

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

AGENDA FOR THURSDAY, OCTOBER 13, 2011

The Planning Board has scheduled a meeting for 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.

1. Meeting called to order.
2. Pledge of Allegiance.
3. Reading of notice in compliance with Open Public Meetings Act.
4. Roll call.
5. Minutes. Meeting of September 8, 2011.
6. Communications, reports, and administrative matters. None.
7. Payment Resolutions.
 - a. Metropolitan Court Reporting
 - b. Jersey Journal
 - c. Carlos Rendo, Esq. – Legal services for Board
 - d. Carlos Rendo, Esq. – Legal services for applications (escrow)

8. Escrow Refunds. None

9. 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.

10. 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.

11. Applications.

- a. 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 setback.

12. Open to public for comments on other matters.
13. Motion for closed executive session if necessary.
14. Motion to adjourn.