

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

AGENDA FOR THURSDAY, MARCH 25, 2010

The Zoning Board of Adjustment has scheduled a meeting for Thursday, March 25, 2010, at 6:30 p.m. prevailing time in the Municipal Chambers at 428 60th Street in West New York, New Jersey.

1. Meeting called to order.
2. Pledge of Allegiance.
3. Roll call of the Board Members.
4. Reading of notice in compliance with Open Public Meetings Act.
5. Minutes. January 28, 2010
6. Communications, reports and administrative matters.
  - a. Acknowledgement of meeting cancellation of February 25, 2010 due to weather.
7. Unfinished Business – Memorializing Resolutions.
  - a. (not ready) Alpy – Memorializing Resolution. Matter was denied at meeting of March 26, 2009.
  - b. Acknowledgement of written Memorializing Resolution in matter of Application #2010-02, PEDG, LLC (Pedro Lopez, owner) for property located at 6108 Palisade Avenue. Property is located in the RM zone. Applicant seeks to change the existing first floor commercial laundromat use to a liquor store use. Applicant was granted use variance, parking variance, and bulk variances for existing condition at the meeting of January 28, 2010. Memorialization was approved at meeting of January 28, 2010.

8. New Business – Miscellaneous.
  - a. Extension of Time in matter of Application #2007-19 for Anthony Lam, for property at 324-326 62<sup>nd</sup> Street, Block 32, Lot 42. Resolution for extension from 2-28-2008 until 2-28-2011 requested. Correspondence and Resolution of Approval from 2008 provided.
  - b. Extension of Time in Application #2008-22 for Fillmore Place Property LLC, for property located at 6036 Fillmore Place, Block 46, Lots 12 and 13. Extension of time for two years from April 23, 2009 until April 30, 2011 requested. Resolution of Approval from 2009 provided
9. New Business – Applications.
  - a. First hearing in the matter of Application #2009-13 for Ricardo and Lisa Suarez, for property located at 565 67<sup>th</sup> Street, Block 62, lot 5. Property is located in the RM Medium Density Residential District. The building is a non-conforming use because it is a three-family residence. Applicant seeks to add space to the existing master bedroom on the first floor, which is an exterior extension and renovation. This is therefore an expansion of a pre-existing non-conforming use, requiring a use variance. Applicant also requires parking variance (no off-street parking). The property also has pre-existing bulk non-conformities.
  - b. First hearing in matter of Application # 2009-17 for 6409 Broadway, LLC, for property located at 6409 Broadway, Block 23, Lot 12. Property is located in the RM Medium Density Residential Zone. Applicant seeks to convert the ground floor existing industrial use (upholstery) to a retail use (barber shop). There are residential uses on the second and third floors. Applicant requires a use variance and a parking variance (no off-street parking). There are existing non-conformities for setbacks.

- c. First hearing in the matter of Application #2010-01 for Gilberto Camacho, for property located at 604 56<sup>th</sup> Street, Block 123, Lot 29. Property is located in the I-L Light Impact Industrial Zone. Applicant seeks to convert an existing residential use (non-conforming) into office use for both the first and second floors. The office use is not permitted and therefore the application requires a use variance as well as a parking variance (no off-street parking). There are existing non-conformity for lot width.

10. Unfinished Business - Continued hearing.

- a. Fourth hearing in matter of Park Terrace LLC for property located at 5701 Park Avenue, Block 64, Lots 16, 17, 19, 20 and 21.

Subdivision and consolidation of five existing lots into one new lot.

Eliminate surface parking lot containing approximately 90-100 spaces. Construct new high-rise multi-family residential building and professional office space, as well as a commercial parking lot.

The proposed building is a total of 22 stories and 220 feet high. This is a variance from the permitted height of 12 stories and 135 feet.

It provides for multiple levels of residential units. The total number of residential units is 243. They consist of 19 Studio and 111 one-bedroom units, 94 two-bedroom units, and 19 three-bedroom units.

There is one level of commercial office space, which is not a permitted use, and requires a variance.

The application presents a commercially-operated elevator parking system, which is not a permitted use, and requires a variance

There will be a total of 501 parking spaces. This exceeds the number of maximum spaces permitted, and is a variance.

321 parking spaces are required for the new residential and office space. Approximately 100 spaces are to be used by the tenants of the two high rise buildings at 5701 and 5601 Park Avenue (Overlook Terrace), located across the street, which tenants currently use the surface parking lot that is to be eliminated. The remainder of approximately 80 spaces will be available for the public at a for-rent market rate.

Applicant seeks variances for multiple uses, height, density, floor area ratio, lot area, front yard setback, rear yard setback, parking, parking space size, drive aisle width, and driveway width, along with use variances for high-rise apartment, for commercial office space, and for commercial parking service.

First hearing was held on November 9, 2009. Second hearing held on December 14, 2009. Third hearing was held on January 28, 2010. Matter was closed to testimony by the applicant.

11. Payment Resolutions.
  - a. Metropolitan Court Reporting.
  - b. Metropolitan Court Reporting.
  - c. Maser Consulting.
  - d. Jersey Journal.
  - e. Gregory Associates, L.L.C.
  
11. Open to public for comments on other matters.
12. Motion for closed executive session if necessary.
13. Motion to adjourn.