

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

AGENDA FOR MEETING THURSDAY, JULY 25, 2013

The Zoning Board of Adjustment has scheduled a meeting for Thursday, July 25, 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: May 30th, 2013.
5. Communications, reports, and administrative matters.
6. Payment Resolutions.
 - a. Metropolitan Court Reporters
 - b. Board Planner (Maser)
 - c. Board Engineer (CME)
 - d. Former Board Attorney Billing
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.

- d. Memorializing resolution 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

Matter was approved at the May 30, 2013 meeting.

9. New Business – Miscellaneous matters. None.

10. Unfinished Business –

- a. Continuation 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.

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 #2013-07 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.
- 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.
- e. First hearing in the matter of Application # 2013-11 filed by Meridia Park Avenue, LLC for property located at 6035 Park Ave, Block 143 and Lots 4, 5, 6, 6.01, 16 and 17. Applicant proposes to amend site plan for the purpose of amending the sign on the facade of building facing Park Avenue.

- f. First hearing in the matter of Application # 2013-12 filed by Ravi and Kevin Buddhew for property located at 429-64th St., Block 19 and Lot 33. Applicant seeks to convert an existing two-family house into a three family house.
- g. First hearing in the matter of Application # 2013-13 filed by Evan Properties, LLC for property located at 524-56th St., Block 44 and Lot 120. Applicant proposes to construct a new (8) eight unit multi-family building with (8) eight off street parking spaces. Applicant shall seek preliminary and site plan approval and variances for use (d-1), density (d-5), height (d-6), lot area, lot coverage, building coverage and parking front yard, side yard, rear yard, as well as such other variances required by the board.
- h. First hearing in the matter of Application #2013-16 filed by Hudson Heights 28, LLC, for property located at 314, 316, 318, 320-322-53rd St., Block 93 and Lots 13, 14, and 15. Applicant proposes a multi-family residential building.
- i. First hearing in the matter of Application #2013-18 filed by D.R. Mon Group, Inc. for property located 5817 Jefferson St., Block 130 and Lot 4.01. Applicant seeks final approval as well as an Amended Preliminary Approval for Building 1(Phase 2).
- j. First hearing in the matter of Application #2013-20 filed by Hudson Heights 56, LLC, for property located at 321-323, 315-319, 309-13-54th St., Block 93 and Lots 4, 5 and 6. Applicant proposes a multi-family residential building.
- k. First hearing in the matter of application # 2013-19 filed by 625-61st St., LLC for property located at 625-61st St., Block 145 and Lot 15. Applicant seeks site plan approval to construct An Early Childhood Learning Center. Applicant requires site plan approval and a use variance.
- l. First hearing in the matter of application #2013-20 filed by Jaques Sauma, for property located at 582-66th St., Block 163 and Lot 12. Applicant seeks site plan approval to construct a nine-unit apartment building. The applicant requires site plan approval and a use variance.

- m. First hearing in the matter of application # 2013-21 filed by M3 NJ, LLC, for property located at 6019 Broadway, Block 46, Lot 22. Applicant seeks site plan approval to convert commercial space in a mixed-used building into residential. The applicant requires site plan approval and a use variance.

12. Open to public for comments on other matters

13. Motion to adjourn