

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

AGENDA FOR MEETING THURSDAY, MARCH 28, 2013

The Zoning Board of Adjustment has scheduled a meeting for Thursday, March 28, 2013, at 6:30 p.m. prevailing time in the Municipal Chambers at 428 60th Street in West New York, New Jersey.

1. Meeting called to order.
2. Pledge of Allegiance.
3. Reading of notice in compliance with Open Public Meetings Act.
4. Roll call.
 - a. Minutes for approval: January 24, 2013 and February 28, 2013.
5. Communications, reports, and administrative matters.
6. Payment Resolutions.
 - a. Metropolitan Court Reporters
 - b. Board Attorney General Billing
 - c. Board Attorney Escrow Billing
 - d. Board Engineer (CME)
 - e. Board Planner (Birdsall)
 - f. Jersey Journal
7. Escrow Refunds. None.

8. Resolutions.

- a. Memorializing resolution in the matter of application #2012-17 filed by Meridia Park Avenue, LLC, for property located at 6022, 6024, 6026, and 6028 Buchanan Place; 6027-33 Park Avenue and 6035-37 Park Avenue. Block 43, Lots 4, 5, 6.01, 16 and 17.

Applicant proposes to expand two previously approved commercial units and to create an additional commercial office; amended site plan; modification of approved plans; density; floor area ratio; minimum lot area; maximum dwelling unit per acre; minimum lot width; minimum front yard; minimum side yard; maximum lot coverage by buildings; and all other necessary variances, waivers, and approvals.

Matter approved on February 28, 2013.

9. New Business – Miscellaneous matters. None.

10. Unfinished Business - Continued matters

- a. Continued hearing in the matter of application #2012-13 filed by Joseph Felice for property located at 6025-31 Boulevard East, Block 36 and Lot 34 & 35. Applicant proposes to construct a new 35 unit multi-family building with 41 off street parking spaces.

First hearing held on January 3, 2013.

11. Applications.

- a. First hearing in the matter of Application # 2013-02 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.

- b. First hearing 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.

- c. First hearing 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.

12. Open to public for comments on other matters

13. Motion to adjourn