

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

AGENDA FOR MEETING THURSDAY, SEPTEMBER 24, 2015

The Zoning Board of Adjustment has scheduled a meeting for Thursday, September 24, 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, June 10th, 2015 and June 18th meeting.
5. Communications, reports, and administrative matters. None.
6. Payment Resolutions.
 - a. CME
 - b. Board Attorney Escrow Billing
 - c. Remington & Vernick Engineers
7. Escrow Refunds. None.

8. Resolutions.

- a. Memorializing resolution 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.

Matter approved at the July 15th, 2015.

- b. Memorializing resolution 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.

Matter approved at the July 15th, 2015

- c. Memorializing resolution in the matter of Application # 2014-26 filed by Jose Pena located at 6114 Monitor Pl., Block 36 and Lot 11. The applicant seeks to convert an existing two-family house into a three-family.

Matter approved at the July 15th, 2015 Meeting.

- d. Memorializing resolution in the matter of Application #2015-05 filed by 5525 Bergenline Ave., Block 119 and Lot 10. The applicant proposes to convert the existing mixed use structure containing 6 multi-family and commercial units on the ground floor to 18 residential units and two commercial retail units on the ground floor.

Matter approved at the July 15th, 2015 Meeting

8. Miscellaneous matters. None

9. Unfinished Business – Continued matters. None.

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 # 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.
- c. First hearing in the matter of Application # 2015-16 filed by 5800 Washington St. LLC, 5800 Washington St., Block 130, Lot 3. The applicant proposes to construct new four story multi-family building, consisting of 18 residential units with 22 off street parking spaces on the first floor.

11. Open to public for comments on other matters

12. Motion to adjourn