

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

AGENDA FOR MEETING WEDNESDAY, JUNE 10, 2015

The Zoning Board of Adjustment has scheduled a meeting for Wednesday, June 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: Minutes Special Meeting February 19th, 2015.
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 # 2015-06 filed by Tenth Avenue Holdings, LLC– Request for interpretation for properties located at 314-322-53rd St. and 309-321-54th 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.

Matter approved at the April 16th, 2015 Special Meeting.

- b. Memorializing resolution 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.

Matter approved at the May 6th, 2015

9. Miscellaneous matters.

- a. Hearing in the matter of Application #2013-13 Evan Properties Two, LLC to consider an amended application to construct a new 8 unit multi-family building with 8 off street parking spaces.

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.

11. Applications.

- a. First hearing 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.

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

- b. First hearing 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.

- c. First hearing 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.

- d. 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.

- e. 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

12. Open to public for comments on other matters

13. Motion to adjourn