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Town of West New York
Department of Public Affairs
Zoning Board of Adjustment
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West New York, NJ 07093

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Mayor

Marielka Diaz
Commissioner

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Katharine Chao **1st Vice-Chairwoman**
Jeff Courtneys, **2nd Vice-Chairman**
Kenneth Blane, **Board Member**
Michael Calderara, **Board Member**
Ronald Theobald, **Board Member**
Javier Salgado, **Board Member**
Junior Fernandez, **Alt. Board Member**
Xavier Murillo, **Alt. Board Member**

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

MINUTES FOR REGULAR MEETING THURSDAY, MAY 16, 2024

The Zoning Board of Adjustment held a regular meeting on Thursday, May 16, 2024 at 6:30 P.M. Via Zoom

1. **Meeting called to order by Chair Rick Solares at 6:32 pm**
2. **Pledge of Allegiance by Chair Rick Solares**
3. **Reading of notice in compliance with Open Public Meetings Act by Chair Rick Solares.**
4. **Communications, reports, and administrative matters:**
 - a. Received communication from Attorney Alain Mulkey's office requesting that application ZB 2023-22 -- 5508 Madison Street be carried for first hearing to the June 6, 2024 Zoning Bd meeting. **Adjournment granted for June 6, 2024 – re-noticing the public is required.**
5. **Roll call.**

Present: Chair Rick Solares, Vice-Chair Katherine Chao, 2nd Vice-Chair Jeff Courtney, Member Kenneth Blane, Member Javier Tony Salgado, Member Ronald Theobald, Member Michael Calderara, Member Junior Fernandez and Member Xavier Murillo.

Absent: NONE

We had a quorum

6. Minutes for approval: April 11, 2024

Motion to approve the Minutes was made by Chair Rick Solares, seconded by Vice Chair Kathy Chao and approved by Board Members.

7. Payment Resolutions. NONE

8. Memorializing Resolutions:

a. Approval Resolution for Application Docket # ZB2023-20 – 6000 Washington Street, WNY – Lot 1 in block 145 – (Approved on 1-18-24) – A. Alonso, Esq. **After review of the Resolution by the Board, Vice-Chair Chao made a Motion to approve it, seconded by Member Theobald and approved by the Board. Resolution adopted.**

b. Approval Resolution for Zoning Board Docket #ZB 2024-01; filed February 15, 2024 – Luis Fernando Gomez Guzman site plan 6001 Washington Street (Lot 15 in Block 146) – Applicant is represented by J. Alvaro Alonso, Esq. **After review of the Resolution by the Board, Chair Solares made a Motion to approve it, seconded by Vice-Chair Chao and approved by the Board. Resolution adopted.**

c. Approval Resolution for Application Zoning Board Docket #ZB 2024-02; filed February 21, 2024 – 323 62nd Street Holdings, LLC site plan 323 – 62nd St. (Lot 15 in Block 49) – Applicant is represented by J. Alvaro Alonso, Esq. **After review of the Resolution by the Board, Chair Solares made a Motion to approve it, seconded by Vice-Chair Chao and approved by the Board. Resolution adopted.**

d. Approval Resolution for Application Docket #ZB 2023-21; 440-442 58th Street (Lot 43 in Block 69) - (approved on 3-7-24) – Applicant represented by A. Alonso, Esq. **After review of the Resolution by the Board, Chair Solares made a Motion to approve it, seconded by Vice-Chair Chao and approved by the Board. Resolution adopted.**

e. Approval Resolution for Application Docket #ZB 2023-22 at 6412 Park Avenue (Lot 3 in Block 19) – (approved on 3-7-24). Applicant is represented by Gerard Pizzillo, Esq. **After review of the Resolution by the Board, Chair Solares made a Motion to approve it, seconded by Vice-Chair Chao and approved by the Board. Resolution adopted.**

f. Approval Resolution for Application Zoning Board Docket #ZB 2021-02; filed January 14, 2021 - 349 W. 53 Property, LLC site plan 6013-6023 Broadway (Lots 21-24 in Block 46). Applicant represented by Adolfo Lopez, Esq. **After review of the Resolution by the Board, Chair Solares made a Motion to approve it, seconded by Vice-Chair Chao and approved by the Board. Resolution adopted.**

g. Denial Resolution for Application at 6006 Polk Street, LLC site plan 6006-6008 Polk Street (Lot 3 in Block 137), was denied on 3-7-24 – Applicant represented by A. Alonso, Esq. **After review of the Resolution by the Board, Chair Solares made a Motion to approve it, seconded by Vice-Chair Chao and approved by the Board. Resolution adopted.**

h. Denial Resolution for Application Docket #ZB 2023-23 at 433 60th Street (Lot 12 in Block 67), was denied on 3-7-24 – Applicant is represented by A. Alonso, Esq. **After review of the Resolution by the Board, Chair Solares made a Motion to approve it, seconded by Member Theobald and approved by the Board. Resolution adopted.**

i. Extension Resolution for application at 6207 Madison Street, WNY, Block 152, Lots 26,26,01,29 -This Resolution originally memorialized on December 1, 2022 was approved on 2-15, 24 for a One-Year extension to 12-1-24 – Applicant represented by A. Alonso, Esq. **After review of the Resolution by the Board, Chair Solares made a Motion to approve it, seconded by Vice-Chair Chao and approved by the Board. Resolution adopted.**

j. Extension Resolution for application at 6203-6205 Hudson Avenue, WNY. This Resolution originally memorialize on September 23, 2021 was approved on March 7, 2024 for a One-Year extension to March, 2025 – Applicant is represented by A. Alonso, Esq. **After review of the Resolution by the Board, Chair Solares made a Motion to approve it, seconded by Member Theobald and approved by the Board. Resolution adopted.**

k. Extension Resolution for application at 6601 Hudson Avenue, West New York, Block 15, Lot 19, Application No ZB 2020-09. This Resolution originally memorialized on March 18, 2021, was approved on March 7, 2024 for a One-Year Extension to March, 25 – Applicant is represented by A. Alonso, Esq. **After review of the Resolution by the Board, Chair Solares made a Motion to approve it, seconded by Vice-Chair Chao and approved by the Board. Resolution adopted.**

l. Extension Resolution for application at 5515 Jefferson Street, West New York, Block 122, Lot 10 Application No ZB 2022-20. This Resolution originally memorialized on February 2, 2023, was approved on March 7, 2024 for a One-Year Extension to March, 2025. – Applicant is represented by A. Alonso, Esq. **After review of the Resolution by the Board, Chair Solares made a Motion to approve it, seconded by Vice-Chair Chao and approved by the Board. Resolution adopted.**

m. Extension Resolution for application at 6014 Jefferson Street, West New York. The Resolution originally memorialized on May 6, 2021, was approved on March 7, 2024 for a One-Year Extension to March, 2025. A. Alonso, Esq. **After review of the Resolution by the Board, Chair Solares made a Motion to approve it, seconded by Vice-Chair Chao and approved by the Board. Resolution adopted.**

9. Acceptance/Completeness.

a. 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 62nd Street, in the Town of West New York's C-R, Retail & Service Commercial Zone. Applicant is represented by Bianca Pereira, Esq. **After Planner, David Spatz' testimony was concluded, the application was deemed complete - Chair Solares made a Motion to approve, seconded by Member Blane and approved by the Board. The application was set for hearing at the June 6th Zoning Meeting – public notices are required.**

b. 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 Steet, between 62nd Street and 64th Street, in the Town of West New York’s C-R, Retail & Service Commercial Zone. Applicant is represented by A. Alonso, Esq. **After Planner, David Spatz’ testimony was concluded, the application was deemed complete - Chair Solares made a Motion to approve, seconded by Member Blane and approved by the Board. The application was set for hearing at the June 6th Zoning Meeting – public notices are required.**

10. Old Business – NONE

11. New Business: NONE

12. Open to public for comments on other matters. NONE

13. Motion to Adjourn by Chair Solares and seconded by Bd as a whole.

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