

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

AGENDA FOR MEETING THURSDAY, DECEMBER 10, 2015

The Zoning Board of Adjustment has scheduled a meeting for Thursday, December 10, 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: None.
5. Communications, reports, and administrative matters.
 - a. 2016 Regular Meeting Schedule approval.
6. Payment Resolutions.
 - a. CME
 - b. Board Attorney Escrow Billing
 - c. Metropolitan Court Reporter
 - d. Remington & Vernick
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 # 2006-43 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. None.

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 # 2014-14 filed by New Jersey Humane Society for property located at 6412 Dewey Ave., Block 23 and Lot 5. The applicant seeks site plan approval and variance approval to operate a non-profit no-kill animal shelter in an existing mixed use building located in the R-M Zone.

c. 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.

- d. 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.
- e. First hearing in the matter of Application # 2015-15 filed by Moises Calderon for property located at 418-52nd St., Block 96, and Lot 31. The applicant proposes to convert an existing two- family into a three-family house.
- f. First hearing in the matter of Application # 2015-16 filed by 5800 Washington St. LLC, for property located 5800 Washington St., Block 130, and 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.
- g. First hearing in the matter of Application # 2014-25 filed by Pedro E. Ordonez for property located at 5907 Jefferson St., Block 133 and Lot 12. The applicant proposes to build a new garage and connecting into a three-family home.

12. Open to public for comments on other matters

13. Motion to adjourn