

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

AGENDA FOR MEETING FOR THURSDAY, MAY 26, 2011

The Zoning Board of Adjustment has scheduled a meeting for Thursday, May 26, 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 for approval: Meeting of April 28, 2011.
6. Communications, reports, and administrative matters.
  - a. Draft 2010 Annual Report of the Zoning Board for review and discussion, to be submitted to Town Commissioners and Planning Board.
7. Resolutions – Applications.
  - a. 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. Revised plans received.

- b. Memorializing Resolution 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.

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 is approved for demolition of existing structures and construction of a new building. The current application seeks to continue the prior approval as amended 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.

Matter approved at meeting of March 24, 2011.

- c. Memorializing Resolution 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. 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, as well as non-confirming warehouse use.

Applicant approved for a use variance for continuation of the non-conforming warehouse use on the first floor. Applicant approved to convert the second-floor office space into one residential unit containing three bedrooms. Applicant granted a variance for lack of on-site parking. .

Matter approved at meeting of March 24, 2011.

- d. Memorializing Resolution in matter of Miguel A. Hector, for property located at 525-527 51<sup>st</sup> Street, Block 107, Lot 13, West New York. Applicant approved to add three additional residential apartments at the basement level of an existing multi-family five-story building that contains 21 residential units.

Matter approved at meeting of April 28, 2011.

8. Applications.

- a. First hearing in the matter of Application 2011-02, filed by Filmore Place Property, LLC, for property located at 6036 Filmore Place, Block 46, Lots 12 and 13. Applicant seeks legalization of an existing basement apartment, which converts this five-unit residential building into a six-unit residential building. Property is located in the RM zone. Applicant requires approval for expansion of pre-existing non-conforming use as well as other variances for existing conditions and parking.
  
- b. First hearing in the matter of Application #2011-05, filed by applicant Sid Rizzoli for a business to be known as Tequila River, property located at 6701 Park Avenue, Block 6, Lot 22. Applicant seeks to renovate and expand a pre-existing non-conforming use with interior renovations including removal of walls. The first floor bar is not permitted in the RM zone. Applicant requires approval of use variance (expansion).
  
- c. (Pending) Matter carried until applicant receives approval or denial from the Board of Commissioners for an on-street loading zone for tractor trailer on Park Avenue.

Matter of Application #2010-13, for Family Dollar Store, for property located at 5909 Park Avenue, Block 59. Lot 6. Applicant proposes to convert an existing one story commercial building into one retail store. Use, parking, and loading dock variances are requested.

Hearings were held on February 24, 2011 and March 24, 2011. Applicant agreed to carry the matter as of the meeting of April 28, 2011.

9. Payment Resolutions.
  - a. Metropolitan Court Reporters
  - b. Jersey Journal
  - c. Maser Consulting
  - d. Anne Marie Rizzuto, Esq. – Escrow services
  - e. Anne Marie Rizzuto, Esq. – Town services
  
10. Open to public for comments on other matters.
  
11. Motion to adjourn.