

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

AGENDA FOR MEETING THURSDAY, OCTOBER 26<sup>TH</sup>, 2017

The Zoning Board of Adjustment has scheduled a meeting for Thursday, October 26<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: August 31<sup>st</sup>, 2017 special 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 #2015-27 filed by Luz Perez, for property located at 6104 Highland Place, Block 35 and Lot 9.
- b. Memorializing resolution in the matter of Application #2017-06 filed by New York SMSA d/b/a Verizon Wireless, for property located at 3-5 Avenue at Port Imperial, Block 168.01, Lot 7.10.
- c. Memorializing resolution in the matter of Application # 2015-09 filed by The Wins Realty Co., for property located at 6024 Bergenline Avenue, Block 57, Lot 6.
- d. Memorializing resolution in the matter of Application #2075-02 filed by Juan A. Vizueta for property located at 432 – 66<sup>th</sup> Street, Block 16, Lot 43.
- e. Memorializing resolution in the matter of Application # 2015-26 filed by Larry Merejo for property located at 52 – 64<sup>th</sup> Street, Block 19, Lot 54.

10. Miscellaneous matters. None.

11. Applications.

- a. Continuation of hearing in the matter of Application #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. Continuation of hearing in the matter of Application # 2015-01 filed by Madison Equities and Development, LLC for property located at 529-33-61<sup>st</sup> St., Block 136 and Lot 13, 13.01 & 14. The applicant proposes to construct a six 6-story elevator apartment building with thirty-four (34) dwelling units and thirty-nine (39) on-site parking spaces.

Jurisdictional notice compliance was established at the July 27<sup>th</sup>, 2017 hearing.

- c. First hearing in the matter of Application # 2017-13 filed by North Bergen 2 RELO, for property located at 5609 Jefferson Street, Block 124 and Lot 5. The applicant proposes to construct a FCC licensed rooftop wireless telecommunication facility consisting of cell phone antennas and associated electrical equipment.
- d. 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.

- e. Continuation of hearing in the matter of Application # 2016-03 filed by Iglesias El Poder De Dios for property located at 586-54<sup>th</sup> St., Block 115 and Lot 21. The applicant proposes to convert first floor for religious uses.

First hearing January 26, 2017.

- f. First hearing in the matter of Application #2017-09 filed by T-Mobile Northeast, LLC for property 6136 Jackson / 575 – 62<sup>nd</sup> Street, Block 142, Lot 16. The applicant seeks use variance to install a new FCC licensed rooftop wireless telecommunication facility.
- g. First hearing of hearing in the matter of #2016-09 filed by Preliminary and Final Site Plan approval for property located at 6612 Lincoln Place, LLC Block 3, Lots 6 & 7. Applicant seeks Board Approval to construct a new 14 unit multi-family building with off street parking.

- h. First hearing in the matter of Application #2017-03 filed by BHD Investments, LLC, for the property of 6215 Jefferson Street, Block 159, Lot 21. The applicant to construct a three-family house.
- i. First hearing in the matter of application #2016-08 filed by Crate Holdings I, LLC for property located at 572 – 56<sup>th</sup> Street, Block 120, Lots 58 & 59. The applicant seeks to convert an existing six family house into a seven unit multifamily building.
- j. First hearing in the matter of application #2017-18 filed by Denise Gadot and Baruch Gadot for property located at 6506 Madison Street, Block 154, Lot 4. Applicant seeks approval to increase existing floor and existing room sizes and addition of 15x22 in the back of the house.

12. Open to public for comments on other matters.

13. Motion to adjourn

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Zoning Board 2017 Meeting Dates: 11/9, 12/7 @ 6:30PM

**Next Meeting: Thursday, November 9th, 2017**

***If unable to attend, please call the Department of Public Affairs at (201) 295-5024.***