

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

AGENDA FOR MEETING THURSDAY, DECEMBER 12, 2013

The Zoning Board of Adjustment has scheduled a meeting for Thursday, December 12, 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: July 25th, 2013 meeting, and November 14th, 2013 meeting
5. Communications, reports, and administrative matters. None.
6. Payment Resolutions.
 - a. Board Planner (Maser)
 - b. Metropolitan Court Reporters
7. Escrow Refunds. None.

8. Resolutions.

- a. 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.

- b. 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.

- c. 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.

- d. 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.

- e. 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.

- f. Memorializing resolution 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.

This matter was approved at the November 14th, 2013 meeting.

- g. Memorializing resolution 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.

This matter was approved at the November 14th, 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.

Chairman Blane is recused. Hearings have been held in this matter on April 25, 2013, June 24, 2013, Special meeting July 11th, 2013 and July 25th, 2013.

Vote is scheduled for Thursday, December 12, 2013.

- b. Continued hearing in the matter of application #2013-13 filed by Evan Properties 2, LLC for property located at 524-56th St., Block 120 and Lot 44. Applicant proposes to construct four floors of apartments over a ground floor parking garage for eight cars.

Hearing was held on October 24th, 2013.

- 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.

Hearing was held on October 24th, 2013.

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.

Jurisdictional notice compliance was established at the October 24, 2013 meeting.

- b. First hearing in the matter of Application # 2013-24 filed by Palisades Plaza III, LLC for property located at 414-50th St., Block 104 and Lot 31 & 32. Applicant proposes to convert an existing two-family into a 13 unit residential building.

Jurisdictional notice compliance was established at the October 24, 2013 meeting.

- c. First hearing in the matter of Application # 2013-25 filed by 405-58th St., LLC for property located at 405-58th St., Block 71 and Lot 20. Applicant seeks Board approval to convert an existing six-family house into a twelve family house.

Jurisdictional notice compliance was established at the October 24, 2013 meeting.

- 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.

Jurisdictional notice compliance was established at the October 24, 2013 meeting.

WITHDRAWN

- e. First hearing in the matter of Application # 2013-30 filed by Silvio Acosta for property located at 312-64th St., Block 30 and Lot 20. The applicant is proposing to convert an existing two-family into a three-family home.

12. Open to public for comments on other matters

13. Motion to adjourn