

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

MINUTES FOR MEETING OF WEDNESDAY, MARCH 6, 2013

The Planning Board held a meeting on Wednesday, March 6, 2013, 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: Vice-Chairperson Aida Roque, Michael Corso, Rosa Gonzalez, Clara Duran, Eunises Garcia, Joseph Roque, Maria Hernandez, Sandy Aviles and Laritza Marrero

Absent: Chairperson Clara Brito-Herrera, Comm. Caridad Rodriguez, Clara Duran and Elaine Waksman

Present: Board Attorney Fausto Simoes, Esq.
Board Secretary Maria Varela
Board Planner Sanyogita Chavan, PP, AICP
Board Engineer Robert J. Russo

3. Minutes for approval: January 9, 2013 meeting. A motion to approve was made Mr. Joseph Roque and Ms. Eunices Garcia seconded. Minutes approved.

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

5. Payment Resolutions.
 - a. Metropolitan Court Reporting
 - b. Carlos Rendo – Legal services for Board
 - c. Maser Consulting
 - d. Remington & Vernick Engineers
 - e. Birdsall Services Group

A motion to approve all bills was made by Joseph Roque and Board Member Eunices Garcia seconded. Motion passed.

6. Escrow Refunds. None.

7. Resolutions.

- a. Memorializing Resolution in the matter of application #2012-07 filed by Andrew V. and Steven H. Dai for property located at 324-67th St., Block 7, Lot 17. Applicant proposes to convert an existing one-family home into a two-family home.

Matter approved at the January 23, 2012 meeting.

A motion to approve all bills was made by Joseph Roque and Board Member Eunices Garcia seconded. Motion passed.

8. Miscellaneous.

- a. Preliminary investigation for a proposed determination of an Area in Need of Redevelopment for certain land which fronts on a portion of Park Avenue, Sixty-Seventh Street and Sixty-Sixth Street, and is identified as Block 4, Lots 1 and 2.

Board Planner Sanyogita Chavan testified as to the study that she performed of this particular area. She mentioned that a map was prepared, public notices were provided to the approximate newspapers ten days prior. She provided the Board Members with Exhibit 1 which depicted photographs of the area and Exhibit 2 that was an aerial map. Ms. Chavan discussed her findings and the different criteria's.

The matter was later opened up to members of the public, and members came up for questions for this expert

A motion to approve area in need of determination of redevelopment was made by Mr. Joseph Roque and Ms. Eunices Garcia seconded. Motion denied.

9. Applications.

- a. Hearing in the matter of application #2012-05 filed by Carmen Vargas for property located at 74-67th St., Block 1 and 7. Applicant seeks to construct a rear addition and renovate the interior of the existing two family dwelling.

Bianca Pereiras, Esq. and Manuel Pereiras, AIA on behalf of the applicant. Mr. Pereiras testified as to the plans prepared by him. He spoke about the existing two-family home and the proposed expansion to the rear of the house. Mr. Pereiras described the variances that are being sought, the surrounding neighborhood, and explained the intent of the rear addition to the house which is to provide an additional bedroom and bathroom for a family member.

Mr. Pereiras also discussed how this home had suffered major fire damage from the previous year. The applicant's intention is to renovate the interior and simply add the addition to the house.

The matter was later opened to the public and members of the public came up for questions of this expert.

A motion to approve was made by Mr. Joseph Roque and Ms. Eunices Garcia seconded. Matter approved.

- b. First hearing in the matter of application #2013-01 filed by Munoz Family Revocable Living Trust for property located at 4911 Bergenline Avenue, Block 107 and Lot 32. Applicant seeks site plan approval to construct a second story rear addition and convert an existing two story commercial building into a day care facility for children of all ages.

- 10. Open to public for comments on other matters. No member of the public spoke.
- 11. Motion for closed executive session – not necessary.
- 12. Motion to adjourn was made at 7:30 PM and the meeting was adjourned.

Respectfully submitted,

MARIA VARELA
Planning Board Secretary
Town of West New York

Date signed: May _____, 2013

Date approved: May 8, 2013