

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

MINUTES FOR MEETING OF THURSDAY, JANUARY 14, 2016

The Planning Board held a meeting on Monday, January 14, 2016, 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, David Hepperle, Rizwan Hameed, Gernaro Sanchez, Ariel Alava and Comm. Guzman

Absent: Lara Hicks, Maria Hernandez, Miguel Borrego, Jose Alcantara 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.

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

5. Payment Resolutions.

- a. Remington & Vernick Engineers
- b. Metropolitan Court Reporters
- c. Jersey Journal
- d. CME Associates
- e. Board Attorney Escrow Billing

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

6. Escrow Refunds. None.
7. Bond Refunds. None.
8. Resolutions.
 - a. Memorializing resolution in the matter of Application # 2014-17 filed by 5405 Bergenline West New York Holding., LLC for property located at 5405 Bergenline Ave., Block 112 and Lot 9. Applicant proposes to convert existing residential building into a dental office.

Matter approved at the December 7th, 2015.

Motion to approve memorializing resolution was, made by Board Member David Hepperele and seconded by Rizwan Hameed. Motion passed

9. Miscellaneous. None.
10. Applications.
 - a. First hearing in the matter of Application # 2015-04 filed by Martez Inc. for property located at 6300-02 Bergenline Ave., Block 33 and Lot 1 & 4. Applicant proposes to sub-divide one store into two stores.

Christina Vergara, Esq. and Jose Izquierdo, professional architect on behalf of the applicant. Mr. Izquierdo testified as to the plans prepared by him. He discussed the existing conditions on the property and the proposed project. He talked about the square footage of the store, the number of employees, and the layout. In addition, he talked about the surrounding neighborhood, and the variances that are being sought.

This matter was later open to the public and no members of the public came up for comments.

A motion to approve was made by Board Member David Hepperele and seconded by Rizwan Hameed. 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 7:15 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Planning Board Secretary
Town of West New York

Date signed: May _____, 2016

Date approved: May 12, 2016