

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

MINUTES FOR MEETING OF MONDAY, APRIL 13, 2015

The Planning Board held a meeting on Monday, April 13, 2015, 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: David Hepperele, Rizwan Hameed, Miguel Borrego, Jose Alcantara,
and Gernaro Sanchez

Absent: Chairperson Clara Brito-Herrera, Andres Garcia, Vice-Chairperson
Lara Hicks, Maria Hernandez, and Johanna Benitez

Present: Board Attorney Robert A. Ferraro, Esq.
Board Engineer/Board Planner Tom R. Lemanowicz
Board Secretary Maria Varela

3. Minutes for approval: None.

3. Communications, reports, and administrative matters.

Board Chairperson and Vice-person were both absent a motion was made to make Board Member David Hepperele Acting Chairperson.

5. Payment Resolutions.
 - a. Metropolitan Court Reporting
 - b. Remington & Vernick Engineers
 - c. CME Associates

A motion to approve payment resolutions was made by Board Member Acting Chairperson David Hepperele and seconded by Board Member Rizwan Hameed. Motion passed.

6. Escrow Refunds. None.
7. Resolutions. None.
8. Miscellaneous. None.
9. Applications.

- a. Continued hearing in the matter of application #2014-10 filed by Templo Fuente de Vida Corp. for property located at 519-59th St., Block 127 and Lot 18 & 19. Applicant proposes classrooms for the church for religious studies.

This matter was carried to the May 11th, 2015 meeting.

- b. First hearing in the matter of application # 2014-11 filed by Jovany Grana for property located at 610-61st St., Block 148 and Lot 33. Applicant proposes to convert an existing two-family house into a Day Care Center and one dwelling unit.

Luis Diaz, Esq. and Jose Izquierdo, professional architect on behalf of the applicant testified as to the plans prepared by architect Orestes Valella. Mr. Izquierdo discussed the present conditions on the property and the proposed project. Additionally, he distributed pictures to the Board Members depicting the surrounding neighborhood. He talked about the number of children and employees that will occupy the faculty, the layout of the classrooms, and the drop-off and pick-up area.

This matter was later opened to the public and a member of the public came up for questions of this project.

Applicant Yovanny Grana was asked to come up and testify as to the hours of operation of the proposed day care.

A motion to approve this matter was made by Board Member Rizwan Hameed and seconded by member Acting Chairperson David Hepperele. Matter approved.

- c. First hearing in the matter of application # 2014-12 filed by Carmen Calle for property located at 412-54th St., Block 84 and Lot 24. Application proposes to expand the lower level day care into the middle of the building. The upper level will remain a residential unit.

Luis Diaz, Esq. and Jose Izquierdo, professional architect on behalf of the applicant testified as to the plans prepared by architect Orestes Valella. Mr. Izquierdo discussed the existing day care and the proposed expansion to the middle of the building. Mr. Izquierdo depicted the current layout of the building and the proposed layout. He talked about the means of egress and number of additional children that will occupy the classrooms. He also described the surrounding neighborhood.

A motion to approve this matter was made by Board Member Rizwan Hameed and seconded by member Acting Chairperson David Hepperele. 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 9:00 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Planning Board Secretary
Town of West New York

Date signed: July _____, 2015
Date approved: July 13, 2015