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Town of West New York
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Zoning Board of Adjustment
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Katharine Chao **Vice-Chairwoman**
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Xavier Murillo, **Alt. Bd. Member**

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

AGENDA FOR REGULAR MEETING THURSDAY, DECEMBER 7, 2023

The Zoning Board of Adjustment has scheduled a regular meeting on Thursday, December 7, 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 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 to request electronic copies of said documents or you may visit the municipal website at 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, December 7, 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:

a. Correspondence from the office of Alvaro Alonso, Esq. dated November 7, 2023, seeking a 1-year extension for the applicant, Rosa Alicea, at 6120 Madison Street, block 140, Lot 9, to construct an addition to the two-family house. Resolution for said application was approved on November 3, 2022 and memorialized on January 19, 2023.

b. Correspondence from the office of Alvaro Alonso, Esq. dated November 14, 2023, seeking 1-year extension for the applicant, Lourdes Donoso, at 430 – 50th Street, block 104, Lot 39, to construct a second-floor addition to a one-family house. Resolution for said application was approved on January 17, 2019 and memorialized on April 5, 2023.

c. Correspondence from the office of Alain Mulkay, Esq. dated No. 2023, seeking a 1-year extension for the applicant, 6305 Adam Street, block 158, Lot 25, to construct a three-story, ten-unit multi-family dwelling with ten parking spaces on property. Resolution for said application was approved on February 17, 2022 and memorialized on March 17, 2022.

d. Correspondence from the office J. Alvaro Alonso, Esq. dated October 13, 2023, requesting that that this property application at 6203-6205 Hudson Avenue, WNY be carried to the next available meeting Agenda. Board approval was granted for a proposed alteration to an existing commercial use. The Resolution was approved on April 1, 2021 and memorialized on September 23, 2021.

5. **Roll call**

6. **Minutes for approval:**

a. November 2, 2023

7. **Payment Resolutions.** None.

8.

9. **Memorializing Resolutions:**

a. ZB 2023-08 -- 312 – 53rd Street, WNY

10. **Acceptance/Completeness:**

a. ZB2023-14 – 5518 Kennedy Boulevard, WNY - Lot 5 in block 122

b. ZB2022-18 – 6119 Tyler Place, WNY – Lot 51 in block 21

c. ZB2023-15 – 325-329 55rd Street, WNY – Lot 4 in block 83

d. ZB2022-19 – 6608 Palisade Avenue, WNY – Lot 5 in block 15

e. ZB2022-17 – 6121 Bergenline Avenue, WNY – Lot 6 in block 139

f. ZB2023-20 – 6000 Washington Street, WNY – Lot 1 in block 145

11. **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. Application carried to the December 7, 2023 Zoning meeting with the Board considering a dismissal of the application without prejudice. 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, 30-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. Application was carried to the December 7, 2023 Zoning meeting with the consent of the applicant's attorney for the sole purpose of applicant providing expert testimony regarding the operation of the project's mechanical parking system. No new notices required.**

c. Continuation 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. **Application was first heard at the November 2, 2023 Zoning meeting. Application was carried to the December 7, 2023 Zoning meeting at the request of applicant's attorney. No further notices required.**

d. Continuation 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 21st Zoning Bd. Meeting. A hearing date was set for October 19, 2023 then carried to the November 2, 2023 meeting. The application was carried to the December 7, 2023 Zoning meeting at the request of the applicant's attorney in order to provide revised plans decreasing the size of the project. No further Notices required.**

e. Continuation in the matter of application #2023-02 filed by River Play, LLC located at 771-773 Farragut Place (Lot 18 & 19 in Block 38). The applicant proposes to demolish two existing buildings located on the above noted site, and construct a new 5-story, 10-unit multifamily building. The property is located on the southwestern corner of Farragut Place and Ferry Road, in the Town of West New York's CWD Controlled waterfront Development District. **No-one appeared for the applicant at the September 7, 2023 Zoning meeting. Application was carried to the December 7, 2023 meeting. Notices required.**

11. New Business: NONE

12. Open to public for comments on other matters.

13. Motion to adjourn.

Next meeting date: A Zoom Meeting on **Thursday, January 18, 2023 at 6:30PM**. *Formal notice will be given prior to the meeting. Feel free to email crodriguez@westnewyorknj.org*
