

**PLANNING BOARD
TOWN OF WEST NEW YORK
COUNTY OF HUDSON**

MINUTES FOR MEETING OF WEDNESDAY, OCTOBER 3, 2012

The Planning Board held a meeting on Wednesday, October 3, 2012, at 7:00 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. The meeting called to order at approximately 7:00 p.m.

2. Roll call of the Board Members.

Present: Vice-Chairman Michael Corso Chairperson, Silvio Acosta, Comm. Caridad Rodriguez, Clara Duran, and Laritza Marrero

Absent: Chairperson Clara Brito-Herrera and Elaine Waksman

Present: Board Attorney Carlos Rendo, Esq.
Board Secretary Maria Varela
Board Planner Ronald Reinertsen, PP, AICP
Board Engineer Robert J. Russo

3. A motion to approve the Minutes of the meeting of September 5, 2012 was made by Comm. Caridad Rodriguez and second by Board Member Laritza Morrero. The minutes were approved by the Board.

4. Communications, reports, and administrative matters. None

5. Payment Resolutions.

- a. Metropolitan Court Reporting
- b. Carlos Rendo – Legal services for Board
- c. Maser Consulting
- d. Remington & Vernick Engineers
- e. Birdsall Services Group

A motion to approve all bills was made by Comm. Caridad Rodriguez and Laritza Morrero seconded. Motion passed.

6. Escrow Refunds. None.

7. Resolutions.

- a. Memorializing Resolution in the matter of Memorial High School located at 5501-15 Park Ave, Block 75, Lot 1; Courtesy review of application for Hudson County Solar installations.

Matter approved at the September 5, 2012 meeting.

A motion to approve was made by Silvio Acosta and Comm. Caridad Rodriguez seconded. Resolution approved.

- b. Memorializing Resolution in the matter of P.S. #2 located at 5200 Broadway, Block 89, Lot 1; Courtesy review of application for Hudson County Solar installations.

Matter approved at the September 5, 2012 meeting.

A motion to approve was made by Silvio Acosta and Comm. Caridad Rodriguez seconded. Resolution approved.

- c. Memorializing Resolution in the matter of Harry L. Bain School located at 6200 Broadway, Block 28, Lot 1; Courtesy review of application for Hudson County Solar installations

Matter approved at the September 5, 2012 meeting.

A motion to approve was made by Silvio Acosta and Comm. Caridad Rodriguez seconded. Resolution approved.

- d. Memorializing Resolution in the matter of P.S. #4 located at 6301 Palisade Avenue, Block 32, Lot 6 ; Courtesy review of application for Hudson County Solar installations

Matter approved at the September 5, 2012 meeting.

A motion to approve was made by Silvio Acosta and Comm. Caridad Rodriguez seconded. Resolution approved.

- e. Memorializing Resolution in the matter of West New York Middle School located at 5615 Broadway, Block 74, Lots 6.01 & 6.02; Courtesy review of application for Hudson County Solar installations

Matter approved at the September 5, 2012 meeting.

A motion to approve was made by Silvio Acosta and Comm. Caridad Rodriguez seconded. Resolution approved.

- f. Memorializing Resolution in the matter of P.S. #3 located at 612 55th Street, Block 121, Lots 4.01, 4.02, 5 & 6. Courtesy review of application for Hudson County Solar installations

Matter approved at the September 5, 2012 meeting.

A motion to approve was made by Silvio Acosta and Comm. Caridad Rodriguez seconded. Resolution approved.

- 8. Miscellaneous. None

- 9. Applications.

- a. First hearing in the matter of application # 2012-02 filed by Fermin Tepetitla for property located at 5024 Bergenline Ave., Block 104 and Lot 10. Applicant proposes to a forty-four (44) seat restaurant within the ground floor of the building.

Anthony Sarsano, Esq. and Carola Z. Rosas, AIA for the applicant. Ms. Rosas testified as to the layout of the building. She talked about the proposed restaurant, hours of operation, the seating capacity of the dining area, and the variances that are being sought. Ms. Rosas also discussed the parking, and the characteristics of the surrounding neighborhood.

A motion to approve was made by Silvio Acosta and Laritza Morrero seconded. Resolution approved.

- b. First hearing in the matter of application #2012-03 file by Mario Ponce for property located at 5305 Fairview Terrace, Block 86 and Lot 29. Applicant proposes a one story rear yard addition to an existing two-family residence.

Jurisdictional notice compliance was established at the September 5, 2012 meeting.

Luis Diaz, Esq. and Orestes Valella, AIA for the applicant. Mr. Valella testified as to the plans prepared by him. He described the current layout of the apartment and what is proposed. He talked about the variances that are being sought, and the characteristics of the surrounding neighborhood. An exhibit was marked A-1 depicting the layout of the proposed renovations.

Mr. Ponce and his daughter were ask to come up for questions from the Board members as to the intention of the use of the addition to the existing home. Mr. Ponce stated that the use will be solely for the his daughter and her newborn.

A motion to approve was made by Comm. Caridad Rodrigez and Mr. Silvio Acosta and seconded. Matter approved.

- c. First hearing in the matter of application #2012-04 filed by Joseph Tawflik for property located at 5211 Bergenline Ave., Block 109 and Lot 17. Applicant proposes a sandwich shop.

Mario Blanch, Esq. and Alberto Arencibia, AIA for the applicant. Mr. Arencibia testified as to the previous use of the establishment, and talked about the proposed use. He described the layout of the new kitchen, bathrooms, the anticipated lighting and clean-up of the front facade of the building.

This matter was later opened up to the public and a member of the public came up for questions for this expert. Mr. Ralph Passante adjacent property owner expressed his concerns regarding the disposing of the garbage.

A motion to approve was made by Vice-Chairman Michael Corso and Comm. Caridad Rodriguez seconded. Matter approved.

- d. First hearing in the matter of application #2012-05 filed by Carmen Vargas for property located at 74-67th St., Block 1 and 7. Applicant seeks to construct a rear addition and renovate the interior of the existing two family dwelling.

Bianca Perieras, Esq. and Manuel Perieras, AIA for the applicant. Mr. Perieras testified as to the plans prepared by him. He talked about the existing two-family home, and the proposed expansion to the rear of the house. Mr. Perieras described the variances that are being sought, the surrounding neighborhood, and described the intent of the rear addition to the home which is to provide an additional bedroom and bathroom for a family member.

Mr. Perieras also talked about how the home had suffered major fire damage the previous year. The applicant would like to renovate the interior and add the addition to the home.

The matter was later opened to the public and members of the public came up for questions of this expert.

A motion to approve was made by Clara Duran and Ms. Laritza Morrero seconded. Matter approved.

10. Open to public for comments on other matters. No member of the public spoke.
11. Motion for closed executive session – not necessary.
12. Motion to adjourn was made at 9:15 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Planning Board Secretary
Town of West New York

Date signed: January _____, 2013

Date approved: January 9, 2013