

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

AGENDA FOR MEETING THURSDAY, JUNE 12, 2013

The Zoning Board of Adjustment has scheduled a meeting for Thursday, June 12, 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 25th, 2013 meeting and May 30th, 2013.
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. None.

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 #2013-07 filed by 5113 Bergenline, LLC for property located 5113 Bergenline Ave., Block 108 and Lot 20. Applicant proposes a mixed use one commercial space on the first floor and two residential apartments upstairs.
- b. First hearing in the matter of application #2013-08 filed by Joseph Felice for property located at 6025-31 Boulevard East, Block 36 and Lot 34 & 35. Applicant proposes to construct a new 35 unit multi-family building with 41 off street parking spaces.

12. Open to public for comments on other matters

13. Motion to adjourn