

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

AGENDA FOR SPECIAL MEETING THURSDAY, AUGUST 31<sup>TH</sup>, 2017  
**REVISED**

The Zoning Board of Adjustment has scheduled a special meeting for Thursday, August 24<sup>th</sup>, 2017, 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.
5. Minutes for approval: July 27, 2017 Regular Meeting.
6. Communications, reports, and administrative matters.
7. Payment Resolutions. None.
8. Escrow Refunds. None.
9. Resolutions.
  - a. Memorializing resolution in the matter of application #2014-21 filed by Libardo Figueroa, for property located at 319-65<sup>th</sup> St., Block 30 and Lot 5. The applicant seeks to convert a two family residential dwelling to a three-family residential dwelling.

Matter approved at the July 19, 2017 meeting.

- b. Memorializing resolution in the matter of Application #2016-14 filed by Simacha and Devorah Folger, for property located at 431-56<sup>th</sup> Street., Block 82, Lot 32. The applicant proposes to legalize the addition of the basement apartment.

Matter approved at the July 27, 2017 meeting.

- c. Memorializing resolution in the matter of Application # 2017-27 filed by Behar Bajraktari, for property located at 6113 Buchanan Place., Block 41, Lot 17. The Applicant proposes to construct a new three story, three – family residential building.

Matter approved at the July 19, 2017 meeting.

- d. Resolution in the matter of Application #2015-13 filed by Claudio Barahona correcting a typographical error in the Resolution dated June 23, 2016, memorializing the West New York Zoning Board of Adjustment's approval of the Application on May 26, 2016, for the property located at 5510 Grant Place, Block 82, Lot 28, in the Town of West New York, New Jersey.

Matter approved at the July 27, 2017 meeting

- e. Memorializing resolution in the matter of Application # 2015-27 filed by 6108 Hudson Ave, LLC for property located at 6108-10 Hudson Ave., Block 42, Lot 5 and 6. The applicant proposes to construct a new, nine (9) unit multi-family building with off street parking.

Matter approved at the July 27, 2017 meeting.

10. Miscellaneous matters. None.

11. Applications.

- a. Continuation of hearing in the matter of #2015-17 filed by 6115-6119 Broadway, LLC, for property located at 6115-6119 Broadway, Block 42, Lots 23 and 24. The applicant proposes to construct a new eighteen (18) unit multi-family building with (22) off-street parking spaces.

Hearings held October 27, 2016, May 31, 2017, and July 27, 2017.

- b. First hearing in the matter of Application # 2015-09 filed by The Wins Realty Co. for property located at 6024 Bergenline Ave., Block 57 and Lot 6. The applicant proposes to convert the second floor to a four bedroom apartment.

Jurisdictional notice compliance was established at the June 8, 2017 hearing.

- c. First hearing in the matter of Application # 2017-06 filed by Verizon Wireless, for property located at 3-5 Avenue at Port Imperial, Block 168.01 and Lot 7.10. The applicant proposes to construct a FCC licensed rooftop wireless telecommunication facility consisting of cell phone antennas and associated electrical equipment.

Jurisdictional notice compliance was established at the July 27, 2017 hearing.

- d. First hearing in the matter of Application #2017-02 filed by Juan A. Vizueta, for property 432 66<sup>th</sup> St., Block 16, Lot 43. The applicant proposes to legalize two existing basement apartments.

Jurisdictional notice compliance was established on July 19, 2017 hearing.

- e. Continuation of hearing in the matter of Application #2015-26 filed by Larry Merejo, for the property of 52 64<sup>th</sup> St., Block 19, Lot 54. The applicant proposes legalize the addition of the basement apartment.

Jurisdictional notice compliance was established on July 19, 2017.

- f. Continuation of hearing in the matter of application #2017-07 filed by Luz Perez for property located at 6104 Highland Pl., Block 19, Lot 54. The applicant seeks to convert an existing two family residential dwelling to a three-family.

Jurisdictional notice compliance was established July 19, 2017.

- g. Continuation of hearing in the matter of #2017-09 filed by 6200 Hudson LLC, for 6200 Hudson Avenue., Block 29, Lot 1. The applicant seeks approval to amend Site Plan approval to remove four off-street parking spaces provided on the Property in order to provide for greater vehicle turning radius in the parking garage.

Jurisdictional notice compliance was established July 19, 2017.

- h. Request for an extension of approvals in the matter of Application #2015-21, filed by Jinco, Inc., for property located at 6105 Park Avenue, Block 40, Lot 27. The Zoning Board of Adjustment approved the construction of a new, four-story, multi-family building consisting of three (3) residential units with four (4) off-street parking spaces.”

12. Open to public for comments on other matters.

13. Motion to adjourn