

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

**AGENDA FOR MEETING THURSDAY, MARCH 27, 2014**

The Zoning Board of Adjustment has scheduled a meeting for Thursday, March 27, 2014, 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: February 27, 2014
5. Communications, reports, and administrative matters. None.
6. Payment Resolutions.
  - a. Board Planner (Maser)
  - b. Metropolitan Court Reporters
  - c. Board Engineer (CME)
7. Escrow Refunds.
  - a. Escrow refund in the matter of Application # 2012-14 filed by Elsa I. Gerstman-Zayas for property located at 20-51<sup>st</sup> St., Block 85 and Lot 42. Escrow refund in the amount of \$2,099.14.

8. Resolutions.

- a. Memorializing resolution 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.

Matter was approved on Thursday, February 27, 2014

- b. Memorializing resolution in the matter of Application # 2013-17 filed by 213-52<sup>nd</sup> St.LLC for property located at 213-52<sup>nd</sup> 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.

Matter was approved on Thursday, January 23, 2014.

- c. Memorializing resolution in the matter of Application # 2013-29 filed by 5500 Palisade Avenue, LLC for property located at 5500 Palisade Ave., Block 81 and Lot 1. The applicant proposes to convert an existing furniture store into a 13-unit residential building.

Matter was approved on Thursday, February 27, 2014

- d. Memorializing resolution 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.

Matter was approved on Thursday, February 27, 2014

- e. Memorializing resolution 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.

Matter was approved on Monday, March 3, 2014 Special Meeting.

- f. Memorializing resolution in the matter of Application # 2013-27 filed by 63<sup>rd</sup> Street Investments, LLC for property located at 422-424 63<sup>rd</sup> 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.

Matter was approved on Monday, March 3, 2014 Special Meeting.

9. New Business – Miscellaneous matters. None.

10. Unfinished Business – Continued matter.

- a. Continued 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.

Hearing was held on December 12, 2013.

11. Applications.

- a. First hearing in the matter of Application #2013-32 filed by Armando Alvarez, for property located at 5514 Grant Place, Block 82 and Lot 30. Applicant proposes to add on residential unit to an existing one family home.
- b. First hearing in the matter of Application # 2014-01 filed by 6404 Park Ave., LLC, for property located at 6404 Park Ave., Block 19 and Lot 2. Applicant proposes to convert building from (23) twenty-three units with (3) three commercial spaces to (27) twenty-seven units.
- c. First hearing in the matter of Application # 2014-02 filed by 5809-11 Hudson Ave., LLC, for property located at 5809-11 Hudson Ave., Block 68 and Lot 17. Applicant proposes to legalize first floor store in an apartment.

- d. First hearing in the matter of Application # 2014-03 filed by Raul and Arlene Quesada, for property located at 162-61<sup>st</sup> St., Block 41 and Lot 25. Applicant seeks Board site plan approval to convert an existing rear house into a (1) one-family house.

12. Open to public for comments on other matters

13. Motion to adjourn