



**Board Secretary**  
Caridad Rodriguez

**Board Attorney**  
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**Board Engineer**  
Bernard Mirandi, Engineer

**Board Planner**  
David Spatz

**Town of West New York**  
Department of Public Affairs  
Zoning Board of Adjustment  
428 60<sup>th</sup> Street  
West New York, NJ 07093

Albio Sires  
*Mayor Albio Sires*

Marielka Diaz  
*Commissioner*

Ricardo Solares, **Chairman**  
Katharine Chao **1<sup>st</sup> Vice-Chairwoman**  
Jeffrey Courtney, **2<sup>nd</sup> Vice-Chair**  
Kenneth Blane, **Board Member**  
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**Javier (Tony) Salgado, Board Member**  
Ronald Theobald, **Board Member**  
Junior Fernandez, **Alt. Bd Member**  
Xavier Murillo, **Alt. Bd. Member**

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

**AGENDA FOR REGULAR MEETING THURSDAY, JUNE 6, 2024**

The Zoning Board of Adjustment has scheduled a regular meeting on June 6, 2024 at 6:30 P.M. in the Court Chambers at 428 60th Street in West New York, New Jersey. **Please be advised that due to the current state of emergency, in accordance with N.J.S.A. 10:4-8(b), and guidance from the New Jersey Department of Community Affairs, Division of Local Government Services, this public meeting will be held using remote technology. WILL BE HELD VIA ZOOM WEB CONFERENCE CALL**

Details on how to access and participate in the public hearing through remote technology are listed herein and will be posted on the Towns' website at <http://www.westnewyorknj.org/>. Please note, members of the public may submit written questions prior to the meeting via email to [crodriguez@westnewyorknj.org](mailto:crodriguez@westnewyorknj.org) on any matter before the board to allow for any member of the public who may want to participate to do so prior and during the course of the meeting. In order to be considered: (1) written comments must be received at least 48 hours in advance of the meeting if sent via email or received by 12:00p.m. the day prior to the meeting if sent via regular mail and; (2) the commenter/preparer of the written comment must appear via Zoom on order for the written comment to be read aloud and considered by the Board.

Please be advised that due to Covid-19, the municipal building may be closed or acces limited or restricted by the Town of West New York for the safety and protection of the public and municipal employees. If there is any development application listed on the Board's agenda, resolution, memorandum, correspondence, you may contact the Board Secretary, Caridad Rodriguez at [crodriguez@westnewyorknj.org](mailto:crodriguez@westnewyorknj.org) to request electronic copies of said documents or you may visit the municipal website at [westnewyorknj.org](http://westnewyorknj.org) as the Board's agenda and documents associated with the agenda are uploaded to the municipal website in advance of each meeting of the Board.

Participants opting to call in may participate and must **raise their hand during the public session portion by pressing star nine (\*9)**. Once recognized by the host, the participant will be allowed to speak for three minutes. Participants will be asked to provide their name and address for the record.

Instructions for participating in the public hearing are as follows: Town of West New York Zoning Board of Adjustment Meeting – Thursday, June 6, 2024 at 6:30 P.M. Eastern Standard Time

Zoom Meeting Link- <https://us02web.zoom.us/j/84069898918?pwd=V3NFM2lROVV3aWx6emRkWGZnQlBUdz09>

Call-In Number – (929) 205- 6099 Meeting ID: 840 6989 8918 Password: 42860

As ordered by the Zoning Board of Adjustment of the Town of West New York, N.J.

**1. Meeting called to order.**

**2. Pledge of Allegiance.**

**3. Reading of notice in compliance with Open Public Meetings Act.**

This is the regular meeting of June 6, 2024 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 notice of any Zoning Board agenda is available by contacting the Zoning Board of Adjustment Secretary or the Town Clerk.

**4. Communications, reports, and administrative matters:**

**5. Roll call**

**6. Minutes for approval: May 16, 2024.**

**7. Payment Resolutions. NONE**

## 8. Memorializing Resolutions:

a. **RESOLUTION GRANTING MINOR SUBDIVISION, SITE PLAN APPROVAL, A VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(1), BULK VARIANCES FOR LOT AREA, LOT WIDTH, AND BUILDING HEIGHT (STORIES), AND PARKING - UNION STAR, LLC - 6306-6310 MADISON STREET, WEST NEW YORK, NJ BLOCK 151, LOTS 9-11 APPLICATION NO. ZB 2022-07 – Thomas Paneque, Esq. representing Applicant.**

## 9. Acceptance/Completeness:

a. **Zoning Board Docket #ZB 2024-06; filed April 18, 2024 - Jose Santiago site plan 581 57th Street (Lot 21 in Block 123) – Applicant is represented by A. Lopez, Esq.**

## 10. Old Business – Applications. NONE

## 11. New Business:

- a. Zoning Board Docket #ZB 2023-22; filed January 6, 2024  
5508 Madison St, LLC site plan - 5508 Madison Street (Lot 1 in Block 116)  
Alain Mulkay, Esq. is representing the applicant. The applicant proposes to demolish an existing 1 story structure and construct a new three family dwelling. The property is located on the western side of Madison Street, between Schley Place and 55th Street, in the Town of West New York's R, Retail & Service Commercial Zone. **Re-noticing the public is required.**
- b. **Zoning Board Docket # ZB-2024-04 — Friedlander Union City Package Holdings, LLC site plan -- 6123 Tyler Place (Lot 19 in Block 51) –** The applicant proposes to construct a new 3-story, 6 unit multi family building on the above notes vacant lot; there will be 2 studio apartments, a one bedroom unit, 2 two bedroom units and a 3 bedroom unit. The property is located on the southwestern corner of Tyler Place and 62<sup>nd</sup> Street, in the Town of West New York's C-R, Retail & Service Commercial Zone. Applicant is represented by Bianca Pereira, Esq. **Public notices are required.**
- c. **Zoning Board Docket # ZB 2024-05, 6212 Madison Street, LLC site plan site plan – 6212 Madison Street (Lot 6 in Block 151).** The applicant proposes to demolish an existing one story masonry structure and a detached garage, located on the above noted site and construct a new 5 story, 15 unit multi-family building; there will be 10 one bedroom and 5 two bedroom units. The property is located on the eastern side of Madison Street, between 62<sup>nd</sup> Street and 64<sup>th</sup> Street, in the Town of West New York's C-R, Retail &

Service Commercial Zone. Applicant is represented by A. Alonso, Esq. **Public notices are required.**

**d. Zoning Board Docket #ZB 2024-03; filed February 22, 2024**

**49 West NY, LLC site plan 49 66th Street (Lot 12 in Block 5) Plans prepared by Joe Donato, AIA; revised February 27, 2024**

The applicant proposes to legalize a previously constructed addition to an existing two family dwelling and construct a second story addition over a portion of the first floor; the first floor unit will contain two bedrooms and the second floor unit will contain three bedrooms. The property is located on the southern side of 66th Street, between Park Avenue and Broadway in the Town of West New York's R-M, Medium Density Residential Zone. Applicant is represented by A. Alonso, Esq. **Public Notices are required.**

**12. Open to public for comments on other matters.**

**13. Motion to adjourn.**

Next meeting date: A Zoom Meeting on **Thursday, July 11, 2024 at 6:30PM.** *Formal notice will be given prior to the meeting. Feel free to email [crodriguez@westnewyorknj.org](mailto:crodriguez@westnewyorknj.org)*

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