

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

MINUTES FOR MEETING OF MONDAY, NOVEMBER 7, 2011

The Zoning Board held a meeting on Monday, November 7, 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. Meeting called to order at approximately 6:30 p.m.
2. Roll call of the Board Members

Present: Chairman Kenneth Blane, and Members Armando Alvarez, Michael D'Amico, Michele Irimia, Jason Gonzalez and Joseph Rodriguez

Absent: Board Members Rosemary Sciacca and Juan Jimenez

Present: Board Attorney Luis Amaro, Jr. Esq.
Board Planner Joseph J. Layton, P.P., AICP
Board Engineer Tom R. Lemanowicz, P.E., P.P., C.M.E.
Board Secretary Maria Varela
3. Minutes for approval: None.
4. Communications, reports, and administrative matters
 - a. Vote on the 2012 Meeting schedule- A motion to approve was made by Chairman Kenneth Blane and Mr. Michael D'Amico Seconded. Motion passed.
5. Payment Resolutions
 - a. Metropolitan Court Reporting- A motion to approve was made by Chairman Kenneth Blane and Mr. Michael D'Amico Seconded. Resolution approved.
 - b. Jersey Journal- A motion to approve was made by Chairman Kenneth Blane and Mr. Michael D'Amico seconded. Resolution approved.

6. Resolutions

- a. Memorializing Resolution in the matter of Application #2011-05, filed by applicant Sid Rizzoli for a business to be known as Tequila River, property located at 6701 Park Avenue, Block 6, Lot 22. Applicant seeks to renovate and expand a pre-existing non-conforming use with interior renovations including removal of walls. The first floor bar is not permitted in the RM zone. Applicant approved for continued use variance (expansion).

Matter approved at meeting of June 13, 2011.

A motion to approve was made by Chairman Kenneth Blane and Mr. Michael D'Amico Seconded. Resolution approved

7. New Business – Miscellaneous matters.

- a. Request for extension of time for Application #2009-10, Arturo Aguirre Romero, Angela Huestipa, and Fortunato Aguirre for property located at 47A-64th St., Block 20, Lot 12. Resolution of approval was granted on October 22, 2009. Applicant is requesting a one-year extension of time.

Vote on memorializing resolution granting a one-year extension of time.

A motion to approve was made by Chairman Kenneth Blane and Ms. Michele Irimia seconded. Resolution approved

8. Applications

- a. Continued hearing/vote only in the matter of Application #2010-13, for Family Dollar Store, for property located at 5909 Park Avenue, Block 59, Lot 6. Applicant proposes to convert an existing one story commercial building into one retail store. Use, parking, and loading dock variances are requested.

Hearings were held on February 24, 2011 and March 24, 2011. Applicant agreed to carry the matter as of the meeting of April 28, 2011. Matter was carried until applicant received approval or denial from the Board of Commissioners for an on-street loading zone for tractor trailer on Park Avenue. Applicant has received initial approval.

A motion to approve was made by Chairman Kenneth Blane and Ms. Michele Irimia seconded. Resolution approved

- b. First hearing in the matter of Application 2011-02, filed by 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.

Jurisdictional notice compliance was established at the June 13, 2011 meeting.

Matter was carried to the December 12, 2011 meeting.

- c. First hearing in the matter of Application 2011-11, filed by Carmen Calle, for property located at 412-54th 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.

Jurisdictional notice compliance was established at this meeting.

Matter will be carried to the December 12, 2011 meeting.

- d. First Hearing in the matter of Application 2011-12, filed by Saka Management, LLC., for property located at 554-55th 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.

Jurisdictional notice compliance was established at this meeting.

Matter will be carried to the December 12, 2011 meeting.

9. Open to public for comments on other matters. No member of the public spoke.

10. Motion to adjourn was made at 7:10 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Zoning Board Secretary
Town of West New York

Date approved: January_____, 2012