

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

AGENDA FOR MEETING THURSDAY, NOVEMBER 14, 2013

The Zoning Board of Adjustment has scheduled a meeting for Thursday, November 14, 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: Special Meeting June 24th, 2013
5. Communications, reports, and administrative matters.
 - a. 2014 meeting dates for approval and publication.
6. Payment Resolutions.
 - a. Board Planner (Maser)
 - b. Board Engineer (CME)
 - c. Jersey Journal
 - d. Former Board Attorney (Genova & Burns)
7. Escrow Refunds. None.

8. Resolutions.

- a. Memorializing resolution in the matter of Application #2013-09 filed by Jorje and Anna Maria Jurado for property located at 6000 Washington St., Block 145 and Lot. Applicant proposes to convert an existing one family house into a business office.

This matter was approved at the July 25th, 2013 meeting.

- b. Memorializing resolution in the matter of Application # 2013-11 filed by Meridia Park Avenue, LLC for property located at 6035 Park Ave, Block 143 and Lots 4, 5, 6, 6.01, 16 and 17. Applicant proposes to amend site plan for the purpose of amending the sign on the facade of building facing Park Avenue.

This matter was approved at the July 25th, 2013 meeting.

- c. Memorializing denial resolution in the matter of Application # 2013-05 filed by Lexington Equities, LLC for property located at 6000-02 Jefferson St., Block 144 and Lot 1 and 2. Applicant seeks site plan approval to construct a twelve unit apartment building. The applicant requires site plan approval and a use variance. The applicant is also requesting bulk variances including, but not limited to minimum lot area, minimum front yard, minimum side yard, minimum rear yard, maximum building height, maximum lot coverage and off-street parking.

This matter was denied at the September 26th, 2013 meeting.

- d. Memorializing resolution in the matter of Application # 2013-19 filed by 626-61st St. for property located at 625-61st St., Block 145 and Lot 15. Applicant seeks site plan approval to construct an Early Childhood Learning Center. The applicant requires site plan approval and a use variance.

This matter was approved at the September 26th, 2013 meeting.

- e. Memorializing resolution in the matter of Application # 2013-21 filed by Jaques Sauma for property located at 582-66th St., Block 163 and Lot 12. Applicant seeks site plan approval to construct a nine unit apartment building. The applicant requires site plan approval and a use variance.

This matter was approved at the September 26th, 2013 meeting.

- f. Memorializing resolution in the matter of Application # 2013-16 filed by Hudson Heights 28 for property located at 314, 316, 318, 320-322-53rd St., Block 93 and Lots 13, 13, & 15. Applicant proposes a multi-family residential building.

This matter was approved at the October 3rd, 2013 meeting.

- g. Memorializing resolution in the matter of Application # 2013-18 filed by D.R. Mon Group, Inc. for property located at 5817 Jefferson St., Block 130 and Lot 4.01. Applicant seeks final approval as well as Amended Preliminary Approvals for Building 1.

This matter was approved at the October 3rd, 2013 meeting.

- h. Memorializing resolution in the matter of Application # 2013-20 filed by Hudson Heights 56 for property located at 321, 323, 315-319, 309-313-54th St., Block 93 and Lots 4, 5, & 6. Applicant proposes a multi-family residential building.

This matter was approved at the October 3rd, 2013 meeting.

9. New Business – Miscellaneous matters. None.

10. Unfinished Business – Continued matter. None.

11. Applications.

- a. First hearing in the matter of application #2013-07 filed by 5113 Bergenline Avenue, LLC for property located 5113 Bergenline Avenue, Block 108 and Lot 20. Applicant proposes a mixed use (1) one commercial space on the first floor and (2) two residential apartments upstairs.

Jurisdictional notice compliance was established at the June 12, 2013 meeting.

- b. First hearing in the matter of Application # 2013-10 filed by Rafael Sanchez for property located at 5809-15 Buchanan Pl., Block 62 and Lot 12. Applicant proposes a Day Care Center with (1) one-residential unit.

Jurisdictional notice compliance was established at the May 30, 2013 meeting.

- c. First hearing in the matter of Application # 2013-12 filed by Ravi and Kevin Buddhew for property located at 429-64th St., Block 19 and Lot 33. Applicant seeks to convert an existing two-family house into a three family house
- d. First hearing in the matter of Application # 2013-17 filed by 213-52nd St.LLC for property located at 213-52nd St., Block 58 and Lot 9. Applicant proposes to convert an existing three family to a five family by legalizing two existing apartments. The applicant shall seek variances for sue, side yard, front yard, lot width, lot depth, building coverage, and parking as well as such other variances required by the board.
- e. First hearing in the matter of Application # 2013-27 filed by 63rd Street Investments, LLC for property located at 422-424 63rd St., Block 33 and Lot 36.01 and 36.02. Applicant seeks Board approval to convert an existing (4) four-family into a (10) ten unit apartment building.
- f. First hearing in the matter of Application # 2013-28 filed by XIMEJCAW, LLC for property located at 415-58th St., Block 71 and Lot 18. The applicant proposes to convert an existing (7) seven unit apartment building into an (8) eight unit apartment building.

12. Open to public for comments on other matters

13. Motion to adjourn