

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

AGENDA FOR MEETING THURSDAY, DECEMBER 11, 2014

The Zoning Board of Adjustment has scheduled a meeting for Thursday, December 11, 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: Special Meeting March 3rd, 2014, Meeting April 24th, 2014, Meeting May 22, 2014, and Meeting August 4, 2014.
5. Communications, reports, and administrative matters.
6. Payment Resolutions.
 - a. Metropolitan Court Reporters
 - b. CME
7. Escrow Refunds. None.

8. Resolutions. None

9. Miscellaneous matters.

a. Request for extension of approvals in the matter of Application # 863 filed by Custom Locations Inc., for property located at 4901 Bergenline Ave., Block 107 and Lot 357. On May 22, 2008 the Zoning Board approved the construction of a ninety-seven (97) residential units with eighty parking spaces.

b. Request for extension of approvals in the matter of Application # 2006-31 filed by Alberto Tapia, for property located at 406-56th St., Block 80 and Lot 31. On November 2, 2007 Zoning Board approved the construction of a nine-unit (9) residential units with ten off-street parking spaces.

c. Request for extension of approvals in the matter of Application # 2006-43 filed by Jacob Properties, Inc., for property located at 430-436-52nd St., Block 96 and Lots 36 and 37. On April 26, 2007 the Zoning Board approved the construction of a four (4) story residential building, consisting of a ground level parking garage and three (3) residential levels containing a total of 24 units.

10. Unfinished Business – Continued matters.

a. Continuation 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.

First hearing held on August 4, 2014.

11. Applications.

- a. 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

- b. First hearing in the matter of Application # 2014-11 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