

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

AGENDA FOR MEETING THURSDAY, MAY 30, 2013

The Zoning Board of Adjustment has scheduled a meeting for Thursday, May 30, 2013, 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. Reading of notice in compliance with Open Public Meetings Act.
4. Roll call.
 - a. Minutes for approval: April 25, 2013 meeting
5. Communications, reports, and administrative matters.
6. Payment Resolutions.
 - a. Metropolitan Court Reporters
 - b. Board Attorney Escrow Billing
 - c. Board Attorney General Billing
 - d. Board Planner (Birdsall)
 - e. Board Engineer (CME)
 - f. Jersey Journal

7. Escrow Refunds.

- a. New Cingular Wireless PCS, LLL application #2011-10 for property located at 6700 Hillside Road, Block, 167, Lot 2. Refund amount \$7.89.

8. Resolutions.

- a. Memorializing resolution in the matter of Application #2012-02 filed by Maria Hernandez Avenue, LLC, for property located at 119-59th St. and 5808-5814 Buchanan Place, Block 62, Lot 13.

Applicant seeks a variance from a mixed-use building with one (1) commercial unit and six (6) residential units to a mixed-use building with one (1) commercial unit and ten (10) residential units with ten (10) on-street parking spaces.

Matter was approved at the April 25, 2013 meeting.

- b. Memorializing resolution in the matter of Application #2013-03 filed by Ramon Reyes, for property located at 300-67th St., Block 7, Lot 30 and 31. Applicant proposes to convert a (4) four-family into a (5) five-family.

Matter was approved at the April 25, 2013 meeting.

- c. Memorializing resolution in the matter of Application #2013-04 filed by Excel Properties Urban Renewal Associates, LLC, for property located at 5701 Boulevard East, Block 58 and Lot 1. Applicant proposes to renovate a portion of the ground floor to be used as a commercial space. The applicant shall seek variances for use, height, side yard, front yard, and parking as well as such other variances required by the Board.

Matter was approved at the April 25, 2013 meeting.

9. New Business – Miscellaneous matters. None.

10. Unfinished Business – None.

11. Applications.

- a. First hearing in the matter of Application #2013-05 filed by Lexington Equities, LLC for property located at 6000-02 Jefferson St., Block 144 and Lot 1 and 2. Applicant seeks site plan approval to construct a twelve unit apartment building. The applicant requires site plan approval and a use variance. The applicant is also requesting bulk variances including, but not limited to minimum lot area, minimum front yard, minimum side yard, minimum rear yard, maximum building height, maximum lot coverage and off-street parking.
- b. First hearing in the matter of Application # 2013-06 filed by John Mchale for property located at 600-02-54th St., Block 115 and Lot 28 and 29. Applicant proposes a ten (10) unit apartment building.
- c. First hearing in the matter of Application # 2013-09 filed by Jorje and Anna Maria Jurado for property located at 6000 Washington St., Block 145 and Lot. Applicant proposes to convert an existing one family house into a business office.
- d. First hearing in the matter of Application # 2013-10 filed by Rafael Sanchez for property located at 5809-15 Buchanan Pl., Block 62 and Lot 12. Applicant proposes a Day Care Center with (1) one-residential unit.

12. Open to public for comments on other matters

13. Motion to adjourn