

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

AGENDA (REVISED) FOR MEETING FOR THURSDAY SEPTEMBER 29, 2011

The Zoning Board of Adjustment has scheduled a meeting for Thursday September 29, 2011 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 (Board Secretary)

Chairman Kenneth Blane
Armando Alvarez
Michael D'Amico
Michele Irimia
Juan Jimenez
Joseph Rodriguez
Rosemary Sciacca

Acting Board Attorney Anne Marie Rizzuto
Proposed Board Attorney Luis J. Amaro Jr.
Board Planner Joseph Layton
Town Engineer Thomas Lemanowicz

5. Swearing in of Board Planner Joseph Layton of Maser Consulting (Anne Marie Rizzuto, Esq.)
6. Swearing in of Town Engineer Thomas R. Lemanowicz, P.E., P.P., C.M.E. of the firm of Remington, Vernick & Arango Engineers, Inc. (Anne Marie Rizzuto, Esq.)
7. Swearing in of Board Attorney Luis J. Amaro Jr. (Anne Marie Rizzuto, Esq.)

8. Minutes for approval: Meeting of June 13, 2011.
Note: meeting of July 28, 2011 cancelled.
No meeting scheduled in August, 2011.

9. Communications, reports, and administrative matters

Change of meeting date to from November 14, 2011 to Monday, November 7, 2011

10. Payment Resolutions
 - a. Metropolitan Court Reporting
 - b. Jersey Journal
 - c. Maser Consulting

11. 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.

 - b. Memorializing Resolution in matter of New Cingular Wireless, PCS, LLC in Application #2011-06, for property located at 6600 Boulevard East (The Versailles), Block 38, Lot 11, seeking approval for additions to existing wireless telecommunications facilities at the property. Applicant seeks approval to install two additional patch antennas and one GPS Antenna, to be mounted on the exterior side of the building near to the other antennas. Service equipment rack will be installed in the interior of the building.

The property is located in the R-H High Density Residential Zone. Wireless telecommunications facilities are not a permitted use. This applicant requires approval of expansion of an existing non-conforming use.

Matter approved at meeting of June 13, 2011.

- c. Memorializing Resolution in the matter of New Cingular Wireless, PCS, LLC in Application #2011-08, for property located at 6000-6002 Hudson Avenue, Block 47, Lot 4. Applicant seeks approval to re-locate two existing antennas and adding five new antennas and six remote radio heads. Additional equipment will be added in the interior of the building.

The property is located in the RM Medium Density Residential Zone. Wireless telecommunications facilities are not a permitted use. This applicant requires approval of expansion of an existing non-conforming use.

Matter approved at meeting of June 13, 2011.

- d. Memorializing Resolution in matter of New Cingular Wireless, PCS, LLC in Application #2011-07, for property located at 5106 Kennedy Boulevard (Quick Chek), Block 108, Lots 1 and 2. Applicant seeks approval to remove the two existing wireless telecommunications antennas and replace with a new array of six panel antennas, one GPS Antenna, four remote radar heads, and tow fiber and power distribution boxes. The equipment is located within the interior at the roof of the existing building.

The property is located in the C-H Heavy Impact Commercial District. Wireless telecommunications facilities are not a permitted use. This applicant requires approval of expansion of an existing non-conforming use.

Matter approved at meeting of June 13, 2011.

- e. Memorializing Resolution in matter of New Cingular Wireless, PCS, LLC in Application #2011-09, for property located at 6600 Broadway, Block 8, Lot 1. Applicant seeks approval to install five additional wireless telecommunications antennas, two GPS antennas, and one equipment cabinet on the rooftop of the building.

The property is located in the RM Medium Density Residential Zone. Wireless telecommunications facilities are not a permitted use. This applicant requires approval of expansion of an existing non-conforming use.

Matter approved at meeting of June 13, 2011.

12. Applications

- a. First hearing in the matter of Matter of Application 2011-01 for Rubiel D. Osorio, for property located at 411 61st Street, Block 55, Lot 24. Applicant seeks to legalize one existing basement apartment in an existing apartment building. There are a total of seven approved units within the building, and this unit, if approved, will provide a total of eight units. This is an expansion of a non-conforming use, requiring a use variance, as well as parking variance, and acknowledgement of existing conditions that constitute bulk variances.

- 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.

- c. First hearing in matter of New Cingular Wireless, PCS, LLC in Application #2011-10, for property located at 6700 Hillside Road (Storage Mart), Block 167, Lot 2, seeking approval for the placement of 12 new panel antennas (three sectors of 4 antennas each) on the roof of the Storage Mart building at the intersection of Hillside Road (Anthony M. DeFino Way) and River Road. In addition to the 4 panel antennas in each sector, 2 RRH units, and one fiber/power distribution box will be placed on each sector. Two GPS devices will be mounted in the center of the roof.

The property is located in the CWD Controlled Waterfront Development District. Wireless telecommunications facilities are not a permitted use. This applicant requires approval of expansion of an existing non-conforming use.

- d. First hearing in the matter of Application #2011-12 for 6609-6615 Boulevard East, LLC, (Affuso) for property located at 6609-6615 Boulevard East, Block 2, Lots 9 and 10. This corner property fronts on two streets: Kennedy Boulevard East (west side) and 67th Street.

Applicant proposes to construct a multi-family residential building with three (3) stories of parking (partially underground) and ten (10) floors of residential units.

Applicant proposes a total of sixty (60) residential units. There will be a total of forty (40) two-bedroom units and twenty (20) one-bedroom units.

Applicant proposes a total of seventy (70) parking spaces on three (3) levels. The drive-in parking garage provides entry and exit on Kennedy Boulevard East and entry and exit on 67th Street

The property is located in the RM Zone. The applicant requires variances for use, exceeding permitted density (number of dwelling units per acre), exceeding permitted floor area ratio, exceeding maximum height and number of stories, exceeding maximum lot coverage, failure to provide minimum lot area and minimum lot width, failure to provide minimum front, side, and rear yard setbacks, and failure to meet parking standards of the Town of West new York (RSIS standards met), and such other variances as the hearings may reveal.

13. Open to public for comments on other matters
14. Motion to adjourn