

STATE OF NEW JERSEY
COUNTY OF HUDSON
TOWNSHIP OF NORTH BERGEN
February 4, 2015
Commencing at 9:08 p.m.

IN THE MATTER OF: :
 : TRANSCRIPT
CASE NO. 01-15 : OF
6233 KENNEDY BOULEVARD, LLC : PROCEEDINGS
6221 Meadowview Avenue :
Block 25 Lot 205 :
- - - - -

B E F O R E: NORTH BERGEN BOARD OF ADJUSTMENT

ANTHONY VAINIERI - Chairman
FRANK PESTANA - Vice Chairman
ANNA BARATTIN
RUSHABH R. MEHTA
DIANE RICH
JOHN BENDER

A P P E A R A N C E S:

NETCHERT, DINEEN & HILLMANN, ESQS.
By: JOHN R. DINEEN, ESQ.
Counsel for the Board of Adjustment

ALONSO & NAVARRETE, ESQS.
By: J. ALVARO ALONSO, ESQ.
Counsel for the Applicant

A L S O P R E S E N T:

JILL HARTMANN - Board Planner
CLARA DURAN - Board Secretary

Reported by: MARY BAUMANN, C.C.R., R.P.R.

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E X H I B I T S

EXHIBITS	DESCRIPTION	PAGE
ZB-3	Mayo Lynch Report of 2/4/15	4

1 CHAIRMAN VAINIERI: Last case on the
2 agenda, 01-15, 6233 Kennedy Boulevard, LLC.

3 MR. ALONSO: Mr. Chairman, members of
4 the board, for the record Alvaro Alonso on behalf
5 of the applicant. The board may recall this
6 application was presented at the last meeting, and
7 it's a major subdivision to create five lots. I
8 believe there was also testimony that sometime ago
9 this was five lots. We are just going back to five
10 lots again. There is one existing structure on the
11 property, which is a three-family house. That
12 would remain on one of the lots. The remaining
13 four lots that are created, if this application
14 should be approved, would consist of two two-family
15 houses and two one-family houses.

16 CHAIRMAN VAINIERI: We went through
17 all the testimony last hearing?

18 MR. ALONSO: We completed the
19 testimony.

20 CHAIRMAN VAINIERI: I want to go over
21 the changes.

22 MR. DINEEN: Okay. You have before
23 you the February 4, 2015 report from Miss Hartmann?

24 MR. ALONSO: I do.

25 MR. ALONSO: We're marking this, with

1 Mary's approval, ZB-3, nine pages long. It will be
2 dated 2/4/15. Do you want to go through the
3 changes?

4 MS. HARTMANN: Sure.

5 MR. DINEEN: Thank you, Miss
6 Hartmann.

7 MS. HARTMANN: The board requested
8 and the applicant agreed and the plans show that
9 the two-family units, the ground floor of unit one
10 has storage and master bathroom that was converted
11 into a walk-in closet, and then the master bathroom
12 and closet to the master bedroom were removed. As
13 well as the single family residence on the ground
14 floor now has a garage for two tandem indoor
15 parking spaces, a mechanical room. They reduced
16 the recreation room and access to the rear yard.
17 They do have a submitted floor plan for the
18 three-family, which is two one bedrooms and one
19 one-bedroom unit.

20 The applicant has provided us with a
21 five-foot deep planter in the front yard that's
22 associated with the sidewalk that leads to the rear
23 of the property, and the variances have changed
24 slightly but nothing of significance. Maximum lot
25 coverage for the parent property, which has the

1 three-family house, the building coverage went from
2 proposed 56 percent to 62 percent. Other than
3 that, everything is really minimal. The side yards
4 actually have been improved, and some of the
5 landscaping improved. I think that's about it.
6 The front yards are all 20 feet.

7 MR. ALONSO: Right. For the record
8 we eliminated one, two --

9 MS. HARTMANN: You limited two,
10 three, four.

11 MR. ALONSO: Four.

12 MS. HARTMANN: Five.

13 MR. ALONSO: Five all together.

14 MS. HARTMANN: Let me go through the
15 variances that were eliminated. There's none with
16 regard to the proposed Lot 205.5. Lot 205.1 we
17 eliminated the lot area variances and both side
18 yard variances. Lot 205.2 the applicant has
19 eliminated both side yard variances, and Lot 205.3
20 the applicant eliminated one side yard variance and
21 a height variance.

22 CHAIRMAN VAINIERI: Any board members
23 have any questions?

24 MS. HARTMANN: I'm sorry, and 205.4,
25 one side yard. I think I got them all. So quite a

1 few variances were eliminated.

2 CHAIRMAN VAINIERI: That concludes
3 your testimony?

4 MR. ALONSO: Yes, it does.

5 CHAIRMAN VAINIERI: Any board members
6 have any questions? Seeing none, I'd like to open
7 to the public? Seeing no one in the public, I'd
8 like to close the public portion.

9 MR. BENDER: Make a motion to
10 approve.

11 MS. BARATTIN: I will second.

12 CHAIRMAN VAINIERI: We have a motion.

13 Poll the board.

14 MS. DURAN: John Bender.

15 MR. BENDER: Yes, to approve.

16 MS. DURAN: Diane Rich.

17 MS. RICH: Yes, to approve.

18 MS. DURAN: Rishi Mehta.

19 MR. MEHTA: Yes, to approve.

20 MS. DURAN: Anna Barattin.

21 MS. BARATTIN: Yes.

22 MS. DURAN: Frank Pestana.

23 MR. PESTANA: Yes, to approve.

24 MS. DURAN: Anthony Vainieri.

25 CHAIRMAN VAINIERI: Yes, to approve.

1 Thank you very much for doing the revisions that
2 the board asked you. Thank you very much.

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I, MARY BAUMANN, License Number XIO1271, a
Certified Court Reporter, Registered Professional
Reporter and Notary Public of the State of New
Jersey, certify that the foregoing is a true and
accurate transcript of the proceedings at the place
and on the date hereinbefore set forth.

I further certify that I am neither attorney
nor counsel for, nor related to or employed by, any
of the parties to the action in which this
deposition was taken, and further that I am not a
relative or employee of any attorney or counsel
employed in this case, nor am I financially
interested in the action.

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A Notary of the State of New Jersey

Notary No. 3782

My Commission Expires 3/7/19

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