

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

MINUTES FOR MEETING OF WEDNESDAY, FEBRUARY 1, 2012

The Planning Board held a meeting on Wednesday, February 1, 2012, at 7:00 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 7:00 p.m.

2. Roll call of the Board Members.

Present: Chairperson Clara Brito-Herrera, Vice-Chairman Michael Corso, Michael Hyun, Caridad Rodriguez, Clara Duran, Laritza Marrero, and Elaine Waksman

Absent: Silvio Acosta

Present: Board Attorney Carlos Rendo, Esq.
Board Planner Joseph J. Layton, P.P., AICP
Board Engineer Tom R. Lemanowicz, P.E., P.P., C.M.E.
Board Secretary Maria Varela

3. A motion to approve the Minutes of the meeting of December 8, 2011 was made by Board Member Comm. Caridad Rodriguez and seconded by Vice-Chair Michael Corso. The minutes were approved by the Board.

4. Communications, reports, and administrative matters. Board Attorney Carlos Rendo, communicated to the Board that the schedule of meeting dates for the year 2012 was published.

Board Attorney Carlos Rendo also conveyed to the Board the scheduling of a special Planning Board meeting to be held on February 8, 2012. A motion to approve was made by Chairperson Clara Brito-Herrera and Vice-Chair Michael Corso seconded. Motion passed.

5. Payment Resolutions.
 - a. Metropolitan Court Reporting
 - b. Carlos Rendo – Legal services for Board
 - c. Jersey Journal
 - d. Maser Consulting
 - e. Remington & Vernick Engineers

A motion to approve all bills was made by Comm. Caridad Rodriguez and Vice-Chairman Michael Corso seconded. Motion passed.

6. Escrow Refunds.
 - a. Vicente Rodriguez for property located at 303-50th St., Block 105, Lot 15, Application #2010-09. Refund amount \$945.29. A motion to approve was made by Comm. Caridad Rodriguez and Vice-Chairman Michael Corso seconded. Motion passed.

7. Resolutions. None.

8. Miscellaneous. None

9. Applications.

- a. First hearing in the matter of Application #2011-02 for Steve Mao for property located 6123 Bergenline Ave., Block 139, Lot 6, West New York, New Jersey. Property is located in the C-R Zone.

Applicant seeks to renovate an existing commercial space that was previously used by a tenant to operate as a restaurant. Applicant requests approval for bulk variances, minimum lot area, minimum lot depth, maximum building coverage and off street parking.

Bianca P. Pereiras, Esq. and Manuel J. Pereiras, AIA representing the applicant. As per Ms. Pereiras new notices were provided to the surrounding residents. Mr. Pereiras testified as to the floor plan, the layout and the number of seating for the

proposed restaurant. He also talked about the variances that they were seeking, and the hours of operations were also established.

Mr. Pereira in addition intends to incorporate a sign with additional lighting to the back of the building as per the request of the Board. An exhibit was marked A-1 depicting the entire building and the proposed restaurant.

The matter was later open to the public, and no members of the public spoke. A motion to approve this application was made by Chairperson Clara Brito-Herrera and Comm. Caridad Rodriguez 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 8:02 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Planning Board Secretary
Town of West New York

Date signed: February _____, 2012

Date approved: February 8, 2012