOURS,


THOMAS M. O'MALLEY
Construction Official
Zoning Official

/KG
ENC.



FELIX E. ROQUE, M.D.
MAYOR

THOMAS M. O'MALLEY
CONSTRUCTION OFFICIAL

ALONSO & NAVARRETE, LLC
ATTORNEYS AT LAW

J. ALVARO ALONSO, ESQ.
EDGAR J. NAVARRETE, ESQ.

6121 KENNEDY BOULEVARD
NORTH BERGEN, NEW JERSEY 07047
TEL: 201-295-9977
FAX: 201-295-9565

Y

187 SPEEDWELL AVENUE
MORRISTOWN, NEW JERSEY 07960
(PLEASE REPLY TO NORTH BERGEN)

PROPERTY OWNER

RE: Meridia Le Boulevard, LLC
6515-09 Kennedy Boulevard East
9 67th Street
Block: 2 Lot: 9 & 10

Dear Sir or Madam:

Please be advised that this office represents **Meridia Le Boulevard, LLC** in a Site Plan, Subdivision and Variance application regarding the above referenced property.

On **DATE**, a public hearing will be held at 6:30 p.m. by the West New York Board of Adjustment at the Town Hall located at 428-60th Street, West New York, to consider the application of my client who seeks construct a new 123 unit multi-family building with 107 off street parking spaces. Applicant shall seek preliminary and final site plan approval, subdivision approval as well as variances for use, height, density, lot area, depth, width, lot coverage and parking, front yard, side yard, rear yard, F.A.R. as well as such other variances required by the board

All documents related to this application can be inspected at the office of the Planning Board, Municipal Building, 428 60th Street, West New York, NJ between the hours of 9:00 a.m. and 4:00 p.m.

Sincerely,

J. Alvaro Alonso

JAA/mc