



Board Secretary
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Joseph Mariniello, Esq.

Board Engineer
Bernard Mirandi, Engineer

Board Planner
David Spatz

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

Albio Sires
Mayor

Marielka Diaz
Commissioner

Rick Solares, **Chairman**
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, JUNE 6, 2024

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

1. **Meeting called to order by Chair Rick Solares at 6:39 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: NONE**
5. **Roll call.**

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

Absent: Member Kenneth Blane – Member Michael Calderara and Member Ronald Theobald

We had a quorum

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

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

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.**

After review of the Resolution by the experts and members of the board, Chair Solares made a motion to adopt the Resolution, seconded by Vice-Chair Chao and approved by the Board.

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. After Planner, David Spatz’ testimony was concluded, the application was deemed complete - Chair Solares made a Motion to approve, seconded by Vice-Chair Kathy Chao and approved by the Board. The application was set for hearing at the July 11th Zoning Meeting – public notices are required.**

10. **Old Business – 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.
Public notices were approved by Board Attorney, Joe Mariniello. After all testimony by the experts was concluded, comments made by the Board Members and condition expressed by the Engineer with regard to the mechanical room relocation for easier ingress and egress of the parked vehicles inside garage, Chair Ricky Solares made a motion to approve the application, seconded by Vice-Chair Kathy Chao and approved by the Board.

- 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 62nd Street, in the Town of West New York’s C-R, Retail & Service Commercial Zone. Applicant is represented by Bianca Pereira, Esq. **Public notices were approved by Board Attorney, Joe Mariniello. After all testimony by the experts was concluded, comments made by the Board Members and a condition expressed to reserve room for a handicap parking space, Chair Ricky Solares made a motion to approve the application, seconded by Vice-Chair Kathy Chao and approved by the Board.**
- 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 Steet, between 62nd Street and 64th Street, in the Town of West New York’s C-R. **Public notices were approved by Board Attorney, Joe Mariniello. After all testimony by the experts was concluded, comments made by the Board Members and a condition expressed to reserve a handicap parking space, Chair Ricky Solares made a motion to approve the application, seconded by Vice-Chair Kathy Chao and approved by the Board.**
- 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 were approved by Board Attorney, Joe Mariniello. After all testimony by the experts was concluded and comments made by the Board Members, Vice-Chair Kathy Chao made a motion to approve the application, seconded by 2nd Vice-Chair Jeff Courtney and approved by the Board.**
12. **Open to public for comments on other matters. NONE**
13. **Motion to Adjourn by Vice-Chair Chao and seconded by the Board as a whole.**

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