

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

AGENDA FOR MEETING FOR THURSDAY, MARCH 24, 2011

The Zoning Board of Adjustment has scheduled a meeting for Thursday, March 24, 2011 at 6:30 p.m. prevailing time in the Municipal Chambers, Room 22, at Town Hall, 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. February 24, 2011
6. Communications, reports, and administrative matters. None.
7. Resolutions – Applications.
  - a. Memorializing Resolution in matter of Application #2010-09, for applicant 521 60<sup>th</sup> Street WNY LLC, for property located at 521 60<sup>th</sup> Street, Block 127, Lot 3. Approved to legalize an existing illegal basement apartment. First hearing was held on October 28, 2010. Matter was approved at second hearing on December 13, 2010.
  - b. Memorializing Resolution in matter of Application #2010-14 for Miguel Fernandez, Dilenia Fernandez, and Eugenia Peralta, for property located at 122 67<sup>th</sup> Street, Block 6, Lot 14, West New York. Property is located in the RM zone. Applicant approved for a basement apartment, thereby making a two-family residential building into a three-family. Applicant approved for addition at the rear of the building, for which no permits were obtained. Matter approved at meeting of February 24, 2011.

- c. Memorializing Resolution in matter of Application #2010-16 for BHD Investment, LLC for property located at 214 58<sup>th</sup> Street, Block 8, Lot 10, West New York. The property is located in the RM zone. Applicant approved to demolish the existing one-family home and construct a three-family home. Matter approved at meeting of February 24, 2011.
  
- d. Memorializing Resolution in matter of Application #2010-17, for applicant Miralto at Park Avenue LLC, for property located between Buchanan Place and Park Avenue, known as Block 43, Lots 4, 5, 6, 7, 16 and 17. The project name has been changed to "Meridia Park Avenue". Applicant approved for second amendment of the existing approvals.

Approved for construction of one six-story multi-family residential building providing 125 residential units and two commercial units. There are four residential levels providing 65 one-bedroom units and 60 two-bedroom units. There are two parking levels providing 176 total spaces for the residents. There are an additional 37 spaces to be used by the WNY Parking Authority.

Original approval was in 2006. In 2009, the project was amended by application and re-approved for construction of one nine-story multi-family residential. The amendment hearings were heard on February 24, 2011 and March 15, 2011.

- 8. Applications.
  - a. Second hearing in Matter of Application # 2010-13, for Family Dollar Store, for property located at 5909 Park Avenue, Block 59, Lot 6. Applicant requests a use variance to convert an existing one story commercial building into one retail store. Use and parking variances are requested.

First hearing was held on February 24, 2011, and applicant was directed to file traffic and planner reports.

- b. First hearing in matter of Lexington Equities, LLC, for properties located at 6000-6002 Jefferson Street, Block 144, Lots 1 and 2, Application #2010-15. The property is on the corner of Jefferson Street and 60<sup>th</sup> Street in the R-M Medium Density Residential District.

Applicant seeks to amend existing approvals from a nine unit residential building to a six unit building. The property received approval in 2007 for a use variance and site plan approval for nine residential units. Variances were granted for density, height, yard setbacks, lot coverage, and number of parking spaces.

The applicant proposes demolition of existing structures and construction of a new building. The current application seeks to continue the approved use and other variance as are necessary for a four-story building with only six units. Applicant proposes three two-bedroom units and three three-bedroom units for a total of six units. There will be eleven (11) on-site parking spaces.

- c. First hearing in the matter of Juan Carlos Ramirez, for property located at 6028 Buchanan Place, Block 43, Lot 6.01, Application # 2011-03. The property is located in the RM zone. Applicant seeks to convert the second-floor office space into one residential unit containing three bedrooms. The first floor contains a warehouse, which is a non-conforming use in the zone.

Applicant requires a use variance for continuation of the non-conforming warehouse use. Applicant requires a variance for lack of on-site parking. The building footprint is not being changed by this application. Existing non-conformities include Lot width, lot coverage, and side, front, and rear yard setbacks.

9. Payment Resolutions.

- a. Maser Consulting
- b. Maser Consulting

9. Escrow Refunds.

- a. Ester Castsrillion for property located at 5511 Bergenline Ave., Block 116, Lot 5, Application #2009-13. Refund amount \$2,280.00.

10. Open to public for comments on other matters.

11. Motion to adjourn.