



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, JANUARY 3, 2019

The Zoning Board of Adjustment has scheduled a regular meeting on Thursday, January, 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 December 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: 11/1/18

6. Communications, reports, and administrative matters.
 - a. Amended Zoning Board of Adjustment 2019 Hearing Calendar.
7. Payment Resolutions. None.
8. Resolutions.
 - a. 519 54th Street ZB 2015-18
 - b. 5700 Hudson Avenue ZB 2018-09
9. Acceptance/Completeness.
 - a. 5013 Hudson Avenue ZB 2018-22
 - b. 416 62nd Street ZB 2018-12
 - c. 556-58 57th Street ZB 2018-23
 - d. 6318-20 Bergenline Avenue
10. Application
 - a. Continuation of hearing in the matter of application #2017-31 filled by Novus Equities, LLC for property located at 6605 Boulevard East & 9 67th Street, Block 163, Lot 12, 13. Applicant proposes to construct a new one hundred and nine (109) unit multifamily building one hundred and twelve (112) off-street parking spaces. Notices accepted 8/16/18, matter carried from 11/01/18.
 - b. Continuation of hearing in the matter of application #2017-20 filled by Miguel Cuellar for property located at 400-02 56th Street, Block 80, Lot 30. Applicant proposes to construct a nine (9) unit, multifamily building. Notices accepted at the 8/16 hearing, matter carried from 11/01/18.
 - c. First hearing in the matter of application #2018-14 filed by Fillmore Place WNY, LLC for property located at 6108 Fillmore Place, Block 42, Lot 37. Applicant proposes to construct a new four-story, 10 unit multi-family dwelling. The project will consist of three residential floors and one level of parking. Notices accepted 11/1/18.
 - d. First hearing in the matter of application #2016-01 filled by Mari-Mar for property located at 304-06 61st Street, Block 2, 3 Lot 48. Applicant obtained site plan approval and variances for the subdivisions of existing 2 lots. Day care to remain on lot 3. Proposed 12 unit multifamily building on lot 2. Applicant requests Amended site plan and variance approvals to incorporate revisions to extend a portion of the side yard wall and increase the living floor square footage to apartments 204, 304 & 404 that were inadvertently omitted from the plans.

11. Open to public for comments on other matters.

12. Motion to adjourn.

Next meeting date: **Thursday, January 17, 2019 at 6:30PM** in **Court Chambers** of the Municipal Building.
Feel free to email nnovas@westnewyorknj.org with questions or concerns.