

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

AGENDA FOR MEETING FOR THURSDAY OCTOBER 28, 2010

The Zoning Board of Adjustment has scheduled a meeting for Thursday, October 28, 2010 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.
 - a. Closed session on August 26, 2010
 - b. Special meeting on September 20, 2010
 - c. Meeting of September 23, 2010
6. Communications, reports and administrative matters.
 - a. Schedule of meetings for 2011.
7. Resolution – Miscellaneous.
 - a. Matter of Romero, Huestipa and Aguirre for property located at 47A 64th Street, Block 20, Lot 12. Request for extension of time for one year for approval of conversion of two-family dwelling into a three-family dwelling. Matter was originally approved by vote on 10-22-2009 and resolution on 11-9-2009.

Resolution presented.

8. Resolutions – Applications.

- a. Memorializing Resolution for matter of 5609 Palisade Ave, LLC, for property located at 5609-5615 Palisade Avenue, block 80 Lot 28. Existing building with four residential and one commercial space. Applicant seeks to renovate one commercial unit to create a second commercial unit within. Requires a use and other variance. RM zone. Matter was approved at meeting of August 26, 2010.

9. Applications.

- a. Vote for matter of Application #2010-08 for D.R. Mon Inc. for properties known as the Jaclyn Properties at various lots on Washington and Jefferson Streets.

Hearings were held on July 22, 2010, August 26, 2010 and September 20, 2010. Testimony was received from numerous experts and members of the public.

This is a requested Amendment #2 for existing approvals granted by the Board in June, 2009 and initially amended in December, 2010.

Applicant seeks to change the previous approvals. First, due to lack of education funding, the BOE will no longer seek rehabilitation of an existing building for Pre-K and Special Education at 5715 Jefferson Street, Block 130, Lot 3 and Part of Lot 4 (Proposed Lot 3.01). The applicant instead seeks to demolish the existing building and to construct a residential building with 28 for-sale condominium units and 60 parking spaces. The building will be a total of five stories consisting of four residential levels and one ground floor parking level.

The proposed lot and subdivision for this residential building is requested to be changed from the prior approval to exclude land. This building would now occupy only 5715 Jefferson Street, Part of Lot 4. Block 130, Lot 3 (“Nunez property”) is requested to be abandoned and removed from any approvals.

The applicant seeks approval to abandon the required surface parking lot providing for fourteen (14) spaces that was approved for 5814-5816 Jefferson Street, Block 129, Lot 2.01. It would be removed from any approvals.

There are no changes to the approved residential buildings at the other property locations, except that the applicant seeks to assign parking in the proposed new building to the other sites. The application proposes that the provided excess parking is enough for the other sites.

The applicant requires use variance and other variances, as well as change of the approved subdivision line and cross-easements for parking.

10. Applications.

- a. Matter of application #2010-09, for applicant 521 60th Street WNY LLC, for property located at 5210 60th Street, Block 127, Lot 3. Applicant seeks to legalize an existing illegal basement apartment. Property is located in the C-R Zone. This is a brick building with a total of eight residential units, which is a non-conforming use. This application presents an expansion of a non-conforming use (use variance) for the small illegal basement apartment.

- b. Matter of Application ##2009-18 for Marisabel Morales for property located at 519-521 54th Street, Block 109 Lot 11.

Applicant has advised that they will revise application from requested catering hall to proposed retail use. Revised plans and new notice to the public will be provided. Matter will be heard at meeting of October 28, 2010.

Matter was heard at meeting of June 7, 2010 has been adjourned at multiple meetings. No new notice has been provided.

11. Payment Resolutions.

- a. Maser Consulting – five invoices.

12. Open to public for comments on other matters.

13. Motion to adjourn.