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

AGENDA FOR MEETING WEDNESDAY, JUNE 11, 2014

The Zoning Board of Adjustment has scheduled a meeting for Wednesday, June 11, 2014, 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: March 27, 2014

5. Communications, reports, and administrative matters. None.

6. Payment Resolutions.

a. Metropolitan Court Reporters
b. CME Associates

7. Escrow Refunds. None.

8. Resolutions.

a. Memorializing resolution in the matter of Application # 2014-01 filed by 6404 Park Ave., LLC, for property located at 6404 Park Ave., Block 19 and Lot 2. Applicant proposes to convert building from (23) twenty-three units with (3) three commercial spaces to (27) twenty-seven units.

Matter was denied at the March 27, 2014 meeting.

b. Memorializing resolution in the matter of Application # 2013-18 filed by XIMJCAE, LLC, for property located at 415-58th St., Block 71 and Lot 18. The applicant proposes to convert an existing (7) seven unit apartment building into an (8) eight unit apartment building.

9. Miscellaneous matters. None.

a. Application #2013-14 filed by SMLI Development, LLC for property 6122-26 Hudson Avenue. Block 42 and Lots 11 & 12. Applicant seeks to obtain a loading zone.

10. Unfinished Business – Continued matter. None.

a. Continuation of hearing in the matter of Application # 2013-30 filed by Silvio Acosta for property located at 312-64th St., Block 30 and Lot 20. The applicant is proposing to convert an existing two-family into a three-family home.

b. Continuation of hearing in the matter of Application # 2014-06 filed by Em THY DO for property located at 6226 Bergenline Ave., Block 5.02 and Lot 34. Applicant proposes to legalize the back rear apartment.

11. Applications.

a. First hearing in the matter of Application # 2014-09 filed by 5818 Jefferson Street Realty, LLC for property located at 5818 Jefferson St. Block 129 and Lot 2 and 2.01. The applicant proposes to expand an existing Day Care and Learning Center onto lot 2.01 by constructing over the existing parking lot.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

b.   First hearing in the matter of Application # 2014-04 and Application # 2014-05 filed by Gaetano Graziano Development, LLC for property located at 6012 Polk St., Block 137 and Lot 4 and Lot 5. The applicant proposes to remove existing structures and subdivide the lot into two (2) lots and construct a three (3) family dwelling on each lot.

c.   First hearing in the matter of Application #2014-10 filed by Lexington Equities, LLC, for property located at 6000-02 Jefferson St. Block 144 and Lot 1 and 2. The applicant seeks site plan approval to construct a twelve unit apartment building.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

d.   First hearing in the matter of Application # 2013-31 filed by YYY Enterprises, LLC for property located at 6111 Palisade Ave., Block 50 and Lot 24. Applicant proposes to convert an existing warehouse into a (12) twelve unit apartment building.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

e.   First hearing in the matter of Application # 2014-08 filed by NASA Realty, LLC for property located at 6314-6316 Jefferson Street and 6400 Jefferson Street. Block 12, 13, 14 and Lot 158. Applicant proposes to construct a new 18 unit multi-family building with 18 off street parking spaces.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

f.   First hearing in the matter of Application # 2014-11 filed by 56th Street, LLC for property located at 561-563-56th Street. Block 117 and Lots 4, 5. Applicant proposes to construct a new 20 unit multi-family building with off street parking spaces.

12.   Open to public for comments on other matters

13.   Motion to adjourn