

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

MINUTES OF THE MEETING HELD ON THURSDAY, JULY 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 (absent)  
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 for June 10, 2010. A motion to approve was made by Mr. William Parkinson and Ms. Lizzett Cuervo seconded. Motion passed
6. Communications, reports and administrative matters. NONE.
7. Resolutions.
  - a. Memorializing Resolution in the matter of Application # 2010-06 filed on behalf of Theresa Martinez for property located at 5600 Kennedy Boulevard, Block 124, Lot 1. Child day care center. Matter was heard and approved at meeting on June 10, 2010. Motion to approve was made by Mr. William Parkinson and Ms. Lizzett Cuervo seconded. Resolution approved.
8. Applications.
  - a. First hearing in matter of Application #2010-05 filed on behalf of JLS Realty Management, Inc. for property located at 570 66<sup>th</sup> 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.

J. Alvaro Alonso Esq. and Mr. Orestes Valella, Architect for the applicant. Mr. Valella described the existing structure, which has been vacant for over five years. The applicant proposes a brand new two-family home which will be an improvement to the neighborhood. Mr. Valella talked about the floor plan and the layout of each apartment. Photos were marked B1-B4 and were passed around to Board Members. Revised plans are expected as per the Board.

A motion to approve was made by Chairman Alex Locatelli and Ms. Lizzett Cuervo seconded. Matter approved

9. Payment Resolutions.

- a. Anne Marie Rizzuto, Esq. - Escrow Payment. A motion was made to approve by Mr. William Parkinson and Mr. Alberto Rodriguez seconded. Resolution approved.
- b. Anne Marie Rizzuto, Esq. - General Payment. A motion was made to approve by Mr. William Parkinson and Mr. Alberto Rodriguez seconded. Resolution approved.
- c. Metropolitan Court Reporting. A motion was made to approve by Mr. William Parkinson and Mr. Alberto Rodriguez seconded. Resolution approved.
- d. Maser Consulting- A motion was made to approve by Mr. William Parkinson and Mr. Alberto Rodriguez seconded. Resolution approved.

10. Escrow refunds.

- a. Application #2007-16, Sergio Queinde, for property located at 415-64<sup>th</sup> Street. A motion was made to approve by Mr. William Parkinson and Mr. Alberto Rodriguez seconded. Resolution approved.

A motion to adjourn the meeting was made at 7:09 p.m.

Respectfully submitted,

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

Date approved: September \_\_\_\_\_, 2010

