

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

**AGENDA FOR MEETING THURSDAY, FEBRUARY 28, 2013**

The Zoning Board of Adjustment has scheduled a meeting for Thursday, February 28, 2013, 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. Roll call.
- a. Minutes for approval: Minutes December 3, 2012, January 3, 2013 and January 24, 2013.
5. Communications, reports, and administrative matters.
6. Payment Resolutions.
  - a. Metropolitan Court Reporters
  - b. Board Attorney General Billing
  - c. Board Attorney Escrow Billing
  - d. Board Engineer
  - e. Board Planner (Birdsall)
  - f. Jersey Journal

7. Escrow Refunds. None.

8. Resolutions.

- a. Memorializing resolution in the matter of application #2012-17 filed by BHD Investments, LLC for property located at 418-420-63<sup>rd</sup> St., Block 33 and Lot 35. Applicant proposes to subdivide and construct (3) three new homes on each lot.

Matter approved at the January 24, 2013 meeting.

- b. Memorializing resolution in the request for an extension of time in the of Application #2009-10 filed by Romero, Huestipa and Aguirre for property located at 47A 64th Street, Block 20, Lot 12. Applicant is requesting an additional extension of time for one year for approval of conversion of a two-family dwelling into a three-family dwelling. Matter was originally approved by vote on 10-22-2009 and resolution on 11-9-2009. Previous extension was granted on October 28, 2010.

Extension approved on January 24, 2013.

- c. Memorializing resolution in the matter of application # 2012-15 filed by Joseph DeSalvo, for property located at 10-66<sup>th</sup> St., Block 2 and Lot 13. Applicant proposes to create a studio apartment within the first floor of the building.

Matter approved at the January 24, 2013 meeting.

- d. Memorializing resolution in the matter of application #2012-18 filed by 6030 Monroe Place, LLC for property located at 6030-32 Monroe Place, Block 53 and Lot 11. Applicant proposes to develop a (10) ten unit apartment building.

Matter approved at the January 24, 2013 meeting.

- e. Memorializing resolution 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.

First hearing held on February 23, 2012, continued hearings held on March 31, 2012, June 4, 2012, July 26, September 17, 2012, and November 20, 2012

Matter approved at the January 24, 2013 meeting.

9. New Business – Miscellaneous matters. None.

10. Unfinished Business - Continued matters

- a. Continued hearing in the matter of application #2012-13 filed by Joseph Felice for property located at 6025-31 Boulevard East, Block 36 and Lot 34 & 35. Applicant proposes to construct a new 35 unit multi-family building with 41 off street parking spaces.

First hearing held on January 3, 2013.

11. Applications.

- a. First hearing in the matter of Application 2013-01 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 to expand two previously approved commercial units and to create an additional commercial office; amended site plan; modification of approved plans; density; floor area ratio; minimum lot area; maximum dwelling unit per acre; minimum lot width; minimum front yard; minimum side yard; maximum lot coverage by buildings; and all other necessary variances, waivers, and approvals.

12. Open to public for comments on other matters

13. Motion to adjourn