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**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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Daniel Roque, Alt. Board Member

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

**AGENDA FOR REGULAR MEETING THURSDAY, SEPTEMBER 20, 2018**

The Zoning Board of Adjustment has scheduled a regular meeting for Thursday, September 20, 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 September 20, 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: 8/16/18
6. Communications, reports, and administrative matters.
7. Payment Resolutions. None.
8. Resolutions
  - a. Resolution –
9. Acceptance/Completeness.
  - a.
10. Application
  - a. Continuation of hearing in the matter of application #2017-29 filed by Elvis Alvarez for property located at 565-67 65<sup>th</sup> 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.

Matter carried from 6/7/18, 7/19/18.
  - b. 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.

Matter carried from 5/3/18, 7/19/18.
  - c. First hearing in the matter of application #2017-24 filled by Erica Montes De Oca for property located at 6009 Jefferson Street, Block 145, Lot 23. Applicant proposes to construct a three-family (3) house.

Matter carried from 8/16/18.
  - d. First hearing in the matter of application #2018-04 filled by SMLI Development, LLC for property located at 6122 Hudson Avenue, Block 42, Lot 12. Applicant requests to amend approvals from Resolution for construction of a 44 unit multi-family residential building with 46 off street parking spaces to include solar panels.

11. New Business

a. Discussion of 2 bylaw amendments.

11. Open to public for comments on other matters.

12. Motion to adjourn.

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Next meeting date: **Thursday, October 4, 2018 at 6:30PM** in **Court Chambers** of the Municipal Building.

*Feel free to email [nnovas@westnewyorknj.org](mailto:nnovas@westnewyorknj.org) with questions or concerns.*