

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

AGENDA FOR MEETING MONDAY, AUGUST 4, 2014

The Zoning Board of Adjustment has scheduled a meeting for Monday, August 4, 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.
6. Payment Resolutions.
 - a. CME Associates
 - b. Metropolitan Court Reporters
 - c. Board Attorney (General Billing)
 - d. Board Attorney (Escrow Billing)
7. Escrow Refunds.
 - a. Escrow refund in the matter of Application #2013-13 filed by Ramon and Lourdes Reyes for property located at 300-67th Street. Escrow refund in the amount of \$193.75.

- b. Escrow refund in the matter of Application #2010-03 filed by Alonso & Navarrete for property located at 5909 Park Avenue. Escrow refund in the amount of \$1129.41.

8. Resolutions.

- a. 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 amend approval granted by Zoning Board to eliminate the condition that the applicant obtain a loading zone from the West New York Board of Commissioners.
- b. Application #2014-07 filed by Miralto, LLC for property 83-85 67th Street. Block 4 and Lots 1 & 2. Applicant proposes a new thirteen (13) story, 214 multi-family building with commercial and office space and 332 off-street parking spaces. The Board will consider the effect of the West New York Parking Authority's Resolution 014-032 dated June 13, 2014, terminating the contract for sale of real estate between the West New York Parking Authority and Miralto, LLC.

10. Unfinished Business – Continued matter. None.

- a. Continuation of 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.
- b. Continuation of 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.

11. Applications.

- a. 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.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

- b. First hearing in the matter of Application # 2014-04 and Application # 2014-05 filed by Gaetano Graziano Development, LLC for property located at 6012 Polk St., Block 137 and Lot 4 and Lot 5. The applicant proposes to remove existing structures and subdivide the lot into two (2) lots and construct a three (3) family dwelling on each lot.

- c. 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.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

- d. 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.

Jurisdictional notice compliance was established at the May 22, 2014 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 Lot 158. Applicant proposes to construct a new 18 unit multi-family building with 18 off street parking spaces.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

- f. First hearing in the matter of Application # 2014-11 filed by 56th Street, LLC for property located at 561-563-56th Street. Block 117 and Lots 4, 5. Applicant proposes to construct a new 20 unit multi-family building with off street parking spaces.

- g. First hearing in the matter of Application # 2014-12 filed by 56th Street Inc. for property located at 575-57th St. and 576-78-56th St. Block 120 and Lot and 60. Applicant proposes to construct a (20) unit multi-family residential building with (22) twenty-two parking spaces.

- h. First hearing in the matter of Application # 2014-07 filed by Meridia Le Boulevard, LLC for property located at 6609-15 Kennedy Boulevard East and 9-67th St. Block 2 and Lot 9 & 10. Applicant proposes to construct a new one-hundred and twenty three (123) unit high-rise multi-family residential building with One-hundred and seven (107) parking spaces.

12. Open to public for comments on other matters

13. Motion to adjourn