

**PLANNING BOARD
TOWN OF WEST NEW YORK
COUNTY OF HUDSON**

MINUTES FOR MEETING OF WEDNESDAY, JUNE 5, 2013

The Planning Board held a meeting on Wednesday, June 5, 2013, at 6:30 p.m. prevailing time in the Municipal Chambers at 428 60th Street in West New York, New Jersey. The reading of notice in compliance with Open Public Meetings Act was read.

1. The meeting called to order at approximately 6:30 p.m.

2. Roll call of the Board Members.

Present: Clara Brito-Herrera, Robert DiVincent, Eunises Garcia, Maria Hernandez, Sandy Aviles, and Miguel Borrego

Absent: Comm. Caridad Rodriguez, Laritza Morrero, Elaine Waksman Michael Corso and Rosa Gonzalez

Present: Board Attorney Fausto Simoes, Esq.
Board Planner Sanyogita Chavan, PP, AICP
Board Engineer Robert J. Russo
Board Secretary Maria Varela

3. Minutes for approval: May 8, 2013 meeting.

A motion to approve minutes of May 8, 2013 was made by Board Member Sandy Aviles and seconded by Maria Hernandez.

4. Communications, reports, and administrative matters.

a. Board Reorganization - Nomination of Robert DiVincent as Vice Chairperson- A motion to appoint Mr. DiVincent as Vice-Chairperson was made by Mr. Robert DiVincent and Board Member Sandy Aviles seconded. Motion passed.

5. Payment Resolutions.
 - a. Metropolitan Court Reporting
 - b. CME Associates
 - c. Birdsall Service Group
 - d. Board Attorney (General Billing)
 - e. Board Attorney (Escrow Billing)
 - f. Jersey Journal

A motion to approve all bills was made by Chairperson Clara Brito-Herrera and Vice-Chairperson Robert DiVincent seconded. Motion passed.

6. Escrow Refunds. None.

7. Resolutions. None.

8. Miscellaneous. None.

9. Applications.

- a. First hearing in the matter of application #2013-01 filed by Munoz Family Revocable Living Trust for property located at 4911 Bergenline Avenue, Block 107 and Lot 32. Applicant seeks site plan approval to construct a second story rear addition and convert an existing two story commercial building into a day care facility for children of all ages.

Jurisdictional notice compliance was established at the April 24, 2013 special meeting.

Bianca Pereiras, Esq. and Manuel Pereiras Professional Architect testified on behalf of the applicant. Mr. Pereiras talked about the proposal to construct a new second story rear addition and renovate an existing two story commercial building into a day care. Mr. Pereiras discussed the floor plan, and the renovation to the facade of the building. He also talked about the location of the classrooms, kitchen, bathroom facilities, and stroller parking. Mr. Pereiras explained the means of egress, and the proposed fire safety regulations that need to be complied with, especially egress easement to the property in the rear in case of emergency.

David Spatz, Professional Planner testified on behalf of the applicant. Mr. Spatz testified as to a report prepared for this pending application. He talked about the characteristics, the aesthetics of the surrounding neighborhood. Mr. Spatz also discussed the current site conditions and what is proposed. He has determined that the proposed project is in character with the neighborhood. He discussed both the positive and negative criteria of the variances sought in relation to this project.

Craig Peregoy, P.E. testified on behalf of the applicant. Mr. Pereogoy talked about the different traffic peak hours, and the impact it would have on the surrounding neighborhood. He also discussed the traffic volume, and the mass transportation availability. In addition, he mentioned the drop-off and pick-up in front of the day care facility, or the possibility of some type of arrangement with the parking authority and the applicant for specified parking spaces for the daycare in the nearby Municipal parking lot for pick-up and drop-off purposes.

Bianca Pereiras, Esq. presented another witness Ms. Jessica Munoz, owner applicant. Ms. Munoz testified as to the proposed hours of operation, the classroom size, and the number of employees expected to work at the facility.

Motion to approve was made by Vice-Chairperson Robert DiVincent and Chairperson Clara Brito-Herrera seconded. Matter approved.

10. Open to public for comments on other matters. Various members of the public came up for comment regarding this application.
11. Motion for closed executive session – not necessary.
12. Motion to adjourn was made at 8:25 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Planning Board Secretary
Town of West New York

Date signed: July _____, 2013

Date approved: July 10, 2013