



Town of West New York
Department of Public Affairs
Zoning Board of Adjustment
428 60th Street
West New York, NJ 07093

Board Secretary
Natalia L. Novas

Board Attorney
Nylema Nabbie

Board Engineer
Paul D. Cray

Board Planner
David Spatz

Felix E. Roque, M.D.
Mayor

Cosmo A. Cirillo
Commissioner

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Alberto Chapin, **Vice-Chairman**

Katharine Chao, **Board Member**
Teresa Cruz, **Board Member**
Oscar Guerrero, **Board Member**
David Morel, **Board Member**
Steven Rodas, **Board Member**

Michael Calderara, **Alt. Board Member**
Daniel Roque, **Alt. Board Member**

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

MINUTES FOR REGULAR MEETING THURSDAY, MARCH 1, 2018

The Zoning Board of Adjustment has scheduled a regular meeting for Thursday, March 1, 2018, at 6:30 P.M. prevailing time in the Municipal Chambers at 428 60th Street in West New York, New Jersey.

1. Meeting called to order at 6:38 PM.
2. Pledge of Allegiance lead by Chairman Rodas.
3. Reading of notice in compliance with Open Public Meetings Act by Chairman Rodas.
4. Roll call.

Present: Chairman Rodas, Vice Chairman Chapin, Board Members Blane, Chao, Cruz, Guerrero, and Roque (arrived 6:50pm)

Absent: Board Member Morel

5. Minutes for approval: None
6. Communications, reports, and administrative matters. None
7. Payment. None
8. Resolutions.
 - a. Memorializing Resolution 6209 Adams Street. Motion to approve Resolution 6209 Adams Street by board member Kenneth Blane, second by vice chairman Alberto Chapin, approved by the Board.

9. Acceptance/Completeness. None.

10. Applications

- a. First hearing the matter of application #2016-16 filed by 420-426 53rd Street, LLC for property located at 420-426 53rd Street, Block 94 Lot 10 as presented by Alain Mulkay, Esq., attorney at law. Applicant proposes six (6) story multifamily dwelling, with parking on the ground floor and second floor. Total of sixty-six (66) units and seventy-five (75) parking spaces. After all testimony was heard and questions and comments were made, a Motion to reject made by Board Member Roque, seconded by Chairman Rodas was approved by the Board.

- b. First hearing in the matter of application #2017-36 filled by 6000-6002 Jefferson Street, LLC for property located at 6000-6002 Jefferson Street, Block 144 Lots 1, 2. Applicant proposes to construct a fourteen (14) residential units with 14 off street parking spaces. Matter for this application was carried to the May 17, 2018 Meeting.

- c. First hearing in the matter of application #2018-01 filed by Juan Carlos Ramirez for property located at 21 65th Street, Block 19, Lot 23. Applicant seeks Board approval to construct an addition to an existing three family house. The applicant shall seek preliminary and final site plan approval and variances for expansion of a pre-existing Use (d-2), parking as well as such other variances required by the Board. After all testimony was heard and questions and comments were made, a Motion to approve by Board Member Blane, seconded by Board Member Chao, was approved by the Board.

11. Open to public for comments on other matters. Patrick Cullen thanked the Board for having the best interest of our town.

12. Motion to adjourn at 10:29 PM.

CERTIFICATION

I certify that the foregoing is a true copy of the
Minutes approved on 5/3/18.

BY: NATALIA L. NOVAS, Acting Secretary
West New York Zoning Board of Adjustment

Date signed: _____