

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

AGENDA FOR THURSDAY, JANUARY 28, 2010

The Zoning Board of Adjustment has scheduled a meeting for Monday, December 14, 2009, 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. Roll call of the Board Members.
4. Reading of notice in compliance with Open Public Meetings Act.
5. Minutes. November 9, 2009  
Minutes of December 14, 2009
6. Communications, reports and administrative matters. NONE.
7. Unfinished Business – Memorializing Resolutions.
  - a. (not ready) Alpy – Memorializing Resolution. Matter was denied at meeting of March 26, 2009.
  - b. Resolution in matter of Application #2006-40 of Jain Samaj of USA, Inc. for property located at 538-540 52<sup>nd</sup> Street, Block 109, Lot 24. Application for amendment of existing approval granted by the Board on December 21, 2006.

Amendment granted at hearing on December 14, 2009, allowing the demolition of the existing building without change to remainder of approval.

8. New Business – Miscellaneous. NONE.
  
9. New Business – Applications.
  - a. First hearing in Appaloosa Enterprises, LLC – Carried from December 14, 2009 with announcement to public. Application # 2009-01 for property located at 433 60<sup>th</sup> Street, Block 67, Lot 12. Property is located in the RM zone. The first floor currently contains medical offices and the second floor contains one commercial space. These are existing non-conforming uses.

The Application is to add an addition to the rear of the building at the basement level (partially underground) and first floor. The basement addition is approximately 738 square feet and the first floor expansion is approximately 738 square feet. This is an expansion of the non-conforming use and requires a variance.

The applicant also intends to renovate the interior of the second floor, which is to remain as one commercial space. There are no proposed exterior changes to the second floor.

Applicant requires variances for use, front yard setback (existing), side yard setbacks (existing and new addition are at the property line), and for building coverage. Applicant also requires parking variance for failure to have the required number of spaces. No parking is provided on site.

- b. Application #2010-02. First hearing in matter of PEDG, LLC (Pedro Lopez, owner) for property located at 6108 Palisade Avenue. Property is located in the RM zone. Applicant seeks to change the existing first floor commercial laundromat use to a liquor store use. The residential units above will remain unchanged. Applicant requires use variance, parking variance, and bulk variances for 4 existing conditions.

10. Unfinished Business - Continued hearing.

Third hearing in matter of Park Terrace LLC for property located at 5701 Park Avenue, Block 64, Lots 16, 17, 19, 20 and 21.

Subdivision and consolidation of five existing lots into one new lot.

Eliminate surface parking lot containing approximately 90-100 spaces. Construct new high-rise multi-family residential building and professional office space, as well as a commercial parking lot.

The proposed building is a total of 22 stories and 220 feet high. This is a variance from the permitted height of 12 stories and 135 feet.

It provides for multiple levels of residential units. The total number of residential units is 243. They consist of 19 Studio and 111 one-bedroom units, 94 two-bedroom units, and 19 three-bedroom units.

There is one level of commercial office space, which is not a permitted use, and requires a variance.

The application presents a commercially-operated elevator parking system, which is not a permitted use, and requires a variance

There will be a total of 501 parking spaces. This exceeds the number of maximum spaces permitted, and is a variance.

321 parking spaces are required for the new residential and office space. Approximately 100 spaces are to be used by the tenants of the two high rise buildings at 5701 and 5601 Park Avenue (Overlook Terrace), located across the street, which tenants currently use the surface parking lot that is to be eliminated. The remainder of approximately 80 spaces will be available for the public at a for-rent market rate.

Applicant seeks variances for multiple uses, height, density, floor area ratio, lot area, front yard setback, rear yard setback, parking, parking space size, drive aisle width, and driveway width, along with use variances for high-rise apartment, for commercial office space, and for commercial parking service.

First hearing was held on November 9, 2009. Second hearing held on December 14, 2009.

11. Payment Resolutions.
  - a. Maser Consulting
  - b. Jersey Journal
  - c. Metropolitan Court Reporting

11. Open to public for comments on other matters.
12. Motion for closed executive session if necessary.
13. Motion to adjourn.