

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

MINUTES FOR MEETING OF WEDNESDAY, MARCH 7, 2012

The Planning Board held a meeting on Wednesday, March 7, 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, Clara Duran, and Laritza Marrero

Absent: Silvio Acosta, Comm. Caridad Rodriguez and Elaine Waksman

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 February 8, 2012 was made by Vice-Chair Michael Corso and second by Chairperson Clara Brito-Herrera. The minutes were approved by the Board.

4. Communications, reports, and administrative matters. None

5. Payment Resolutions.
 - a. Metropolitan Court Reporting
 - b. Carlos Rendo – Legal services for Board
 - c. Maser Consulting
 - d. North Jersey Media

A motion to approve all bills was made by Vice-Chairman Michael Corso seconded and Chairperson Clara Brito-Herrera seconded. Motion passed.

6. Escrow Refunds.
 - a. Lobel Realty, LLC, for property located at 5819-23 Bergenline Avenue. Refund amount \$2,022.00.
 - b. Robert Yacavone, for property located at 512-59th St., Block 126, Lot 13. Refund amount \$571.51.
 - c. Cheon Cho, for property located 6612 Bergenline Ave., Block 16, Lot 6. Refund \$1,967.50
 - d. George Grafstin, for property 5201 Broadway. Refund amount \$36.00.

A motion to approve all escrow refunds was made by Vice-Chairman Michael Corso seconded and Chairperson Clara Brito-Herrera seconded. Motion passed.

7. Resolutions. None.

8. Miscellaneous. None

9. Applications.

- a. First hearing in the matter of Application #2012-02 for Custom Locations, Inc. for property located at 4901 Bergenline Avenue, Block 107, Lot 35, West New York, New Jersey. Property is located in the C-R Zone. Applicant seeks approval for proposed Subway store. Applicant will request variances for store front width, seating and parking as well as any variances required by the Board.

J. Alvaro Alonso, Esq. and Luis Garcia, AIA for the applicant. Mr. Garcia 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 for the restaurant.

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 8:30 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Planning Board Secretary
Town of West New York

Date signed: April _____, 2012

Date approved: April 4, 2012