

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

MINUTES FOR MEETING OF WEDNESDAY, MAY 7, 2014

The Planning Board held a meeting on Wednesday, May 7, 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: Chairperson Clara Brito-Herrera, Vice-Chairperson Robert DiVincent, Comm. Fior D'Aliza Frias, Mike Corso, Maria Hernandez, Lara Hicks, and Rizwan Hameed

Absent: Miguel Borrego, Sandy Aviles, Antonio Diaz and Sior D'Aliza Mirabal

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

3. Minutes for approval:
 - a. Meeting January 13th, 2014 – Motion to approve minutes of the meeting was made by Vice-Chairperson Robert DiVincent and Comm. Frias seconded. Minutes approved.
4. Communications, reports, and administrative matters.
 - a. Board Reorganization- A motion to nominate Clara Brito-Herrera was made by Vice-Chairperson Robert DiVincent and Comm. Frias seconded. Motion passed

Motion to nominate a Vice-Chairperson was carried to June 2nd, 2014 meeting.

b. Discussion of the Master Plan

Joseph J. Layton, Board Planner discussed with the Board their input on the Master Plan.

5. Payment Resolutions.

- a. Metropolitan Court Reporting
- b. CME Associates
- c. Board Attorney (General Billing)
- d. Jersey Journal

A motion to approve payment resolutions was made by Vice-Chairperson Robert DiVincent and Comm. Frias seconded. Resolutions approved.

6. Escrow Refunds. None.

7. Resolutions. None.

- 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 on behalf of the applicant. Mr. Del Vecchio ask that the construction official to come up and speak as per Board Member Comm. Frias who wanted some clarifications as to the procedure that took place from when the building was being rehabbed, and then collapsed. Mr. Fernandez testified as to the prior use, and he explained how the building was going to be rehab, and then the walls collapsed.

He provided them with a stop work order, and they supplied him with a letter that they will continue to work under their own risk. Mr. Fernandez states that he sent them to the Board because of the 24-hour service not for the use, since it is a permitted use in that zone.

Richard Preiss, Professional Planner on behalf of the applicant. Mr. Preiss discussed the proposed project, the size of the parking spaces, proposed fencing, wheel stops, curb cuts and he also discussed the variances. Eight photographs were marked as exhibits and passed around to the Board Members.

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

This matter was carried to the July 14th, 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 10:04 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Planning Board Secretary
Town of West New York

Date signed: Sept. _____, 2014

Date approved: September 8, 2014