

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

MINUTES OF THE MEETING HELD ON THURSDAY, JUNE 10, 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 (absent)
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 for May 13, 2010- A motion to approve was made by Ms. Ronni Rousseau-Wade and Mr. William Parkinson seconded. Minutes approved.

6. Communications, reports and administrative matters. NONE.

7. Resolutions.

a. Not ready - Memorializing Resolution of denial in matter of Application #2010-02, Valencia Rincon Realty, for property located at 630-632 61st Street, Block 149, Lot 36. Applicant sought catering hall use. Hearings held on April 8, 2010 and May 13, 2010. Application was denied. Carried to the July 8, 2010 meeting.

- b. Memorializing Resolution in matter of Application #2010-04, Izabella Learning Center, LLC, for property located at 325-329 55th Street, Block 83, Lot 4. Day care use approved at meeting of May 13, 2010. Motion to approved was made by Vice-Chairman Jorge Gomez and Ms. Ronni Rousseau-Wade seconded. Resolution approved.

8. Applications.

- a. JLS- matter is adjourned due to a defective notice.

Application #2010-05 filed on behalf of JLS Realty Management, Inc. For property located at 570 66th Street, Block 162, Lot 14. Applicant seeks to construct a new two-family home. Applicant seeks site plan approval, and variances for minimum lot size, minimum lot depth, and minimum front yard setback. This is an undersized lot located in the RM zone where two-family buildings are a permitted use.

This matter will be heard on the July 8, 2010 meeting.

- b. First hearing in the matter of Application # 2010-06 filed on behalf of Theresa Martinez for property located at 5600 Kennedy Boulevard, Block 124, Lot 1. Applicant seeks site plan approval and variances to renovate space in an existing one-story brick office building for operation of a child day center. Permitted use in the IL Zone by virtue of State Statute. Site Plan approval sought and Variance required for existing condition for exceeding maximum building coverage.

Anthony Sarsano, Esq. and Jose Carballo, AIA for the applicant. Mr. Carballo testified as to the plans showing how the facility will look when it is completed. He talked about the number of children per classroom, the number of employees, and the reception area where the children will be received. The parking, signage, traffic, and drop off system were discussed. The neighborhood and variances were also discussed. The State approval process was discussed. There is no on-site playground so the children will use Miller Park located nearby, which is a Town park. Exhibits were marked.

The applicant was also asked to testify. Board members had various questions for Ms. Martinez concerning safety issues.

Motion to approve this matter was made by Mr. William Parkinson and Ms. Lizzett Cuervo seconded. Matter approved.

8. Payment Resolutions.

- a. Anne Marie Rizzuto, Esq. - Escrow Payment. A motion was made to approve by Chairman Alex Locatelli and Mr. William Parkinson seconded. Resolution approved.
- b. Anne Marie Rizzuto, Esq. - General Payment. A motion was made to approve by Chairman Alex Locatelli and Mr. William Parkinson seconded. Resolution approved.
- c. Metropolitan Court Reporting. A motion was made to approve by Chairman Alex Locatelli and Mr. William Parkinson seconded. Resolution approved.
- d. Jersey Journal. A motion was made to approve by Chairman Alex Locatelli and Mr. William Parkinson seconded. Resolution approved.

A motion to adjourn the meeting was made at 7:27 P.M.

Respectfully submitted,

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

Date approved: July _____, 2010