

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

AGENDA FOR MEETING THURSDAY, MAY 22, 2014

The Zoning Board of Adjustment has scheduled a meeting for Thursday, May 22, 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: None.
5. Communications, reports, and administrative matters. None.
6. Payment Resolutions.
 - a. Metropolitan Court Reporters
 - b. CME Associates
 - c. Board Attorney (Escrow billing)
7. Escrow Refunds. None.

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 213-52nd 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.

Matter was approved on Thursday, January 23, 2014.

- c. Memorializing resolution 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.

Matter was denied at the March 27, 2014 meeting.

9. Miscellaneous matters. None.

- a. Application #2013-14 filed by SMLI Development, LLC for property 6122-26 Hudson Avenue. Block 42 and Lots 11 & 12. Applicant seeks to obtain a loading zone.

10. Unfinished Business – Continued matter. None.

11. Applications.

- a. 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.

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

- b. First hearing in the matter of Application # 2014-06 filed by Em THY DO for property located at 6226 Bergenline Ave., Block 5.02 and Lot 34. Applicant proposes to legalize the back rear apartment.

Jurisdictional notice compliance was established at the April 24, 2014 meeting.

- c. First hearing in the matter of Application # 2013-31 filed by YYY Enterprises, LLC for property located at 6111 Palisade Ave., Block 50 and Lot 24. Applicant proposes to convert an existing warehouse into a (12) twelve unit apartment building.

- d. 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.

Jurisdictional notice compliance was established at the November 14, 2013 meeting.

- e. First hearing in the matter of Application # 2014-08 filed by NASA Realty, LLC for property located at 6314-6316 Jefferson Street and 6400 Jefferson Street. Block 12, 13, 14 and Block 158. Applicant proposes to construct a new 18 unit multi-family building with 18 off street parking spaces.

- f. First hearing in the matter of Application # 2014-09 filed by 5818 Jefferson Street Realty, LLC for property located at 5818 Jefferson St. Block 129 and Lot 2 and 2.01. The applicant proposes to expand an existing Day Care and Learning Center onto lot 2.01 by constructing over the existing parking lot.

 - g. First hearing in the matter of Application #2014-10 filed by Lexington Equities, LLC, for property located at 6000-02 Jefferson St. Block 144 and Lot 1 and 2. The applicant seeks site plan approval to construct a twelve unit apartment building.
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- 12. Open to public for comments on other matters

 - 13. Motion to adjourn