

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

MINUTES OF THE MEETING HELD ON THURSDAY, SEPTEMBER 09, 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
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 July 8, 2010- A motion to approve was made by Ms. Lizzett Cuervo and Mr. William Parkinson seconded. Motion passed
6. Communications, reports and administrative matters. NONE.
7. Resolutions.
 - a. 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. A motion was made by Ms. Ronni Rousseau-wade and Mr. William Parkinson seconded. Resolution approved.

- b. Memorializing Resolution in matter of Application #2010-05 filed on behalf of JLS Realty Management, Inc. for property located at 570 66th Street, Block 162, Lot 14. Upon revision of certain aspects, Applicant approved for variances to construct at meeting of July 8, 2010. A motion to approve was made by Ms. Lizzett Cuervo and Mr. William Parkinson seconded. Resolution approved.

8. Applications.

- a. First hearing in Application #2010-07 for property located at 6013 Bergenline Avenue, Block 135, Lots 6 and 7, located in the C-R zone. Applicant seeks to divide one commercial space into two commercial spaces. A non-conforming use exists at this property because there are ten residential apartments in the floors above the first level. Applicant seeks site plan approval and variances.

Mr. Anthony Sarsano Esq. and Ms. Carola Z. Rosas AIA, for the applicant. Ms. Rosas explained that the applicant hopes to divide the commercial space on the ground floor of the present building, making it two commercial units. She depicted the current commercial space that currently exists there now. The second space will allow the applicant to rent out the second space for some other type of establishment.

A motion was made by Ms. Ronni Rousseau-Wade and Chairman Alex Locatelli seconded. Matter approved.

8. Payment Resolutions.

- a. Metropolitan Court Reporting. A motion was made to approve by Ms. Lizzett Cuervo and Mr. William Parkinson seconded. Resolution approved.
- b. Metropolitan Court Reporting. A motion was made to approve by Ms. Lizzett Cuervo and Mr. William Parkinson seconded. Resolution approved.

A motion to adjourn the meeting was made at 7:00 P.M.

Respectfully submitted,

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

Date approved: November 15, 2010

