

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

AGENDA FOR THURSDAY, APRIL 7, 2010

The Planning Board has scheduled a meeting for Thursday, April 7, 2010, 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. Roll call of the Board Members.
4. Reading of notice in compliance with Open Public Meetings Act.
5. Minutes for December 9, 2009.
6. Communications, reports and administrative matters.
 - a. Consideration of draft ordinance for recommendation to Governing Body. Amendment of Section 414-15(C), Note 3 of the West New York Zoning Code at the request of the Town Construction Official. Ordinance drafted by Board Attorney Anne Marie Rizzuto, Esq. and to be reviewed by Planner Joseph Layton. The proposed ordinance allows change from an existing neighborhood-type commercial zone to another neighborhood-type commercial zone.
 - b. Status report on update for Master Plan by Board Attorney Anne Marie Rizzuto, Esq.

7. Applications.

- a. First hearing in Application # 2010-01, Appaloosa Enterprises, LLC for property located at 433 60th Street, Block 67, Lot 12. Property is located in the CR zone. The first floor currently contains medical offices and the second floor contains one commercial space. These are existing permitted uses.

The Application is to add an addition to the rear of the building at the basement level (partially underground) and first floor. The basement addition is approximately 738 square feet and the first floor expansion is approximately 738 square feet. The applicant also intends to renovate the interior of the second floor, which is to remain as one commercial space. There are no proposed exterior changes to the second floor.

Applicant seeks Site Plan Approval and requires C variances for front yard setback (existing), side yard setbacks (existing and new addition are at the property line), and for building coverage. Applicant also requires parking variance for failure to have the required number of spaces. No parking is provided on site.

- b. First hearing in Application #2010-02, Valencia Rincon Realty, for property located at 630-632 61st Street, Block 149, Lot 36. Applicant proposes to convert vacant space in two adjoining buildings into a catering hall and coffee shop/retail. The two buildings have a common wall with one building being three stories and the other building being two stories. Residential uses occupy the upper floors of both buildings.

The property is in the C-H Heavy Impact Commercial District. Eating and drinking establishments are a permitted use.

The Applicant seeks Site Plan Approval and C Variances for nonconforming lot area (existing) and non-conforming minimum lot width (existing) and variance for no off-street parking.

- c. First hearing in Application #2010-03 for Las Palmas Restaurant, Applicant 6220 Park Ave. Corp., for property located at 6153-6157 Bergenline Avenue, Block 139, Lots 131, 4, 16. The building contains a supermarket on the ground floor as well as part of Las Palmas Restaurant which occupies the first, second and third floors.

The property is located in the C-R Retail and Service Commercial District. Eating and drinking establishments are a permitted use.

The Application is for new construction to add a third floor catering hall as an extension of the current restaurant operations. The building currently contains a three-story portion and a two-story portion. The new catering hall will be attached to the three-story portion and built on top of the two-story portion.

Applicant seeks Site Plan Approval and C Variances for non-conforming lot depth (existing), exceeding maximum number of stories (existing and proposed), exceeding maximum lot coverage (existing) and failure to provide required off-street parking.

8. Payment Resolutions.
 - a. Anne Marie Rizzuto, Esq. – Escrow payment
 - b. Anne Marie Rizzuto, Esq. – General payment
 - c. Maser Consulting
 - d. Metropolitan Court Reporting
 - e. Jersey Journal

9. Open to public for comments on other matters.

10. Motion for closed executive session if necessary.

11. Motion to adjourn.