

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

**MINUTES FOR MEETING OF THURSDAY, SEPTEMBER 8, 2011**

The Planning Board held a meeting on Thursday, September 8, 2011, at 6:30 p.m. prevailing time in the Municipal Chambers at 428 60th Street in West New York, New Jersey. The reading of notice in compliance with Open Public Meetings Act was read.

1. The meeting called to order at approximately 6:30 p.m.

2. Roll call of the Board Members.

Present: Members Silvio Acosta, Alain Gomez, Clara Brito-Herrera, Michael Corso, Michael Hyun, Hector Rodriguez, and Vincent Rotoli,

Present: Acting Board Attorney Anne Marie Rizzuto, Esq., Proposed Board Attorney Carlos Rendo, Board Planner Joseph J. Layton, P.A., Board Engineer Tom Lemanowicz, P.E., and Board Secretary Maria Varela

Absent: Board Members Caridad Rodriguez and Elaine Waksman

3. Swearing in of Board Professionals.

4. Swearing in of Board Members

5. Nominations and Elections of Board Chair and Vice-Chair.

6. A motion to approve the Minutes of the meeting of February 10, 2011 was made and the minutes were approved by the Board.

7. Communications, reports, and administrative matters. None.

8. Payment Resolutions.

- a. Metropolitan Court Reporting
- b. Jersey Journal
- c. Anne Marie Rizzuto – Legal services for Board
- d. Anne Marie Rizzuto, Esq. – Legal services for applications (escrows)
- e. Maser Consulting

A motion to approve all bills was made by Mr. Alain Gomez and was seconded by Vice-Chair Michael Corso. Motion passed.

9. Escrow Refunds.

- a. Rosemarie Gutierrez for property located at 6018 Jefferson St., Block 114, Lot 10, Application #2009-04. Refund amount \$1,131.90.
- b. John Hill for property located at 6046 Monitor Pl., Block 36, Lot 3, Application #2010-08. Refund amount \$1,863.75.
- c. Lazaro Alonso for property located at 6305-07 Jackson St., Block 157, Lot 19 Application #2005-38. Refund amount \$2,393.33.
- d. Izabella Learning Center for property located at 325-329-55<sup>th</sup> St. Block 83, Lot 4, Application #2010-03. Refund amount \$392.49.

A motion to approve all escrow refunds was made by Mr. Alain Gomez and seconded by Mr. Hector Rodriguez. Motion passed.

10. Resolutions.

- a.. Matter of Joseph Liberti, for property located at 6309 Jackson Street, Block 157, formerly Lot 18.01 and 6311 Jackson Street, Block 157, Lot 18.02, for extension of time to file Subdivision Deed and acknowledgement of the prior Board Resolution dated July 14, 2004, approving the subdivision of former Lot 18 into two equal lots with associated variances. Draft Resolution and prior Board Resolution presented.

A motion to approve was made by Vice-Chairman Michael Corso and seconded by Mr. Alain Gomez. Resolution approved.

11. Applications.

- a. Second hearing in the matter of application #2010-12 for Cheon J. Cho for property located at 6612-18 Bergenline Avenue, Block 6, Lot 16, located in the CR zone. Applicant seeks to divide ground floor single commercial space into two office spaces. Two-story building with non-conforming residential units on upper level. Applicant seeks site plan approval and variances.

First hearing was heard on February 10, 2011 and matter has been carried to present date. Revised plans have been filed. Applicant will present entire application anew.

Maria Gesualdi, Esq. and Jose Carballo, AIA for applicant, and Ira Weiner, Esq. for interested party located at 6722 Kennedy Boulevard who is contesting the application.

Ms. Gesualdi testified as to the prior memorializing resolutions granting approvals for additional office space. She advised the Board that those variances sought are still in existence as per the permit extension act. The two prior memorialized resolutions were marked and passed around to the Board.

Mr. Carballo testified as to the plans depicting the proposed commercial space that will occupy the first floor of this building. Mr. Carballo described the floor plan and the layout of the proposed Laundromat. Exhibits were marked representing the one-story building.

The hearing was opened to members of the public and various members came up for questions of these experts.

This matter was adjourned to the October 13, 2011 meeting.

- b. Second hearing in the matter of application #2010-10 for 6104 Bergenline Ave LLC for property located at 6104-6108 Bergenline Avenue, Block 52, Lot 4, located in the CR zone. Applicant seeks to divide ground floor single commercial space into two office spaces. Two-story building with non-conforming residential units on upper level. Applicant seeks site plan approval and variances.

First hearing was heard on February 10, 2011 and matter has been carried to present date. Revised plans have been filed. Applicant will present entire application anew.

J. Alvaro Alonso, Esq. and Jose Carballo, AIA for the applicant. Mr. Carballo testified as to the plans depicting the proposed sub-division of the existing first floor commercial space. Currently, the store is vacant and the applicant would like to divide the store in two commercial spaces. Mr. Carballo also gave an overview of the entire building and described the floor plan of the two existing residential units and basement.

A motion to approve was made by Mr. Alain Gomez and seconded by Clara Herrera. Matter approved.

9. Open to public for comments on other matters. No member of the public spoke.
10. Motion for closed executive session – not necessary.
11. Motion to adjourn was made at 8:50 PM and the meeting was adjourned.

**Respectfully submitted,**

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**MARIA VARELA**  
**Planning Board Secretary**  
**Town of West New York**

**Date signed:           October \_\_\_\_\_, 2011**

**Date approved:        October 13, 2011**