

PLANNING BOARD  
TOWN OF WEST NEW YORK  
COUNTY OF HUDSON

MINUTES FOR MEETING OF WEDNESDAY, JULY 10, 2013

The Planning Board held a meeting on Wednesday, July 10, 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, Antonio Diaz, Maria Hernandez, Sandy Aviles, Michael Corso and Miguel Borrego

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

Present: Board Attorney Fausto Simoes, Esq.  
Board Planner Joseph J. Layton, PP, AICP  
Board Engineer Robert J. Russo

3. Minutes for approval: June 5, 2013 meeting.

A motion to approve minutes of June 5, 2013 was made by Board Member Clara Brito-Herrera and seconded by Maria Hernandez.

4. Communications, reports, and administrative matters. None

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. None

6. Escrow Refunds. None.

7. Resolutions.
  - a. Memorialization of application #2013-01 filed by Munoz Family Revocable Living Trust for property located at 4911 Bergenline Avenue, Block 107 and Lot 32. Approved on June 5, 2013. Moved by Robert DiVincent and seconded by Chairperson Clara Brito-Herrera.

8. Miscellaneous. None.

9. Applications.

First hearing in the matter of application #2013-02 filed by Olga and Mayra Santana for property located at 538-540 62<sup>nd</sup> Street, Block 152 and Lot 37. Change the use to a Child Day Care Center, seeking variance approval for lot area, lot depth, front yard, side yard, rear yard building coverage and parking as well as any variances required by the Board. Testimony provided by Olga and Mayra Santana as to their experience how many children and staff they expected. Testimony was presented saying that most of the children were from the vicinity and parking was not a necessity. The owners agreed to have a 6 foot high fence around the perimeter of the playground.

Jose I. Carballo, the Architect testified about his experience, qualified as an Architect and testified on behalf of the applicant and talked about renovations to be undertaken and the roof top playground. He also testified that the Plan complied with fire safety regulations and would comply with State of New Jersey regulations applicable to Child Day Care Centers.

The Board planner Joseph J. Layton, PP, AICP also testified as to the Zoning requirements of Day Care Centers. Michael Corso made motion to approve and Robert DiVincent seconded.

- b. First hearing in the matter of application #2013-03 filed by Roseland/Port Imperial Partners, L.P. Seeking Preliminary and Final Site Plan approval for a monumental sign, landscaping and sign at the entrance to Port Imperial North at the intersection of Port Imperial and Anthony M. DeFino Way. Testimony was presented by Mr. Gorkvitz, the Planner, Mr. Lanza, the Engineer and various members of the public.

The testimony showed the sign was appropriated and the signage was

beneficial to the Township of West New York. Robert DiVicent made motion to approve and Clara Brito-Herrera seconded.

- c. Joseph J. Layton, PP, AICP, the Board Planner presented testimony dealing with the re-examination of the Master Plan. Testifying to the law requiring Master Plan showing that a hearing is necessary to prepare an analysis and having the public hearing to determine whether the Master Plan should be changed and the needs of the township.

Various members of the public also testified about their concerns dealing with how a new Master Plan would affect the population of the Township. The public also raised various issues as to process and how public hearings should be conducted. Michael Corso made motion to adjourn and Antonio Diaz seconded.

- 10. Open to public for comments on other matters. Various members of the public came up for comment.
- 11. Motion for closed executive session — not necessary.
- 12. Motion to adjourn was made at 10:00 PM and the meeting was adjourned.

Respectfully submitted,

FAUSTO SIMOES  
Planning Board  
Attorney Town of West  
New York

Date signed: September \_\_\_\_\_, 2013

Date approved: September 11, 2013