

**ZONING BOARD OF ADJUSTMENT  
TOWN OF WEST NEW YORK  
COUNTY OF HUDSON**

**AGENDA FOR MEETING FOR THURSDAY FEBRUARY 23, 2012**

The Zoning Board of Adjustment has scheduled a meeting for Thursday February 23, 2012 at 6:30 p.m. prevailing time in the Municipal Chambers, Room 22, at Town Hall, 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. Roll call
5. Swearing in of Board Attorney George Garcia. (Luis J. Amaro Jr., Esq.)
6. Minutes for approval: Meeting January 26, 2012.
7. Communications, reports, and administrative matters
8. Payment Resolutions
  - a. Metropolitan Court Reporting
  - b. Jersey Journal
  - c. Maser Consulting
  - d. Remington & Vernick Engineers
  - e. Luis Amaro, Jr. Esq.-General Billing
  - f. Luis Amaro. Jr. Esq.-Escrow Billing

9. Escrow Refunds

- a. Robert Mayerovic for property located at 6200-14 Hudson Ave., Block 29, Lot 1, Application #2007-17. Refund amount \$3,380.82.

10. Resolutions

- a. Memorializing Resolution for Application #2011-12, for Saka Management, LLC. for property located at 554-55<sup>th</sup> St., Block 117, Lot 22. Applicant seeks to construct a new eleven unit residential multifamily building with thirteen off street parking spaces. Property is located in the I-L zone. Applicant requires approval of use, height and parking variances.

Matter approved at the January 26, 2012 meeting.

- b. Memorializing Resolution for Application #2011-03, for Filmore Place Property, LLC, for property located at 6036 Filmore Place, Block 46, Lots 12 and 13. Applicant seeks legalization of an existing basement apartment, which converts this five-unit residential building into a six-unit residential building. Property is located in the RM zone. Applicant requires approval for expansion of pre-existing non-conforming use as well as other variances for existing conditions and parking.

Matter approved at the January 26, 2012 meeting.

- c. Memorializing Resolution for Application #2011-11, filed by Carmen Calle, for property located at 412-54<sup>th</sup> Street, Block 84, Lot 24. Applicant proposes to convert the ground floor (including garage) of a three-story dwelling into a child day care center. Property is located in the RM zone. Applicant requires a use variance for the day care use which is not permitted in that zone

Matter approved at the January 26, 2012 meeting.

- d. Memorializing Resolution for Application #2012-02, filed by Jose C. Rodas, for property located at 515-67<sup>th</sup> Street, Block 161, Lot 9. Application proposes to legalize studio apartment. Property is located in the RM Zone. Applicant requires approval of depth, front, side, rear yard variances.

Matter approved at the January 26, 2012 meeting.

- e. Memorializing Resolution for Application #2012-01 filed by Meridia Park Avenue, LLC, for property located at 6022, 6024, 6026, and 6028 Buchanan Place; 6027-33 Park Avenue, and 6035-37 Park Avenue. Block 43, Lots 4, 5, 6.01, 16 and 17. Applicant proposes a six-story mid-rise 125 residential units and commercial retail space. Applicant requires site plan approval to subdivide and merge the individual subject lots into one (1) lot. Prior approvals have been granted.

Applicant seeks continued approvals following the revised plans, for merger of adjacent lot 6.01 to the project. Preliminary and final site plan approval, variances for use, density, minimum lot area, maximum dwelling unit per acre, minimum lot width, front and side yard, maximum lot coverage by buildings, minimum loading spaces required, waivers regarding minimum parking space side and aisle width, and necessary variances, waivers, and approvals.

Matter approved at the January 26, 2012 meeting.

- 11. New Business – Miscellaneous matters.
  - a. Request for extension of time for Application #2009-13 Ricardo and Luisa Suarez, for property located at 565-67<sup>th</sup> St. Block 162, Lot 5. Resolution of Approval was granted on June 7, 2010. Applicant is requesting a one-year extension of time.
- 12. Applications
  - a. First hearing in the matter of Application 2012-03 filed by Merida Le Boulevard, LLC, for property located at 6609-15 Blvd. East and 9-67<sup>th</sup> Street. Block 2, Lots 9 and 10. Applicant proposes to construct a new 123 unit high-rise multi-family dwelling with 107 off street parking spaces.
- 13. Open to public for comments on other matters
- 14. Motion to adjourn