

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

**AGENDA FOR MEETING THURSDAY, MARCH 26, 2015**

The Zoning Board of Adjustment has scheduled a meeting for Thursday, March 26, 2015, 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: December 1, 2014 and January 22, 2015 meeting,
5. Communications, reports, and administrative matters.
  - a. Consideration of a Special Meeting to be held April 16<sup>th</sup>, 2015
6. Payment Resolutions.
  - a. Remington & Vernick Engineers
  - b. Board Attorney Escrow Billing
  - c. Jersey Journal
  - d. CME Associates
  - e. Metropolitan Court Reporters
7. Escrow Refunds. None.

8. Resolutions.

- a. Memorializing resolution in the matter of Application # 2014-12 filed by Gilberto Camacho for property located at 604-56<sup>th</sup> St. Block 123 and Lot 29. Applicant proposes to legalize existing basement apartment, and an existing first floor office.

First hearing held on November 13, 2014.

Matter approved at the January 22<sup>nd</sup>, 2015 meeting.

- b. Memorializing resolution in the matter of Application # 2014-12 filed by 56<sup>th</sup> Street Inc. for property located at 575-57<sup>th</sup> St. and 576-78-56<sup>th</sup> 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.

Matter approved at the January 22<sup>nd</sup>, 2015 meeting.

- c. 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.

Matter approved at the January 22<sup>nd</sup>, 2015 meeting

9. Miscellaneous matters.

- a. Matter in the Application # 2015-06 filed by Tenth Avenue Holdings, LLC– Request for interpretation for properties located at 314-322-53<sup>rd</sup> St. and 309-321-54<sup>th</sup> St., Block 4,5,6,13,14,15, Lot 93. Applicant seeks an Interpretation of the approvals pursuant to N.J.S.A.40:55D-70(b) that the developer is not required to provide affordable units or obtain financing through the HMFA program as a condition of approvals.

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.

- b. Continuation in the matter of Application # 2014-07 filed by Meridia Le Boulevard, LLC for property located at 6609-15 Kennedy Boulevard East and 9-67<sup>th</sup> St. Block 2 and Lot 9 & 10. Applicant proposes to construct a new thirteen (13) story, 157 unit multi-family building and 160 off-street parking spaces.

Hearings September 18, 2014, September 22, 2014, October 23, 2014, October 29, 2014, November 13<sup>th</sup>, 2014, November 19<sup>th</sup>, 2014 and December 1<sup>st</sup>, 2014, and January 22, 2015.

11. Applications.

- a. 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

- b. First hearing in the matter of Application # 2014-17 filed by Taisha Rodriguez, for property located at 120-59<sup>th</sup> St., Block 18 and Lot 59. The applicant seeks to convert an existing two-family house into a three-family.

Jurisdictional notice compliance was established at the January 22, 2015 meeting

- c. First hearing in the matter of Application # 2014-20 filed by 6318 Jackson, LLC, for property located at 6318 Jackson St., Block 153 and Lot 16. The applicant seeks to convert an existing eight family house into a sixteen family house.

- d. First hearing in the matter of Application # 2014-27 filed by 5711 Washington Ave., LLC for property located at 5711 Washington St., Block 131 and Lot 10, 11. The applicant proposes to construct a new 24 unit multi-family building with 24 off street parking spaces.
  
- e. First hearing in the matter of Application # 2015-02 filed by 6401 Park Ave. Investment, LLC for property located at 6401 Park Ave., Block 17 and Lot 22. The applicant proposes to construct a new mixed use (residential/business) building.

12. Open to public for comments on other matters

13. Motion to adjourn