



Town of West New York
Department of Public Affairs
Zoning Board of Adjustment
428 60th Street
West New York, NJ 07093

Felix E. Roque, M.D.
Mayor

Cosmo A. Cirillo
Commissioner

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Alberto Chapin, **Vice-Chairman**

Kenneth Blanc, **Board Member**
Katharine Chao, **Board Member**
Teresa Cruz, **Board Member**
Oscar Guerrero, **Board Member**

David Morel, **Alternate Board Member**
Daniel Roque, **Alternate Board Member**

Board Secretary
Natalia L. Novas

Board Attorney
Nylema Nabbie

Board Engineer
Paul D. Cray

Board Planner
David Spatz

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

AMENDED AGENDA FOR REGULAR MEETING THURSDAY, MAY 3, 2018

The Zoning Board of Adjustment has scheduled a regular meeting for Thursday, May 3, 2018, at 6:30 P.M. prevailing time in the Court 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.

This is the regular meeting of May 3, 2018 of the Zoning Board of Adjustment of the Town of West New York.

Adequate notice of this meeting was provided pursuant to the Open Public Meetings Act, by at least 48 hours prior to this meeting, giving the time, date, location and, to the extent known, the agenda further indicating that formal action may be taken and this notice was (1) prominently posted in at least one public place reserved for such or similar announcements; (2) mailed, telephoned or telecopied to at least two newspapers, which newspapers have been designated by the Governing Body of the Town of West New York to receive such notices, one of which is the official newspaper of the Town; and (3) filed with the Clerk of the Town. Electronic copies of any hearing are available by contacting the Zoning Board of Adjustment Secretary or the Town Clerk.

4. Roll call.

5. Re-Organization Nominations
 - a. Chairperson
 - b. Vice-Chairperson
 - c. Secretary
 - d. Attorney
 - e. Engineer
 - f. Planner
6. Minutes for approval: 1/9/18, 1/18/18, 2/1/18, 2/15/18, 3/1/18
7. Communications, reports, and administrative matters.
 - a. 4901 Bergenline Avenue re: Request for extension of approvals
 - b. 545 54th Street re: Request for extension of approvals
8. Payment Resolutions. None.
8. Resolutions
 - a. Resolution By - laws
 - b. Resolution 6612 Lincoln Place
 - c. Resolution 21 65th Street
 - d. Resolution 6607 Hudson Avenue
 - e. Resolution 572 56th Street
 - f. Resolution 420-26 53rd Street
11. Acceptance/Completeness.
 - a. 119 61st Street
 - b. 441-43 62nd Street
 - c. 416 62nd Street
12. Applications
 - a. Continuation of hearing in the matter of application #2017-22 filed by Michael Gardenier for property located at 412 66th Street, Block 16, Lot 36.02. Applicant seeks Board approval for "C" and "D" variances to construct three-unit residential structure. First hearing March 15, 2018.
 - b. First hearing in the matter of application #2017-33 filed by CMM, LLC for property located at 6305 Adams Street, Block 158 and Lot 25. Applicant seeks Board approval

to construct a four (4) story eleven (11) residential units with eleven (11) parking spaces.

- c. First hearing in the matter of application #2017-29 filed by Elvis Alvarez for property located at 565-57 65th Street, Block 153 Lot 19. Applicant seeks an appeal pursuant to N.J.S.A. 40:55D-70(a) and or an interpretation pursuant to NJSA 40:55-70(b) that zoning approval is not required for the third floor accessory building addition. In the alternative, applicant seeks variances for expansion of a pre-existing use 9(d-2), rear yard and height as well as any variance required by the Board for the accessory structure as variances for all exiting conditions related to the principal use structure.
- d. First hearing in the matter of application #2016-04 filed by Javier Gomez for property located at 6114-18 Jefferson Street, Block 148 Lots 5 & 6. Applicant seeks "C" and "D" variance by proposing to construct an eighteen (18) unit multifamily building with eighteen (18) off street parking spaces.
- e. First hearing in the matter of application #2017-11 filed by 64th Street WNY, LLC for property located at 522-24 64th Street, Block 155, Lots 22 and 23. Applicant proposes to construct a nine (9) unit multifamily building with off street parking.

12. Open to public for comments on other matters.

13. Motion to adjourn.

Next meeting date: **Thursday, May 17, 2018 at 6:30PM in Room #22** of the Municipal Building.

If unable to attend, please call the office of Planning and Zoning Board of Adjustment at (201) 295-5262.