

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

AGENDA FOR MEETING THURSDAY, MAY 28, 2015

The Zoning Board of Adjustment has scheduled a meeting for Thursday, May 28, 2015, 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: Minutes Special Meeting February 19<sup>th</sup>, 2015.
5. Communications, reports, and administrative matters.
  - a. Special Meeting date June 18<sup>th</sup>, 2015.
6. Payment Resolutions.
  - a. Board Attorney Escrow Billing
  - b. Former Board Attorney
  - c. Metropolitan Court Reporters
  - d. Remington & Vernick Engineers
7. Escrow Refunds. None.

8. Resolutions.

- a. Memorializing resolution in the matter of Application # 2015-06 filed by Tenth Avenue Holdings, LLC– Request for interpretation for properties located at 314-322-53<sup>rd</sup> St. and 309-321-54<sup>th</sup> St., Block 4,5,6,13,14,15, Lot 93. Applicant seeks an Interpretation of the approvals pursuant to N.J.S.A.40:55D-70(b) that the developer is not required to provide affordable units or obtain financing through the HMFA program as a condition of approvals.

Matter approved at the April 16<sup>th</sup>, 2015 Special Meeting.

- b. Memorializing resolution in the matter of Application # 2015-02 filed by 6401 ParkAve. Investment, LLC for property located at 6401 Park Ave., Block 17 and Lot 22. The applicant proposes to construct a new mixed use (residential/business) building.

Matter approved at the May 6<sup>th</sup>, 2015

9. Miscellaneous matters.

- a. Hearing in the matter of Application #2013-13 Evan Properties Two, LLC to consider an amended application to construct a new 8 unit multi-family building with 8 off street parking spaces.

10. Unfinished Business – Continued matters.

- a. Continuation 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.

Hearings held on August 4, 2014 and March 26<sup>th</sup>, 2014

11. Applications.

- a. First hearing in the matter of Application # 2014-17 filed by Taisha Rodriguez, for property located at 120-59<sup>th</sup> St., Block 18 and Lot 59. The applicant seeks to convert an existing two-family house into a three-family.

Jurisdictional notice compliance was established at the January 22, 2015 meeting

- b. First hearing in the matter of Application # 2014-18 filed by 1851 Equities, LLC for property located at 18-51<sup>st</sup> St., Block 85 and Lot 51. The applicant seeks to convert an existing two-family house into a three-family.
- c. First hearing in the matter of Application # 2014-19 filed by Susan Nam for property located at 46-64<sup>th</sup> St., Block 51 and Lot 19. The applicant seeks to convert an existing two-family house into a three-family.
- d. First hearing in the matter of Application # 2014-26 filed by Jose Pena for property located at 6114 Monitor Pl., Block 36 and Lot 11. The applicant seeks to convert an existing two-family house into a three-family.

12. Open to public for comments on other matters

13. Motion to adjourn