

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

AGENDA FOR MEETING WEDNESDAY, JULY 15, 2015

The Zoning Board of Adjustment has scheduled a meeting for Wednesday, July 15, 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 11, 2014 meeting.
5. Communications, reports, and administrative matters. None.
6. Payment Resolutions.
 - a. CME
 - b. Board Attorney Escrow Billing
 - c. Jersey Journal
 - d. Metropolitan Court Reporters
 - e. Remington & Vernick Engineers
7. Escrow Refunds. None.

8. Resolutions.

- a. Memorializing resolution in the matter of Application 2014-27 filed by 5701- 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.

Matter approved at the June 18th, 2015 Special Meeting.

- b. Memorializing resolution 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.

Matter approved at the June 18th, 2015 Special Meeting.

- c. Memorializing resolution denying 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 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 13th, 2014, November 19th, 2014 and December 1st, 2014, January 22, 2015, March 26, 2015, April 16th, 2015 and May 6th, 2015.

Matter denied at the May 21st, 2015 Special Meeting.

- d. Memorializing resolution in the matter of Application # 2014-18 filed by Susan Nam for property located at 46-64th St., Block 51 and Lot 19. The applicant seeks to convert an existing two-family house into a three-family.

Matter approved at the June 10th, 2015 meeting.

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

Matter approved at the June 10th, 2015 meeting.

f. Memorializing resolution in the matter of in the matter of Application #2013-13
Evan
Properties Two, LLC for property located at to consider an amended application
to
construct a new 8 unit multi-family building with 8 off street parking spaces.
Matter approved at the June 10th, 2015 meeting.

8. Miscellaneous matters. None

9. 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 # 2014-18 filed by 1851 Equities, LLC
for
property located at 18-51st St., Block 85 and Lot 51. The applicant seeks to
convert
an existing two-family house into a three-family.

Hearings held on March 26, 2015, and June 10th, 2015.

10. 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 # 2014-26 filed by Jose Pena for property located at 6114 Monitor Pl., Block 36 and Lot 11. The applicant seeks to convert an existing two-family house into a three-family.

Jurisdictional notice compliance was established at the June 10, 2015 meeting

- c. First hearing in the matter of Application # 2014-23 filed by Henry Wong for property located at 26-62nd St., Block 21 and Lot 33. The applicant seeks to convert an existing two-family house into a three-family.
- d. First hearing in the matter of Application # 2015-03 filed by Mohammed Sidhom for property located at 5700 Broadway, Block 64 and Lot 1. The applicant proposes to convert a two family dwelling into a three family home.
- e. First hearing in the matter of Application 2015-05 filed by 5525 Bergenline Ave., LLC for property located at 5525 Bergenline Ave., Block 119 and Lot 10. The applicant proposes to convert the existing mixed use structure containing 6 multi-family units and commercial units on the ground floor to 18 residential units and two commercial retail units on the ground floor.

11. Open to public for comments on other matters

12. Motion to adjourn