

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

MINUTES OF THE MEETING HELD ON THURSDAY, APRIL 8, 2010

1. Meeting called to order.

2. Pledge of Allegiance.

3. Roll call of the Board Members.

Chairman -	Alex Locatelli
Vice Chairman -	Jorge Gomez
Board Member -	Ronni Rousseau Wade
Board Member-	William Parkinson
Board Member-	Lizzett Cuervo
Board Member -	Alberto Rodriguez
Board Member -	Vincent Rotoli (absent)

Board Secretary -	Maria Varela
Board Attorney -	Anne Marie Rizzuto, Esq.
Board Planner-	Joseph J. Layton, PA

4. Reading of notice in compliance with Open Public Meetings Act.

5. Minutes – December 9, 2009. A motion to approve was made by Chairman Alex Locatelli and Mr. William Parkinson seconded. Motion passed

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 reviewed by Planner Joseph Layton. The proposed ordinance allows change from an existing neighborhood-type commercial zone to another neighborhood-type commercial zone. A motion to approve was made by Lizzett Cuervo and Vice-Chairman Gomez seconded. Motion passed.

- b. Status report on update for Master Plan by Board Attorney Anne Marie Rizzuto, Esq. Ms. Rizzuto stated that a presentation will be given by Hunter College students at the Board's regular scheduled meeting on May 13, 2010. An invitation to attend the meeting was extended to the Board of Commissions of the Town of West New York and the Zoning Board Members.

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.

Anthony F. Sarsano, Esq. and Jose Izquierdo, AIA representing the applicant.

The applicant proposes to add an addition to an existing medical office for the purpose of having additional examination rooms. Mr. Izquierdo described the floor plan and the aesthetics of the building. He also talked about the variances requested. A motion to approve this matter was made by Mr. Alberto Rodriguez and Ms. Ronni Rousseau-Wade seconded. Matter approved.

- 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.

Alain Mulkay, Esq. and Orestes Valella, AIA representing the applicant. Mr. Valella talked about the applicant's request to convert an unoccupied space on the property to a catering hall and coffee shop. He described the plan and talked about the layout of the intended uses. He also talked about the proposed seating arrangement of both the party room and coffee shop. The matter was then opened to the public and various members of the public spoke.

This matter was adjourned until the May 13, 2010 meeting. Revised plans are expected.

- 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.

Alain Mulkay, Esq. and Orestes Valella, AIA representing the applicant. Mr. Valella showed on the plans the existing catering hall, and he described the proposed addition that will be located on the third floor of the structure. He addressed the variances sought and the aesthetics of the additional floor to the building. A motion to approve this matter was made by Mr. Alberto Rodriguez and Mr. William Parkinson seconded. Matter approved.

8. Payment Resolutions.
  - a. Anne Marie Rizzuto, Esq. - Escrow Payment. A motion was made to approve by Ms. Lizzett Cuervo and Chairman Alex Locatelli seconded. Resolution approved.
  - b. Anne Marie Rizzuto, Esq. - General Payment. A motion was made to approve by Ms. Lizzett Cuervo and Chairman Alex Locatelli seconded. Resolution approved.
  - c. Maser Consulting. A motion was made to approve by Ms. Lizzett Cuervo and Chairman Alex Locatelli seconded. Resolution approved.
  - d. Metropolitan Court Reporting. A motion was made to approve by Ms. Lizzett Cuervo and Chairman Alex Locatelli seconded. Resolution approved.
  - e. Jersey Journal. A motion was made to approve by Ms. Lizzett Cuervo and Chairman Alex Locatelli seconded. Resolution approved.
  - f. Mateo Perez, Esq. A motion was made to approve by Ms. Lizzett Cuervo and Chairman Alex Locatelli seconded. Resolution approved.
  
9. Escrow Refund. Sal's Pizzeria property located at 6127 Bergenline Ave., application #2009-03.

A motion to adjourn the meeting was made at 7:54 p.m.

**Respectfully submitted,**

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**MARIA VARELA, BOARD SECRETARY**  
**Town of West New York**  
**Planning Board**

**Date approved: May \_\_\_\_\_, 2010**