



Clara Brito-Herrera, Chairwoman  
Jose A. Lopez, Vice-Chairman

Jorge Gomez, Board Member  
Comm. Margarita Guzman, Board Member  
Juan Jimenez, Board Member  
Calixto Leon, Board Member  
Almer Martins, Board Member  
Dennise Mejia, Board Member

Rene Jaquinet, Alternate Board Member  
Genaro Sanchez, Alternate Board Member

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

Felix E. Roque, M.D.  
*Mayor*

Cosmo A. Cirillo  
*Commissioner*

**Board Secretary**  
Natalia L. Novas

**Board Attorney**  
Robert Ferraro

**Board Engineer**  
Paul D. Cray

**Board Planner**  
David Spatz

**PLANNING BOARD  
TOWN OF WEST NEW YORK  
COUNTY OF HUDSON**

**MINUTES FOR THE WEST NEW YORK  
REGULAR PLANNING BOARD MEETING  
MONDAY, May 14, 2018**

The Planning Board scheduled a regular meeting on Monday, May 14, 2018 at 6:00PM prevailing time in the Municipal Chambers at 428-60<sup>th</sup> Street in West New York, New Jersey.

1. Meeting called to order by Bob Ferraro at 6:15 PM.
2. Pledge of Allegiance lead by Bob Ferraro.
3. Reading of notice in compliance with Open Public Meetings Act by Bob Ferraro.
4. Roll Call lead by Natalia Novas

Present: Vice Chairman Jose Lopes, Board Members Comm. Guzman, Leon, Martins, and Mejia.

Absent: Chairwoman Brito-Herrera, Board Member Gomez, Jimenez, Jaquinet, and Sanchez.

5. Minutes for approval: Regular Meeting 03/12/2018.

Motion to approve made by Vice-Chair Lopez, seconded by Comm. Guzman was approved by the Board.

6. Communications, reports, and administrative matters. None.

7. Payment Resolutions. None.

8. Escrow Refund Resolutions. None.

9. Resolutions. None.

10. Miscellaneous Matters. None

11. Resolutions. None.

12. Applications.

- a. First hearing in the matter of Application #2018-02 by Toll Brothers Imperial, LLC for property located at 10-12 Avenue at Port Imperial, Block 168.01, Lot 7.09. Applicant requests amended preliminary and final site plan approval for Building F of the Imperial walk at Port Imperial development. After all testimony was heard and questions and comments were made, motion to approve with conditions made by Board member commissioner Margarita Guzman, seconded by Vice-Chairman Jose Lopez was approved by the Board.
- b. First hearing in the matter of Application #2018-03 J&S Tellerman NJ, LLC for property located at 5802-10 Bergenline Avenue, Block 69, Lots 2.01 and 2.02. Applicant proposes four (4) retail spaces on the ground floor, twelve (12) proposed office suites on the second floor. After all testimony was heard and questions and comments were made, a motion to approve made by Comm. Guzman, seconded by Board Member Martins was approved by Board.

13. Open to public for comments. No one from the public came forward to comment.
14. Motion to adjourn made by Comm. Guzman, seconded unanimously by Board at approximately at 8:39PM.



**CERTIFICATION**

I certify that the foregoing is true copy of the  
Minutes approved on \_\_\_\_\_

BY: \_\_\_\_\_

NATALIA L. NOVAS, Acting Secretary  
West New York Zoning Board of Adjustment