

**ZONING BOARD OF ADJUSTMENT
TOWN OF WEST NEW YORK
COUNTY OF HUDSON**

MINUTES FOR MEETING OF WEDNESDAY, JUNE 11, 2014

The Zoning Board held a special meeting on Wednesday, June 11, 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. Meeting called to order at approximately 6:30 p.m.
2. Roll call of the Board Members

Present: Chairman Kenneth Blane, Members, Rose Puerto, John Rodas, John Rodas, and Teresa Cruz

Absent: Evelina Valdez, Ramon Morejon, Jesus Alvarado, William Garcia, and Alberto Chapin

Present: Board Attorney Kevin G. Boris, Esq.
Board Engineer Darren Mazzei, P.E
Board Planner George Stevenson, P.P., AICP
Board Secretary Maria Varela
3. Minutes for approval: March 27, 2014 – Minutes were carried to the August 4th, 2014 meeting.
4. Communications, reports, and administrative matters. None.
5. Payment Resolutions:
 - a. Board Engineer (CME) – Motion to approve was made by Chairman Kenneth Blane and Board Member Rose Puerto seconded. Resolution approved.
6. Escrow Refund: None.

7. Resolutions:

- a. Memorializing resolution in the matter of Application # 2014-01 filed by 6404 Park Ave., LLC, for property located at 6404 Park Ave., Block 19 and Lot 2. Applicant proposes to convert building from (23) twenty-three units with (3) three commercial spaces to (27) twenty-seven units.

Matter was denied at the March 27, 2014 meeting.

Resolution was carried to the August 4th, 2014 meeting.

- b. Memorializing resolution in the matter of Application # 2013-18 filed by XIMJCAE, LLC, for property located at 415-58th St., Block 71 and Lot 18. The applicant proposes to convert an existing (7) seven unit apartment building into an (8) eight unit apartment building.

Motion to approve was made by Chairman Kenneth Blane and Board Member John Rodas seconded. Resolution approved.

8. New Business – Miscellaneous matters:

- a. Application #2013-14 filed by SMLI Development, LLC for property 6122-26 Hudson Avenue. Block 42 and Lots 11 & 12. Applicant seeks to obtain a loading zone.

Matter carried to a Special Meeting July 7th, 2014.

9. Unfinished Business - Continued matters:

- a. Continuation of hearing in the matter of Application # 2013-30 filed by Silvio Acosta for property located at 312-64th St., Block 30 and Lot 20. The applicant is proposing to convert an existing two-family into a three-family home.

Matter carried to the August 4th, 2014 meeting.

- b. Continuation of hearing in the matter of Application # 2014-06 filed by Em THY DO for property located at 6226 Bergenline Ave., Block 5.02 and Lot 34. Applicant proposes to legalize the back rear apartment.

Matter carried to the August 4th, 2014 meeting.

10. Applications:

- a. First hearing in the matter of Application # 2014-09 filed by 5818 Jefferson Street Realty, LLC for property located at 5818 Jefferson St. Block 129 and Lot 2 and 2.01. The applicant proposes to expand an existing Day Care and Learning Center onto lot 2.01 by constructing over the existing parking lot.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

Matter carried to the August 4th, 2014 meeting.

- b. First hearing in the matter of Application # 2014-04 and Application # 2014-05 filed by Gaetano Graziano Development, LLC for property located at 6012 Polk St., Block 137 and Lot 4 and Lot 5. The applicant proposes to remove existing structures and subdivide the lot into two (2) lots and construct a three (3) family dwelling on each lot.

Matter carried to the August 4th, 2014 meeting.

- c. First hearing in the matter of Application #2014-10 filed by Lexington Equities, LLC, for property located at 6000-02 Jefferson St. Block 144 and Lot 1 and 2. The applicant seeks site plan approval to construct a twelve unit apartment building.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

Matter carried to the August 4th, 2014 meeting.

- d. First hearing in the matter of Application # 2013-31 filed by YYY Enterprises, LLC for property located at 6111 Palisade Ave., Block 50 and Lot 24. Applicant proposes to convert an existing warehouse into a (12) twelve unit apartment building.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

Matter carried to the August 4th, 2014 meeting.

- e. First hearing in the matter of Application # 2014-08 filed by NASA Realty, LLC for property located at 6314-6316 Jefferson Street and 6400 Jefferson Street. Block 12, 13, 14 and Lot 158. Applicant proposes to construct a new 18 unit multi-family building with 18 off street parking spaces.

Jurisdictional notice compliance was established at the May 22, 2014 meeting

Matter carried to the August 4th, 2014 meeting.

- f. First hearing in the matter of Application # 2014-11 filed by 56th Street, LLC for property located at 561-563-56th Street. Block 117 and Lots 4, 5. Applicant proposes to construct a new 20 unit multi-family building with off street parking spaces.

Matter carried to a Special Meeting July 7th, 2014.

- 11. Open to public for comments on other matters. No member of the public spoke.
- 12. Motion to adjourn was made at 7:11 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Zoning Board Secretary
Town of West New York
Date approved: October _____, 2014