

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

MINUTES FOR MEETING OF MONDAY, JULY 14, 2014

The Planning Board held a meeting on Monday, July 14, 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, Comm. Fior D’Aliza Frias, Mike Corso, Maria Hernandez, Lara Hicks, David Hepperle and Rizwan Hameed

Absent: Miguel Borrego, and Sandy Aviles

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

3. Minutes for approval:

a. Meeting April 2nd, 2014 – Motion to approve minutes of the meeting was made by Board Member Michael Corso and Comm. Frias seconded. Minutes approved.

4. Communications, reports, and administrative matters.

a. Continuation of Board Reorganization

Motion to nominate Lara Hicks as Vice-Chairperson was made by Comm. Frias and Board Member David Hepperle seconded. Motion passed.

- b. Consider the removal of Elaine Waksman, and Sandy Aviles, and for excessive absences.

A motion to approve was made by Comm. Frias and Board Member Michael Corso seconded. Motion passed.

5. Payment Resolutions.

- a. Metropolitan Court Reporting
- b. Jersey Journal

A motion to approve payment resolutions was made by Comm. Frias and Chairperson Clara Brito-Herrera seconded. Resolutions approved.

6. Escrow Refunds. None.

7. Resolutions. None.

8. Miscellaneous.

- a. Extension of time for the matter of Application #2013-02 for Olga Santana and Mayra Santana, for property at 538-540 62nd Street, Block 152, Lot 37. Resolution for extension of time for one-year is requested. The correspondence and Resolution of Approval from 2013 provided.

J. Alvaro Alonso, Esq. on behalf of the applicant testified as to the overall project explaining the client was requesting a one-year extension due to financial hardship.

A motion to approve was made by Board Member Michael Corso and Board Board Member Maria Hernandez seconded. Motion passed.

9. Applications.

- a. First hearing in the matter of application #2014-01 filed by Francisco Dillon for property located at 224-61st St., Block 42 and Lot 43. Applicant proposes a Child Day Care Center. Applicant seeks variances for side yard, rear yard, building coverage, and parking as well as any variances required by the Board.

J. Alvaro Alonso, Esq. and Jose Carballo, professional architect on behalf of the applicant. Mr. Carballo testified as to the plans prepared by him. He discussed the existing conditions on the property and the proposed project. Applicant desires to convert this property into a day care center. There are interior renovations that are proposed and none to the outside structure.

Mr. Carballo talked about the layout of the classrooms, the location of the kitchen, bathrooms and proposed disposal of garbage.

Board Engineer and Board Planner provided the Board with their comments on this matter.

The Board requested that a traffic study be performed for the next hearing. This matter was carried to the September 8, 2014 meeting.

- b. First hearing in the matter of application #2013-03 filed by Roseland/Port Imperial Partners, L.P., the applicant proposes to construct a 270 SF limestone and steel monument sign announcing the entrance to Port Imperial.

Joseph Gurkovich, professional planner for the applicant testified as to the relocation of a sign on a monument announcing the entrance to Port Imperial.

Motion to approve was made by Board Member David Hepperle and Comm. Frias seconded.

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

All testimony is in and a vote is expected.

First hear was held on January 13, 2014. Second hearing held on April 2nd, 2014 and third hearing was held on May 7th, 2014. Matter was closed to testimony at that time.

Hearing was open to the public for comments and a vote was taken to limit the comments from the public to four minutes. Motion to do so was made by Vice-Chairperson Lara Hicks and Board Member Rizwan Hameed seconded. Motion passed.

Motion to approve this matter was made by Comm. Frias and Board Member Maria Hernandez seconded. Matter approved.

11. Open to public for comments on other matters. None.
12. Motion for closed executive session – not necessary.
13. 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