

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

**AGENDA FOR MEETING THURSDAY, OCTOBER 24, 2013**

The Zoning Board of Adjustment has scheduled a meeting for Thursday, October 24, 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: June 12, 2013 meeting, Special Meeting July 11<sup>th</sup>, 2013, September 16, 2013, and Special Meeting of October 7, 2013.
5. Communications, reports, and administrative matters.
6. Payment Resolutions.
  - a. Metropolitan Court Reporters
  - b. Board Planner (Maser)
  - c. Board Engineer (CME)
  - d. Board Attorney (General)
  - e. Board Attorney (Escrow)
  - f. Jersey Journal
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 25<sup>th</sup>, 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 25<sup>th</sup>, 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 26<sup>th</sup>, 2013 meeting.

- d. Memorializing denial resolution in the matter of Application # 2013-19 filed by 626-61<sup>st</sup> St. for property located at 625-61<sup>st</sup> 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 26<sup>th</sup>, 2013 meeting.

- e. Memorializing denial resolution in the matter of Application # 2013-21 filed by Jaques Sauma for property located at 582-66<sup>th</sup> 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 26<sup>th</sup>, 2013 meeting.

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

This matter was approved at the October 3<sup>rd</sup>, 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 3<sup>rd</sup>, 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, 309-313-54<sup>th</sup> St., Block 93 and Lots 4, 5, & 6. Applicant proposes a multi-family residential building.

This matter was approved at the October 3<sup>rd</sup>, 2013 meeting.

9. New Business – Miscellaneous matters.

- a. Resolution Confirming Consent Order and Signature of Town Attorney in Matter of Versailles Apartment Corp. et al vs. Town of West New York Zoning Board of Adjustment et al.

10. Unfinished Business – Continued matter.

- a. Application #2013-08 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.

Hearings have been held in this matter on April 25, 2013, June 24, 2013, Special meeting July 11<sup>th</sup>, 2013 and July 25<sup>th</sup>, 2013.

- b. Continued hearing in the matter of application #2013-13 filed by Evan Properties 2, LLC for property located at 524-56<sup>th</sup> St., Block 120 and Lot 44. Applicant proposes to construct four floors of apartments over a ground floor parking garage for eight cars.
- c. Continued hearing in the matter of application #2013-14 filed by SMLI Development, LLC for property located at 6122-26 Hudson Ave., Block 42 and Lots 11 & 12. Applicant proposes to construct a seven-story 45 unit multi-family elevator apartment building with 52 parking spaces on two lots

11. Applications.

- a. First hearing in the matter of application #2013-23 filed by Fillmore Properties, LLC for property located 6036 Fillmore Pl., Block 46 and Lot 12. Applicant proposes four residential units over a new parking for a total of ten residential units.
- b. First hearing in the matter of Application # 2013-24 filed by Palisades Plaza III, LLC for property located at 414-50<sup>th</sup> St., Block 104 and Lot 31 & 32. Applicant proposes to convert an existing two-family into a 13 unit residential building.
- c. First hearing in the matter of Application # 2013-25 filed by 405-58<sup>th</sup> St., LLC for property located at 405-58<sup>th</sup> St., Block 71 and Lot 20. Applicant seeks Board approval to convert an existing six-family house into a twelve family house.
- d. First hearing in the matter of Application # 2013-26 filed by Abby Day Care Center for property located at 5401 Jackson St., Block 115 and Lot 21. The applicant proposes to renovate and repair the existing commercial space, and use it as a day care center.

12. Open to public for comments on other matters

13. Motion to adjourn