

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

AGENDA FOR MEETING FOR THURSDAY, APRIL 28, 2011

The Zoning Board of Adjustment has scheduled a meeting for Thursday, April 28, 2011 at 6:30 p.m. prevailing time in the Municipal Chambers, Room 22, at Town Hall, 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: March 15, 2011 (special)
 March 24, 2011
6. Communications, reports, and administrative matters. None.
7. Resolutions – Applications.
 - a. Memorializing Resolution in matter of Application #2010-16 for BHD Investment, LLC for property located at 214 58th Street, Block 8, Lot 10, West New York. The property is located in the RM zone. Applicant approved to demolish the existing one-family home and construct a three-family home.

Matter approved at meeting of February 24, 2011. Revised plans received.

- b. Memorializing Resolution in matter of Lexington Equities, LLC, for properties located at 6000-6002 Jefferson Street, Block 144, Lots 1 and 2, Application #2010-15. The property is on the corner of Jefferson Street and 60th Street in the R-M Medium Density Residential District.

The property received approval in 2007 for a use variance and site plan approval for nine residential units. Variances were granted for density, height, yard setbacks, lot coverage, and number of parking spaces.

The applicant is approved for demolition of existing structures and construction of a new building. The current application seeks to continue the prior approval as amended for a four-story building with only six units. Applicant proposes three two-bedroom units and three three-bedroom units for a total of six units. There will be eleven (11) on-site parking spaces.

Matter approved at meeting of March 24, 2011.

- c. Memorializing Resolution in the matter of Juan Carlos Ramirez, for property located at 6028 Buchanan Place, Block 43, Lot 6.01, Application # 2011-03. The property is located in the RM zone. The building footprint is not being changed by this application. Existing non-conformities include lot width, lot coverage, and side, front, and rear yard setbacks, as well as non-confirming warehouse use.

Applicant approved for a use variance for continuation of the non-conforming warehouse use on the first floor. Applicant approved to convert the second-floor office space into one residential unit containing three bedrooms. Applicant granted a variance for lack of on-site parking. .

Matter approved at meeting of March 24, 2011.

8. Applications.

- a. Third hearing in Matter of Application #2010-13, for Family Dollar Store, for property located at 5909 Park Avenue, Block 59. Lot 6. Applicant proposes to convert an existing one story commercial building into one retail store. Use, parking, and loading dock variances are requested.

Hearings were held on February 24, 2011 and March 24, 2011.
Advise on whether matter is to be carried.

- b. Matter of Application #2009-18 for Marisabel Morales for property located at 519-521 54th Street, Block 109, Lot 11. This matter was heard at the meeting of June 7, 2010, at which time the applicant was seeking approval for a catering hall. Applicant has amended the application to request approvals for retail sales and services and business and professional offices. Applicant requires use and parking variances. New notice has been provided. First hearing on amended application.

Advise on matter to be withdrawn.

- c. First hearing in matter of Miguel A. Hector, for property located at 525-527 51st Street, Block 107, Lot 13, West New York. Applicant seeks to add three additional residential apartments at the basement level of an existing multi-family five-story building that contains 21 residential units.

The building is located in the CH Heavy Impact Zone and the use as residential in non-conforming. The addition of three more residential units expands the non-conforming use and therefore, applicant requires a use variance. In addition, there is no parking on site, an existing non-conforming condition, which is being exacerbated, and therefore, applicant requires a variance. There are other existing non-conformities for bulk zoning requirements.

Applicant was previously approved in 1999 for an expansion of the 21-unit building into a building containing 35 units. This approval is expired.

9. Payment Resolutions.

- a. Metropolitan Court Reporters
- b. Jersey Journal

10. Escrow Refunds.

- a. Ester Castsrillion for property located at 5511 Bergenline Ave., Block 116, Lot 5, Application #2009-13. Refund amount \$2,380.00.

11. Open to public for comments on other matters.

12. Motion to adjourn.