

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

AGENDA FOR MEETING THURSDAY, SEPTEMBER 25, 2014

The Zoning Board of Adjustment has scheduled a meeting for Thursday, September 25, 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.
 - a. Special Meeting date for 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.
6. Payment Resolutions.
 - a. CME Associates
 - b. Metropolitan Court Reporters

7. Escrow Refunds.

1. Robert & Verna Fortunato	6208 Jackson St.	\$2,231.78
2. Capodagli Property	6027 Park Ave.	\$ 22.45
3. Alberto Tapia	406-56 th St.	\$ 459.66
4. Felipe Alvarenga	5409 Palisade Ave.	\$ 985.38
5. North Hudson Kingdom	589-56 th St.	\$ 75.00
6. Antonio & Ofelia Miranda	5600 Palisade Ave.	\$ 8.75
7. Suny & Armando Medina	6036 Filmore Pl.	\$ 36.05
8. Bazzani & Gonzalez	5101 Blvd. East	\$ 696.68
9. Las Palmas Restaurant	6153 Bergenline	\$ 451.90
10. JLS Realty	570-66 th St.	\$ 60.81
11. DR Mon Group	5715 Jefferson St.	\$1,166.34
12. 521-60 th St. LLC	521-60 th St.	\$1,286.46
13. Rosalinda Andino	561-67 th St.	\$ 38.75
14. Rubiel De Osorio	411-61 st St.	\$ 673.94
15. Juan Ramirez	6028 Buchanan Pl.	\$ 266.63
16. Ramon Associates	6701 Park Ave.	\$1,635.43
17. Carmen Lugo	412-54 th St.	\$ 62.93
18. Jose Rodas	515-67 th St.	\$ 639.94
19. Happy Max Food	6123 Bergenline	\$ 489.79
20. Meridia Park Ave., LLC	6027 Park Ave.	\$ 825.53
21. Aymee & Luis Morilla	5108 Palisade Ave.	\$ 637.19
22. Aymee & Luis Morilla	5107 Palisade Ave.	\$ 536.90
23. Orlando Quintero	6009 Washington	\$ 700.86
24. Joseph Felice	6025 Kennedy	\$ 134.73
25. Morilla Enterprises	5108 Palisade	\$ 645.00
26. Morilla Enterprises	5108 Palisade	\$ 500.00
27. Morilla Enterprises	5107 Palisade	\$ 500.00
28. Morilla Enterprises	5107 Palisade	\$ 386.40
29. Steven Dai	324-67 th St.	\$ 441.75
30. All Right Construction	5909 Park Ave.	\$ 500.00
31. Hudson Development	5809-15 Buchanan	\$ 368.75
32. Capodaglia Property	6027 Park Ave.	\$ 52.00
33. DR Mon Group	315-54 th St.	\$ 244.11

8. Resolutions.

- a. Memorializing resolution in the matter of 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.

Matter was approved at the August 4, 2014 meeting.

- b. Memorializing resolution 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.

Matter was approved at the August 4, 2014 meeting.

- c. Memorializing resolution 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.

Matter was approved at the August 4, 2014 meeting.

- d. Memorializing resolution in the matter of Application # 2014-08 filed by Em Thy Do, for property 6226 Bergenline Ave., Block 5.02 and Lot 34. The applicant proposes to legalize the back rear apartment.

Matter was approved at the August 4, 2014 meeting.

9. Miscellaneous matters. None.

10. Unfinished Business – Continued matter.

- a. Continuation of 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.

11. Applications.

- a. 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

- b. 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 Lots 1 and 60. Applicant proposes to construct a (20) unit multi-family residential building with (22) twenty-two parking spaces.

12. Open to public for comments on other matters

13. Motion to adjourn