

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

AGENDA FOR THURSDAY, JULY 14, 2011

The Planning Board has scheduled a meeting for Thursday, July 14, 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. Swearing in of new members.

4. Roll call of the Board Members.
5. Reading of notice in compliance with Open Public Meetings Act.

6. Minutes. Meeting of February 10, 2011.

7. Communications, reports, and administrative matters. None.

8. Resolutions.
 - a. Matter of Joseph Liberti, for property located at 6309 Jackson Street, Block 157, formerly Lot 18.01 and 6311 Jackson Street, Block 157, Lot 18.02, for extension of time to file Subdivision Deed and acknowledgement of the prior Board Resolution dated July 14, 2004, approving the subdivision of former Lot 18 into two equal lots with associated variances. Draft Resolution and prior Board Resolution presented.

9. Applications.

- a. Second hearing in the matter of application #2010-10 for 6104 Bergenline Ave LLC for property located at 6104-6108 Bergenline Avenue, Block 562, 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.

First hearing was heard on February 10, 2011 and matter carried to next available meeting date.

- b. 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.

- c. First hearing in the matter of Application #2010-12 for Cheon J. Cho for property located at 6612- 6618 Bergenline, Block 6, Lot 16, West New York, New Jersey. Applicant seeks to convert the first floor from office space into a Laundromat. Applicant relies upon a prior approval for the second floor, which granted office use and parking variance. Applicant requires site plan approval and variances.

This is the first hearing. Matter was scheduled on the agenda on February 10, 2011 but no testimony was presented. New notice was provided for March 14, 2011, and has carried from that date.

10. Payment Resolutions.
 - a. Metropolitan Court Reporting
 - b. Jersey Journal
 - c. Anne Marie Rizzuto – Board services
 - d. Anne Marie Rizzuto, Esq. – escrow services
 - e. Maser Consulting

11. Escrow Refunds.
 - a. Rosemarie Gutierrez for property located at 6018 Jefferson St., Block 114, Lot 10, Application #2009-04. Refund amount \$1,131.90.

 - b. John Hill for property located at 6046 Monitor Pl., Block 36, Lot 3, Application # 2010-08.

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