

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

AGENDA FOR MEETING THURSDAY, FEBRUARY 27, 2014

The Zoning Board of Adjustment has scheduled a meeting for Thursday, February 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: January 23, 2014
5. Communications, reports, and administrative matters. None.
6. Payment Resolutions.
 - a. Board Planner (Maser)
 - b. Metropolitan Court Reporters
 - c. Board Engineer (CME)
 - d. Jersey Journal
7. Escrow Refunds.
 - a. Escrow refund in the matter of Application # 2013-26 filed by Abby Day Care Center for property located at 5401 Jackson St., Block 115 and Lot 21. Escrow refund in the amount of \$2,152.50.

8. Resolutions.

- a. Memorializing resolution in the matter of Application # 2013-08 filed by Joseph Felice for property located at 6025-31 Boulevard East, Block 36 and Lot 34 & 35. Applicant proposes to construct a new 35 unit multi-family building with 41 off street parking spaces.

Chairman Blane is recused. Hearings have been held in this matter on April 25, 2013, June 24, 2013, Special meeting July 11th, 2013 and July 25th, 2013.

Matter was approved on Thursday, December 12, 2013.

- b. Memorializing resolution in the matter of Application # 2013-13 filed by Evan Properties 2, LLC for property located at 524-56th St., Block 120 and Lot 44. Applicant proposes to construct four floors of apartments over a ground floor parking garage for eight cars.

Hearing was held on October 24th, 2013.

Matter was approved on Thursday, December 12, 2013.

- c. 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.

9. New Business – Miscellaneous matters. None.

10. Unfinished Business – Continued matter.

- a. Continued hearing 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.

Hearings was held on October 24th, 2013, and January 23, 2014. Only remaining action is vote by the Board.

- b. 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 # 2013-30 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 # 2013-10 filed by Rafael Sanchez for property located at 5809-15 Buchanan Pl., Block 62 and Lot 12. Applicant proposes a Day Care Center with (1) one-residential unit.

Jurisdictional notice compliance was established at the May 30, 2013 meeting.

- c. 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.

- d. First hearing in the matter of Application # 2013-25 filed by 405-58th St., LLC for property located at 405-58th St., Block 71 and Lot 20. Applicant seeks Board approval to convert an existing six-family house into a twelve family house.

Jurisdictional notice compliance was established at the October 24, 2013 meeting.

- e. First hearing 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.
- f. First hearing in the matter of Application # 2013-24 filed by Palisades Plaza III, LLC for property located at 414-50th St., Block 104 and Lot 31 & 32. Applicant proposes to convert an existing two-family into a 13 unit residential building.

Jurisdictional notice compliance was established at the October 24, 2013 meeting.

- g. First hearing in the matter of Application # 2013-27 filed by 63rd Street Investments, LLC for property located at 422-424 63rd 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.

Jurisdictional notice compliance was established at the November 13, 2013 meeting.

- 12. Open to public for comments on other matters
- 13. Motion to adjourn