

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

**MINUTES FOR MEETING OF MONDAY, JANUARY 13, 2014**

The Planning Board held a meeting on Monday, January 13, 2014, 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: Comm. Fior D'Aliza Frias, Clara Brito-Herrera, Vice-Chairperson  
Robert DiVincent, Mike Corso, Maria Hernandez, Lara Hicks,  
Miguel Borrego and Rizwan Hameed

Absent: Chairperson Clara Brito-Herrera, Sandy Aviles, and Antonio Diaz

Present: Board Attorney Fausto Simoes, Esq.  
Board Planner Joseph J. Layton  
Board Engineer Robert J. Russo  
Board Secretary Maria Varela

3. Minutes for approval:

a. Special Meeting June 19<sup>th</sup>, 2013 – Motion to approve minutes of the June 19<sup>th</sup>, 2013 meeting was made by Board Member Lara Hicks and Vice-Chairperson Robert DiVincent. Minutes approved.

b. Special Meeting August 14, 2013 – Motion to approve minutes of the August 14, 2013 meeting was made by Board Member Lara Hicks and Comm. Frias seconded. Minutes approved.

c. Meeting November 13, 2013 – Motion approve minutes of the November 13, 2013 meeting was made by Board Member Lara Hicks and Comm. Frias seconded. Minutes approved.

d. Meeting December 4, 2013 – Motion to approve minutes of the December 4, 2013 meeting was made by Board Member Lara Hicks and Comm. Frias seconded. Minutes approved.

4. Communications, reports, and administrative matters. None.

a. Master Plan status

Joseph J. Layton, Board Planner discussed the upcoming public meeting scheduled for February 20, 2014.

5. Payment Resolutions.

a. Metropolitan Court Reporting

b. Maser Consulting

c. Jersey Journal

A motion to approve all bills was made by Board Member Mike Corso and Lara Hicks seconded. Motion passed.

6. Escrow Refunds. None.

7. Resolutions.

a. Memorializing Resolution in the matter of application # 2013-04 filed by Roseland/Port Imperial Partners, L.P. for an Amended Subdivision approval for property located at Block 168.01 and Lot 5 to permit the creation of a separate lot of 2,737 sq. ft. (0.063 acres) which will contain a sanitary sewage pump station constructed on Lot 5 and leaving a remainder lot of 71, 103 sq. ft. (1, 632 acres).

Matter was approved on December 4, 2013.

Motion to approve was made by Board Member Lara Hicks and Maria Hernandez seconded. Resolution approved.

- b. Memorializing Resolution retaining Simoes & Associates PC to defend the Lawsuit filed by Patrick R Cullen vs. West New York.

Motion to approve was made by Board Member Comm. Frias and Lara Hicks seconded. Resolution approved.

- 8. Miscellaneous. None.

- 9. Applications. None

- a. First hearing in the matter of application # 2013-05 filed by Roseland/Port Imperial Partners, L.P. for an Amended Subdivision approval for property located at Block 168 and Lot 7 to permit the creation of a separate lot of 4,580 sq. ft. (0.105 acres) which will contain a sanitary sewage pump station constructed on Lot 7 and leaving a remainder lot of 93, 845 sq. ft. (2,155 acres).

Glen Kienz, Esq. on behalf of the applicant, and Joseph Gurkovich, professional planner for the applicant. The applicant is requesting a minor subdivision approval along with an ancillary variance relief therefore to permit the creation of two new lots. Mr. Gurkovich provided testimony as to the background of the development and initial subdivision. The subdivision is to create a lot to be transferred to the North Hudson Sewerage Authority containing the existing pump station.

Motion to approve was made by Board Member Lara Hicks and Comm. Frias seconded. Matter approved.

Motion to approve memorializing resolution was made by Board Member Lara Hicks and Maria Hernandez seconded. Resolution approved.

- b. First hearing in the matter of application # 2013-06 filed by 7-Eleven, Inc. for property located 6215 Park Avenue., Block 28 and Lot 14. Applicant proposes a convenience store.

Ira E. Weiner, Esq. on behalf of the applicant and Harrison French professional architect. Mr. French testified as to the plans prepared by him. He talked about the proposed retail convenience store, the off-street parking, the loading area. The lighting, landscaping, hours of operation, and the variances that are being sought were also discussed.

Revised plans are expected along with a traffic study as per the Board's request. This matter was carried to the February 5<sup>th</sup>, 2014 meeting.

- c. First hearing in the matter of application # 2013-07 filed by K. Hovnanian at Port Imperial Urban Renewal VI, LLC, Building E for property located at 7-9 Avenue at Port Imperial, Block 168.01 and Lot 7.08. Applicant is seeking amended preliminary and final site plan approval for a 13-story residential building containing 278 dwelling units and 406 parking spaces.

Glen Kienz, Esq. on behalf of the applicant, and Dean Marchetto, professional architect. Mr. Marchetto testified as to exhibits prepared by him. He discussed the previous approvals and the proposed changes which are considered to be a more contemporary design to the project. He also testified as to the number of units, the layout of the apartments, parking and the variety of different units available.

Keenan Hughes, professional planner on behalf of the applicant. Mr. Hughes testified as to the plans and the variances that are being sought. Mr. Hughes talked about the positive and negative criteria of the overall project, including the design and the aesthetics of the building. He also described the surrounding neighborhood, and how this building will present a more desirable visual environment.

This matter was later opened to the public, and members of the public spoke.

Motion to approve was made by Board Member Maria Hernandez and Miguel Borrego seconded. Matter approved.

- 10. Open to public for comments on other matters. None.
- 11. Motion for closed executive session – not necessary.
- 12. Motion to adjourn was made at 9:44 PM and the meeting was adjourned.

**Respectfully submitted,**

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**MARIA VARELA**  
**Planning Board Secretary**  
**Town of West New York**

**Date signed: May \_\_\_\_\_, 2014**

**Date approved: May 7, 2014**