

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

AGENDA FOR MEETING FOR MONDAY NOVEMBER 7, 2011

The Zoning Board of Adjustment has scheduled a meeting for Monday November 7, 2011 at 6:30 p.m. prevailing time in the Municipal Chambers, Room 22, at Town Hall, 428 60th Street in West New York, New Jersey.

1. Meeting called to order
2. Pledge of Allegiance
3. Reading of notice in compliance with Open Public Meetings Act
4. Roll call
5. Minutes for approval: None.
6. Communications, reports, and administrative matters
7. Payment Resolutions
 - a. Metropolitan Court Reporting
 - b. Jersey Journal
8. Resolutions
 - a. Memorializing Resolution in the matter of Application #2011-05, filed by applicant Sid Rizzoli for a business to be known as Tequila River, property located at 6701 Park Avenue, Block 6, Lot 22. Applicant seeks to renovate and expand a pre-existing non-conforming use with interior renovations including removal of walls. The first floor bar is not permitted in the RM zone. Applicant requires approval of use variance (expansion).

Matter approved at meeting of June13, 2011.

9. New Business – Miscellaneous matters.
 - a. Request for extension of time for Application #2009-10, Arturo Aguirre Romero, Angela Huestipa, and Fortunato Aguirre for property located at 47A-64th St., Block 20, Lot 12. Resolution of approval was granted on October 22, 2009. Applicant is requesting a one-year extension of time.

Vote on memorializing resolution granting a one-year extension of time.

10. Applications

- a. Continued hearing/vote only in the matter of Application #2010-13, for Family Dollar Store, for property located at 5909 Park Avenue, Block 59, Lot 6. Applicant proposes to convert an existing one story commercial building into one retail store. Use, parking, and loading dock variances are requested.

Hearings were held on February 24, 2011 and March 24, 2011. Applicant agreed to carry the matter as of the meeting of April 28, 2011. Matter was carried until applicant received approval or denial from the Board of Commissioners for an on-street loading zone for tractor trailer on Park Avenue. Applicant has received initial approval.

- b. First hearing in the matter of Application 2011-02, filed by Filmore Place Property, LLC, for property located at 6036 Filmore Place, Block 46, Lots 12 and 13. Applicant seeks legalization of an existing basement apartment, which converts this five-unit residential building into a six-unit residential building. Property is located in the RM zone. Applicant requires approval for expansion of pre-existing non-conforming use as well as other variances for existing conditions and parking.

Jurisdictional notice compliance was established at the June 13, 2011 meeting.

- c. First hearing in the matter of Application 2011-11, filed by Carmen Calle, for property located at 412-54th Street, Block 84, Lot 24. Applicant proposes to convert the ground floor (including garage) of a three-story dwelling into a child day care center. Property is located in the RM zone. Applicant requires a use variance for the day care use which is not permitted in that zone.

- d. First Hearing in the matter of Application 2011-12, filed by Saka Management, LLC., for property located at 554-55th St., Block 117, Lot 22. Applicant seeks to construct a new eleven unit residential multifamily building with thirteen off street parking spaces. Property is located in the I-L zone. Applicant requires approval of use, height and parking variances.

- 11. Open to public for comments on other matters

- 12. Motion to adjourn