



**Board Secretary**  
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**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*

Kenneth Blane, **Chairman**  
Katharine Chao **Vice-Chairwoman**  
Ricardo Solares, **2<sup>nd</sup> Vice-Chairman**

Michael Calderara, **Board Member**  
Jeffrey Courtney, **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, NOVEMBER 2, 2023**

The Zoning Board of Adjustment has scheduled a regular meeting on Thursday, November 2, 2023 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 access 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, November 2, 2023 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 October 19, 2023 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:**

**TOWN OF WEST NEW YORK ZONING BOARD RESOLUTION  
ADOPTING SCHEDULE OF MEETING DATES FOR 2024**

(See Attached Last Page)

**5. Roll call**

**6. Minutes for approval:**

a. October 19, 2023

**7. Payment Resolutions. None.**

**8. Memorializing Resolutions:**

9. **Acceptance/Completeness:**

10. **Old Business – Applications.**

**a. Continuation in the matter of application Zoning Board Docket # ZB2023-03; filed January 23, 2023 – 6044 Monitor Place (Lot 3 in Block 36)**

The applicant proposes to demolish an existing single-family dwelling, located on the above noted site, and construct a new 4 story, 8-unit multi-family building. The building will consist of three levels of apartments over one at grade level of parking; there will be 2, one-bedroom units and 6, two-bedroom units. The property is located on the eastern side of Monitor Place, between Boulevard East and 62nd Street, in the Town of West New York's R-M, Medium Density Residential Zone. **This application was first heard on September 7, 2023 Zoning meeting. Carried to the November 2, 2023. No new Notices required.**

**b Continuation in the matter of 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).** The applicant proposes to demolish several buildings located on the above noted site and construct a new five story, 44-unit multi-family building. The proposal consists of four residential floors over one at grade and one below grade levels of parking. There will be 44 one-bedroom units. The property is located on the western side of Broadway, between 60th Street and 61st Street, in the Town of West New York's R-M, Medium Density Residential Zone. – . **This application was first heard on September 7, 2023 Zoning meeting. Carried to the November 2, 2023 meeting. No new notices required.**

11. **New Business – Applications.**

**a. First Hearing in the matter of Application Zoning Board Docket #ZB 2023-10; filed April 14, 2023 - 6006 Polk Street, LLC site plan 6006 Polk Street (Lot 3 in Block 137).** The applicant proposes to construct two stories over an existing warehouse building, located on the above noted site, and convert the structure to an 11-unit multi-family building. The property is located on the eastern side of Polk Street, between 60th and 61st Streets, in the Town of West New York's R-M, Medium Density Residential Zone. **Public notices required.**

**b. First Hearing in the matter of Zoning Board Docket #ZB 2023-11; filed April 26, 2023 Emerald Investment Real Estate, LLC site plan 6117 Harrison Place (Lot 14 in Block 52).** The applicant proposes to demolish an industrial building, located on the above noted lot and construct a new 4 story, 14-unit multi-family building. The project will consist of three residential floors over one at grade level of parking; there will be 3 one-bedroom units, 7 two-bedroom units and 4 three-bedroom units. A site plan with 16 units and a different bedroom mix was approved by the Board of Adjustment October 7, 2021. The property is located on the western side of Harrison Place between 61st and 62nd Streets, in the Town of West New York's C-R, Retail & Service Commercial Zone. **Application was deemed complete at the September 21<sup>st</sup> Zoning Bd. Meeting. A hearing date was set for October 19, 2023 then carried to the November 2, 2023 meeting. Notices required.**

12. Open to public for comments on other matters.

**13. Motion to adjourn.**

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Next meeting date: A Zoom Meeting on **Thursday, December 7, 2023 at 6:30PM**. *Formal notice will be given prior to the meeting. Feel free to email [crodriguez@westnewyorknj.org](mailto:crodriguez@westnewyorknj.org)*

**4. TOWN OF WEST NEW YORK ZONING BOARD  
RESOLUTION ADOPTING SCHEDULE OF MEETING DATES FOR 2024**

**PLEASE TAKE NOTICE**, in accordance with the Open Public Meeting Law, Chapter 231, P.L. 1975 the public meetings of the Zoning Board of the Town of West New York, Hudson County, State of New Jersey will be held on the following dates either in the Town of West New York Municipal Building, 428 60th Street, West, New York, New Jersey, or by a properly noticed zoom meeting, at which time formal action may be taken on any matter considered by the Zoning Board.

Thursday, January 18

Thursday, February 1 & 15

Thursday, March 7 & 21

Thursday, April 11

Thursday, May 2 & 16

Thursday, June 6

Thursday, July 11

Thursday, August 1

Thursday, September 5 & 19

Thursday, October 3 & 17

Thursday, November 7

Thursday, December 5

**BE IT FURTHER RESOLVED** that the Clerk of the West New York Zoning Board Adjustment is directed to maintain this schedule in a place of prominence on the bulletin board in the Municipal Building throughout the year 2024.

This notice is to be published in the Jersey Journal and Bergen Record and posted to the Town of West New York website.

Adopted: \_\_\_\_\_ 2023

I certify that the above schedule was introduced and adopted at a regular scheduled meeting held by the West New York Zoning Board on.

Kenneth Blane, Chairman

Caridad Rodriguez, Board Secretary