

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

**MINUTES FOR MEETING OF WEDNESDAY, APRIL 2, 2014**

The Planning Board held a meeting on Wednesday, April 2, 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: Acting Vice-Chairperson Comm. Fior D'Aliza Frias, Mike Corso, Maria Hernandez, Lara Hicks, Sior D'Aliza Mirabal and Rizwan Hameed

Absent: Chairperson Clara Brito-Herrera, Vice-Chairperson Robert DiVincent, Miguel Borrego, Sandy Aviles, and Antonio Diaz

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

3. Minutes for approval:

a. Meeting January 13<sup>h</sup>, 2014 – Motion to approve minutes of the meeting was made by Board Member Comm. Frias and Board Member Lara Hicks seconded. Minutes approved.

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

a. Discussion of the Master Plan

Joseph J. Layton, Board Planner discussed with the Board their input on the Master Plan, and provided the Board Members with a Draft Copy of the Master Plan.

- b. Order remanding Cullen vs. West New York

Mr. Simoes discussed the matter with the Board Members and informed them of the current status of the matter.

- 5. Payment Resolutions.
  - a. Metropolitan Court Reporting
  - b. CME Associates

Payment resolutions were carried to the May 7<sup>th</sup>, 2014 meeting.

- 6. Escrow Refunds. None.

- 7. Resolutions.

- a. Memorializing Resolution 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.

Matter approved at the January 13, 2014 meeting.

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

- 8. Miscellaneous. None.

- 9. Applications. None

10. Unfinished Business- Continued matter.
  - a. Continued 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.

Mr. Antimo Del Vecchio, Esq. and Ms. Dolan, Professional Traffic Engineer on behalf of the applicant. Ms. Dolan testified as to the traffic report prepared by herself. She discussed the traffic peak hours in the surrounding neighborhood. She also talked about the traffic counts that were performed and at what hours and days of the week. She also analyzed the pedestrian activity in the area.

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

This matter was carried to the May 7<sup>th</sup>, 2014 meeting.

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 9:25 PM and the meeting was adjourned.

**Respectfully submitted,**

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

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

**Date approved: July 14, 2014**