

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

**AGENDA FOR MEETING THURSDAY, APRIL 25, 2013**

The Zoning Board of Adjustment has scheduled a meeting for Thursday, April 25, 2013, 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: March 28, 2013 meeting
5. Communications, reports, and administrative matters.
6. Payment Resolutions.
  - a. Metropolitan Court Reporters
  - b. Board Attorney Escrow Billing
  - c. Board Attorney General Billing
  - d. Board Planner (Birdsall)
  - e. Board Engineer (CME)

7. Escrow Refunds. None.

8. Resolutions.

- a. Memorializing resolution in the matter of Application #2012-03 filed by Merida Le Boulevard, LLC, for property located at 6609-15 Blvd. East and 9-67<sup>th</sup> Street. Block 2, Lots 9 and 10. Applicant proposes to construct a new 123 unit high-rise multi-family dwelling with 107 off street parking spaces.

First hearing held on February 23, 2012, continued hearings held on March 31, 2012, June 4, 2012, July 26, September 17, 2012, and November 20, 2012

Matter approved at the January 24, 2013 meeting.

9. New Business – Miscellaneous matters. None.

10. Unfinished Business – None.

11. Applications.

- a. First hearing in the matter of application #2013-08 filed by Joseph Felice for property located at 6025-31 Boulevard East, Block 36 and Lot 34 & 35. Applicant proposes to construct a new 35 unit multi-family building with 41 off street parking spaces.

Jurisdictional notice compliance was established at the March 28, 2013 meeting.

**At the April 25<sup>th</sup>, 2013 meeting this matter will be carried until the regularly scheduled meeting of Wednesday, June 12, 2013.**

- b. First hearing in the matter of Application # 2013-02 filed by Maria Hernandez Avenue, LLC, for property located at 119-59<sup>th</sup> St. and 5808-5814 Buchanan Place, Block 62, Lot 13.

Applicant seeks a variance from a mixed-use building with one (1) commercial unit and six (6) residential units to a mixed-use building with one (1) commercial unit and ten (10) residential units with ten (10) on-street parking spaces.

- c. First hearing in the matter of Application # 2013-03 filed by Ramon Reyes, for property located at 300-67<sup>th</sup> St., Block 7, Lot 30 and 31. Applicant proposes to convert a (4) four-family into a (5) five-family.
  
- d. First hearing in the matter of Application # 2013-04 filed by Excel Properties Urban Renewal Associates, LLC, for property located at 5701 Boulevard East, Block 58 and Lot 1. Applicant proposes to renovate a portion of the ground floor to be used as a commercial space. The applicant shall seek variances for use, height, side yard, front yard, and parking as well as such other variances required by the Board.

Jurisdictional notice compliance was established at the March 28, 2013 meeting.

- e. First hearing in the matter of Application #2013-05 filed by Lexington Equities, LLC for property located at 6000-02 Jefferson St., Block 144 and Lot 1 and 2. Applicant seeks site plan approval to construct a twelve unit apartment building. The applicant requires site plan approval and a use variance. The applicant is also requesting bulk variances including, but not limited to minimum lot area, minimum front yard, minimum side yard, minimum rear yard, maximum building height, maximum lot coverage and off-street parking.
  
- f. First hearing in the matter of Application # 2013-06 filed by John Mchale for property located at 600-02-54<sup>th</sup> St., Block 115 and Lot 28 and 29. Applicant proposes a ten (10) unit apartment building.

12. Open to public for comments on other matters

13. Motion to adjourn