

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

AGENDA FOR MEETING FOR THURSDAY JANUARY 26, 2012

The Zoning Board of Adjustment has scheduled a meeting for Thursday January 26, 2012 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. Reading of notice in compliance with Open Public Meetings Act
4. Roll call
5. Minutes for approval: Meetings for October 27, 2011 and November 7, 2011.
6. Communications, reports, and administrative matters
7. Payment Resolutions
 - a. Metropolitan Court Reporting
 - b. Jersey Journal
 - c. Maser Consulting
 - d. Remington & Vernick Engineers
 - e. Luis Amaro, Jr. Esq.-General Billing
 - f. Luis Amaro. Jr. Esq.-Escrow Billing
8. Escrow Refunds
 - a. Felipe Alvarenga for property located at 5409-11 Bergenline Ave., Block 84, Lot 18, Application #2006-61. Refund amount \$985.38.

9. Resolutions

- a. Memorializing Resolution for 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. Matter was carried until applicant received approval or denial from the Board of Commissioners for an on-street loading zone for tractor trailer on Park Avenue. Applicant has received initial approval.

Matter approved at the November 7, 2011 meeting.

10. New Business – Miscellaneous matters.

- a. Request for extension of time for Application #2009-13, Ricardo and Luisa Suarez, for property located at 565-67th St., Block 162, Lot 5. Resolution of approval was granted on June 7, 2010. Applicant is requesting a one-year extension of time.
- b. Request for extension of time for Application #2007-11, Jose Camilo Rodas, for property located at 55-67th St., Block 21, Lots 6.01 and 6.02. Resolution of approval was granted on July 24, 2008. Applicant is requesting a one-year extension of time.

11. Applications

- a. First Hearing in the matter of Application 2011-12, filed by Saka Management, LLC. for property located at 554-55th St., Block 117, Lot 22. Applicant seeks to construct a new eleven unit residential multifamily building with thirteen off street parking spaces. Property is located in the I-L zone. Applicant requires approval of use, height and parking variances.

Jurisdictional notice compliance was established at the November 7, 2011 meeting.

- b. 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.

Jurisdictional notice compliance was established at the June 13, 2011 meeting.

- c. First hearing in the matter of Application 2011-11, filed by Carmen Calle, for property located at 412-54th Street, Block 84, Lot 24. Applicant proposes to convert the ground floor (including garage) of a three-story dwelling into a child day care center. Property is located in the RM zone. Applicant requires a use variance for the day care use which is not permitted in that zone.

Jurisdictional notice compliance was established at the November 7, 2011 meeting.

- d. First hearing in the matter of Application 2012-02, filed by Jose C. Rodas, for property located at 515-67th Street, Block 161, Lot 9. Application proposes to legalize studio apartment. Property is located in the RM Zone. Applicant requires approval of depth, front, side, rear yard variances.
- e. First hearing in the matter of Application 2012-01 filed by Meridia Park Avenue, LLC, for property located at 6022, 6024, 6026, and 6028 Buchanan Place; 6027-33 Park Avenue, and 6035-37 Park Avenue. Block 43, Lots 4, 5, 6.01, 16 and 17. Applicant proposes a six-story mid-rise 125 residential units and commercial retail space. Applicant requires site plan approval to subdivide and merge the individual subject lots into one (1) lot. Prior approvals have been granted.

Applicant seeks continued approvals following the revised plans, for merger of adjacent lot 6.01 to the project. Preliminary and final site plan approval, variances for use, density, minimum lot area, maximum dwelling unit per acre, minimum lot width, front and side yard, maximum lot coverage by buildings, minimum loading spaces required, waivers regarding minimum parking space side and aisle width, and necessary variances, waivers, and approvals.

- 12. Open to public for comments on other matters

12. Motion to adjourn