

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

AGENDA FOR SPECIAL MEETING FOR MONDAY, SEPTEMBER 20, 2010

The Zoning Board of Adjustment has scheduled a special meeting for Monday, September 20, 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. None.
6. Communications, reports and administrative matters. None.
7. Memorializing Resolutions-Applications. None.
8. Applications.
 - a. Third hearing for application #2010-08 for D.R. Mon Inc. for properties known as the Jaclyn Properties at various lots on Washing and Jefferson Streets. 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.

First hearing was held on July 22, 2010 and second hearing was held on August 26, 2010. Transcripts for both hearings have been supplied.

8. Open to public for comments on other matters.

9. Motion to adjourn.

amr