



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

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

AMENDED AGENDA FOR REGULAR MEETING THURSDAY, JUNE 7, 2018

The Zoning Board of Adjustment has scheduled a regular meeting for Thursday, June 7, 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. Minutes for approval: 3/15/18, 5/3/18
6. Communications, reports, and administrative matters. None
7. Payment Resolutions. None.
8. Resolutions
 - a. Resolution By-laws
 - b. Resolution Authorizing Amendment By-laws
 - c. Resolution 4901 Bergenline Avenue
 - d. Resolution 6105 Park Avenue
 - e. Resolution 545 54th Street
11. Acceptance/Completeness. None.
12. Application
 - a. Continuation of 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.
First hearing May 3, 2018.
 - b. Continuation of 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.
First hearing May 3, 2018.

- c. Continuation of 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.

First hearing May 3, 2018.

- d. Continuation of 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.

First hearing May 3, 2018.

12. Open to public for comments on other matters.

13. Motion to adjourn.

Next meeting date: **Thursday, June 21, 2018 at 6:30PM** in **Room #22** of the Municipal Building.

Feel free to email nnovas@westnewyorknj.org with questions or concerns.