



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

Perryville III Corporate Park  
53 Frontage Road, Suite 120  
Clinton, NJ 08809  
T: 908.238.0900  
F: 908.238.0901  
www.maserconsulting.com

## MEMORANDUM

To: Town of West New York  
Zoning Board of Adjustment

From: Joseph J. Layton, P.P., AICP

Date: March 19, 2012 - 2<sup>nd</sup> Review

Re: Meridia Le Boulevard, LLC  
6609-6615 JFK Boulevard East  
Block 2, Lots 9 and 10  
West New York Application No. 2012-03  
MC Project No. WNZ-070

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Revised plans have been submitted for the referenced project as follows:

Plans entitled "Proposed High-Rise Multifamily Dwelling" consisting of ten sheets; Sheets C-1 through C-5 prepared by Jenne Associates, LLC and dated 1/26/12 as revised 3/12/12; Sheets T-1, A-100, A-101, A-102 and A-200 prepared by CPA Architecture and dated 1/26/12 and revised 3/12/12.

### **A. Description of Plan Revisions**

The plans have been revised as follows:

1. Sheet T-1
  - a. Proposed "green" wall is shown on building elevation.
  - b. Zoning Map has been added.
  - c. Zoning Data Table has been revised to show new dimensions for:
    - Lot area from 13,194 sf. to 13,195 sf.
    - Building Imperious Coverage from 95.5% to 96.84%.
    - Required side yard from 10 ft. to 17 ft.



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- d. Variance notes have been revised as follows:
    - §414-11B – All parking space sizes and numbers of each are listed.
    - §414-15A(5) – Variance for parking within 3 feet of a property has been eliminated (applies to surface parking lots only).
    - §414-11B – Loading space size has been listed (Note: this is a variance not a waiver).
  - e. Design waivers requested have been revised as follows:
    - 358-36B: Handicapped parking space sizes have been clarified.
    - 358-36F: Driveway widths have been clarified.
    - 358-36F: Access driveway location in relation to intersecting street has been clarified.
  - f. The title block now includes the tax map sheet number.
2. The information shown previously on Sheet C-1 is now shown on two separate sheets; C-1 and C-2. C-1 contains the Layout, Grading, and Utility Plan. C-2 contains the Lighting and Landscape Plan.
  3. The HC parking space shown on Sheet C-1 and C-2 by the service elevator has been moved.
  4. The street trees and pot plantings have been revised on Sheet C-2 to a more acceptable species.
  5. Lighting fixture cut sheets are now shown on Sheet C-2.
  6. Additional construction details are now shown on Sheets C-3 and C-4.
  7. Sheet A-100
    - a. Parking aisle dimensions have been added.
    - b.** Compact parking stall sizes on the second floor plan have been changed from 8 ft. x 17 ft. to 8 ft. 9 in. x 15 ft., 7 ft. 6 in. x 17 ft. and 8 ft. 6 in. x 17 ft. Two parallel stalls have been changed from 8 ft. x 15ft. to 7 ft. 6 in. x 15 ft.
    - c. The HC space on the ground floor parking plan by the service elevator has been moved as per Sheets C-1 and C-2.
    - d. A design detail is included for the bicycle racks.
    - e. Pervious and planting areas are shown on the plan.
  8. Sheet A-101 – Parking stall sizes on the third floor plan have been adjusted to the same dimensions as shown for the second floor plan on Sheet A-100.
  9. Sheet A-200 – The “green” wall is shown on the East Elevation.

RSIS  
requires  
9' x 18'



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10. The depth of the reflecting pool should be clarified. Sheet C-2 shows a depth of 6 ft. whereas Sheet A-101 shows a depth of 2 ft. 6 in.

Should you have any questions on the above comments, please do not hesitate to contact me.

JJL:dc

cc: George Garcia, Esq.

Thomas Lemanowicz, P.E.

J. Alvaro Alonso, Esq.

Meridia Le Boulevard LLC

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