

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

MINUTES FOR MEETING OF THURSDAY, OCTOBER 13, 2011

The Planning Board held a meeting on Thursday, October 13, 2011, at 6:30 p.m. prevailing time in the Municipal Chambers at 428 60th Street in West New York, New Jersey. The reading of notice in compliance with Open Public Meetings Act was read.

1. The meeting called to order at approximately 6:30 p.m.

2. Roll call of the Board Members.

Present: Chairman Clara Brito-Herrera, Vice-Chairman Michael Corso, Michael Hyun, Hector Rodriguez, Alain Gomez and Vincent Rotoli,

Present: Attorney Carlos Rendo, Board Planner Joseph J. Layton, P.A., Board Engineer Tom Lemanowicz, P.E., and Board Secretary Maria Varela

Absent: Board Members Caridad Rodriguez, Elaine Waksman and Silvio Acosta

3. A motion to approve the Minutes of the meeting of September 8, 2011 was made By Alain Gomez and seconded by Vince Rotoli. The minutes were approved by the Board.

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

5. Payment Resolutions.
 - a. Metropolitan Court Reporting
 - b. Jersey Journal
 - c. Anne Marie Rizzuto – Legal services for Board
 - d. Anne Marie Rizzuto, Esq. – Legal services for applications (escrows)
 - e. Maser Consulting

A motion to approve all bills was made by Mr. Vincent Rotoli and Mr. Alain Gomez seconded. Motion passed.

6. Escrow Refunds. None.

7. Resolutions.

- a. Memorializing Resolution in the matter of application #2010-10 for 6104 Bergenline Ave LLC for property located at 6104-6108 Bergenline Avenue, Block 52, Lot 4, located in the CR zone. Applicant seeks to divide ground floor single commercial space into two office spaces. Two-story building with non-conforming residential units on upper level. Applicant seeks site plan approval and variances.

Matter approved at meeting of September 8, 2011.

A motion to approve was made by Board Member Alain Gomez and Chairman Clara Brito-Herrera seconded. Resolution approved.

8. Miscellaneous.

The West New York Board of Education is seeking recommendation from this Board in order to comply with NJ Board of Education regulations in preparation for their acquisition of what is known as Lot 1, Block 77 a/k/a St. Joseph's High School for the West New York Board of Education's use as an educational facility.

Before the start of the hearing, Chairman Clara Brito-Herrera recused herself, and Vice-Chair Michael Corso continued with the hearing.

Paul Hamilton, Senior Program Officer proceeded with the discussion on the site acquisition of the St. Joseph's High School. By acquiring this property the Memorial High School Facility will be enlarged in this process, and will add additional space for future students. Exhibits were marked depicting a tax map and an aerial map of the facility.

Robert Sanchez, Vice-Superintendent of schools also came up to testify, and answer questions that Board Members had.

Recommendation from the Board was granted. A motion to approve was made by Board Member Alain Gomez and Vice-Chair Michael Corso seconded. Motion passed.

9. Applications.

- a. The matter of application #2010-12 for Cheon J. Cho for property located at 6612-18 Bergenline Avenue, Block 6, Lot 16, located in the CR zone. Applicant seeks to divide ground floor single commercial space into two office spaces. Two-story building with non-conforming residential units on upper level. Applicant seeks site plan approval and variances.

Board Attorney Carlos Rendo communicated to the Board that the applicant's attorney has submitted a letter withdrawing this matter.

- b. First hearing in the matter of Application #2011-01 for Carlos and Gladys Cabrera for property located at 321 58th Street, Block 70, Lot 7, West New York, New Jersey. Property is located in the RM Zone. The lot is undersized and there are existing non-conformities. The property contains a two-story two-family home which is a permitted use. It is connect to other homes on either side.

Applicant seeks approval for site plan and variances to construct an extension of the front porch to the property line, with a single-car garage under the new front porch. This application worsens the existing non-conforming front yard setback by seeking approval for zero front yard setbacks.

Jose Izquierdo, AIA, for the applicant testified as to the site plan and the floor plan of the property. Mr. Izquierdo described the proposed one car gorge, and distributed color renderings to the Board Members that were marked. The renderings depicted the existing neighborhood.

The hearing was later open to the public and a member of the public spoke.

A motion to approve this matter was made by Board Member Alain Gomez and Chairman Clara Brito-Herrera seconded. Matter approved.

10. Open to public for comments on other matters. No member of the public spoke.
11. Motion for closed executive session – not necessary.
12. Motion to adjourn was made at 8:50 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Planning Board Secretary
Town of West New York

Date signed: November _____, 2011

Date approved: November 3, 2011