



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
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Board Planner
David Spatz

Felix E. Roque, M.D.
Mayor

Cosmo A. Cirillo
Commissioner

Ken Blane, **Chairman**
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, SEPTEMBER 6, 2018

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

1. Meeting called to order by 6:35 PM.
2. Pledge of Allegiance lead by Chairman Blane.
3. Reading of notice in compliance with Open Public Meetings Act read by Chairman Blane
This is the regular meeting of September 6, 2018 of the Zoning Board of Adjustment of the Town of West New York.

Adequate notice of this meeting was provided pursuant to the Open Public Meetings Act, by at least 48 hours prior to this meeting, giving the time, date, location and, to the extent known, the agenda further indicating that formal action may be taken and this notice was (1) prominently posted in at least one public place reserved for such or similar announcements; (2) mailed, telephoned or telecopied to at least two newspapers, which newspapers have been designated by the Governing Body of the Town of West New York to receive such notices, one of which is the official newspaper of the Town; and (3) filed with the Clerk of the Town. Electronic copies of any hearing are available by contacting the Zoning Board of Adjustment Secretary or the Town Clerk.

4. Roll call.

Present: Chairman Blane, Vice-Chairman Chapin, 2nd Vice Chair Morel, Board members Chao, Cruz, and Calderara.

Absent: Board Members Guerrero, Rodas, and Roque.

5. Minutes for approval: 8/2/18

A motion to approve minutes for the 8/2/18 meeting was made by Chairman Blane, and seconded by Board Member Chao and was approved by the Board.

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

7. Payment Resolutions. None.

8. Resolutions

a. Resolution – 6035 Park Avenue

Motion to adopt resolution for 6035 Park Avenue was made by Chairman Blane, seconded by Board Member Chao and was approved by the Board.

9. Acceptance/Completeness.

a. 411 55th Street

In accordance with the recommendation by the Board Planner, a motion to deem the application incomplete was made by Chairman Blane, seconded by Board Member Chao, and was approved by the Board.

10. Application

a. First hearing in the matter of application #2017-11 filed by 64th Street WNY, LLC for property located at 522-24 64th Street, Block 155, Lots 22 and 23. Applicant proposes to construct a nine (9) unit multifamily building with off street parking.

Matter carried from 6/21/18, 7/19/18, matter carried to 11/05/18.

b. First hearing in the matter of application #2017-19 filled by Aleksandra Tabak for property located at 5501 Boulevard East, Block 72 Lot 30. Applicant proposes to convert an existing one family into a two family house.

Matter carried from 6/21/18, 7/19/18. Matter carried to 10/18/18.

c. First hearing in the matter of application #2016-01 filled by Mari-Mar for property located at 304-06 61st Street, Block 2, 3 Lot 48. Applicant proposes to construct a four (4) story residential apartment building. After all testimony was heard and comments were made, a motion to

approve made by Chairman Blane, seconded by Board Member Chao was approved by the Board.

d. First hearing in the matter of application #2018-02 filled by Jeff Jen. Companies for property located at 5207 Hudson, Block 95 Lot 18. Applicant proposes to legalize a basement apartment in an existing three family dwelling to create a fourth unit.

Matter carried from 9/06/18 to 12/06/18.

e. First hearing in the matter of application #2017-32 filled by ANG Group Companies for property located at 538 51st Street, Block 108 Lot 37. Applicant proposes to demolish existing 2-story residential building and construct a new 4-story, three (3) family residential building.

Matter carried from 9/06/18 to 12/06/18.

f. First hearing in the matter of application #2017-33 filled by CMM, LLC for property located at 6305 Adams Street, Block 158 Lot 25. Applicant proposes to demolish an existing one story from dwelling and detached garage, located on the above noted site, and construct a new three (3) story, ten (10) unit multi-family building.

Matter carried from 9/06/18 to 11/15/18.

11. Open to public for comments on other matters.

- Ron Shirley

12. Motion to adjourn made by Chairman Blane, all Board Members in favor at 10:05 PM.

CERTIFICATION

I certify that the foregoing is true copy of the Minutes approved on 10/18/18.

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