

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

AGENDA FOR THURSDAY, SEPTEMBER 8, 2011

The Planning Board has scheduled a meeting for 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.

1. Meeting called to order.
2. Pledge of Allegiance.
3. Reading of notice in compliance with Open Public Meetings Act.
4. Swearing in of Board Attorney Carlos Rendo.
5. Swearing in of new Board Members.
 - a. Board Member Silvio Acosta (Mayor's Designee) (Class I)
 - b. Commissioner Caridad Rodriguez (Class II)
 - c. Board Member Alain Gomez (Class III)
 - d. Board Member Clara Brito-Herrera (Class IV)
 - e. Board Member Michael Corso (Class IV)
 - f. Board Member Michael Hyun (Class IV)
 - g. Board Member Hector A. Rodriguez
 - h. Board Member Elaine Waksman (Class IV)

6. Roll call.

Silvio Acosta (Mayor's Designee) (Class I)
Commissioner Caridad Rodriguez (Class II)
Alain Gomez (Class III)
Clara Brito-Herrera
Michael Corso
Michael Hyun
Hector A. Rodriguez
Vincent Rotoli
Elaine Waksman

Board Attorney Carlo Rendo
Board Planner Joseph Layton

7. Nominations and Elections.
 - a. Board Chairman
 - b. Board Vice Chairman

8. Minutes. Meeting of February 10, 2011.

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

10. 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

11. 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 325-329-55th St. Block 83, Lot 4, Application #2010-03. Refund amount \$392.49.

12. 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.

13. Applications.

- a. Second hearing in the matter of application #2010-10 for 6104 Bergenline Ave LLC for property located at 6104-6108 Bergenline Avenue, Block 562, 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.

- b. First hearing in the matter of Application #2011-01 for Carlos and Gladys Cabrera for property located at 321 58th Street, Block 70, Lot 7, West New York, New Jersey. Property is located in the RM Zone. The lot is undersized and there are existing non-conformities. The property contains a two-story two-family home which is a permitted use. It is connect to other homes on either side.

Applicant seeks approval for site plan and variances to construct an extension of the front porch to the property line, with a single-car garage under the new front porch. This application worsens the existing non-conforming front yard setback by seeking approval for zero front yard setback.

- c. First hearing in the matter of Application #2010-12 for Cheon J. Cho for property located at 6612- 6618 Bergenline, Block 6, Lot 16, West New York, New Jersey. Applicant seeks to convert the first floor from office space into a Laundromat. Applicant relies upon a prior approval for the second floor, which granted office use and parking variance. Applicant requires site plan approval and variances.

- 14. Open to public for comments on other matters.
- 15. Motion for closed executive session if necessary.
- 16. Motion to adjourn.