



**Board Secretary**  
Caridad Rodriguez

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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, JANUARY 18, 2024**

The Zoning Board of Adjustment has scheduled a regular meeting on Thursday, January 18, 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 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, January 18, 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 January 18, 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. 2024 WNY Zoning Board Reorganization of Professionals and Members of the Board**

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

**a.** Correspondence from the office J. Alvaro Alonso, Esq. dated October 13, 2023, requesting that this property application at 6203-6205 Hudson Avenue, WNY be carried to the next available 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. **This correspondence from Mr. Alonso was considered by the Board at the December 7, 2023 Zoning Board Meeting and carried to the January 18, 2024 Meeting.**

**b.** Communication from Attorney Bianca Pereira requesting Reconsideration of Application Denial on behalf of the applicant, Cesar Navarrete, Application for Site Plan and Variance for property at 6302 Jackson Street, Block 152, Lot 11, WNY. Said application was heard and denied on October 5, 2023 by the Zoning Board Members.

**6. Roll call**

7. **Minutes for approval:**

a. December 7, 2023

8. **Payment Resolutions.** None.

9. **Memorializing Resolutions:** NONE

10. **Acceptance/Completeness:**

a. Zoning Board Docket #ZB 2023-21; filed October 23, 2023 Jack & Sala Tellerman NJ LLC site plan 440-442 58th Street (Lot 43 in Block 69)

b. Zoning Board Docket #ZB 2023-23; filed October 23, 2023 60th Street West New York, LLC site plan 433 60th Street (Lot 12 in Block 67)

c. Zoning Board Docket #ZB 2023-22; filed October 25, 2023 Golden Crest Holdings, LLC site plan 6412 Park Avenue (Lot 3 in Block 19)

11. **Old Business – Applications.**

12. **New Business:**

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

The applicant proposes to convert an existing vacant commercial space to a beauty salon. The property is located on the eastern side of Kennedy Boulevard, between 55th Street and 56th Street, in the Town of West New York's I-L, Light Impact Industrial Zone. **Public notices required.**

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

The applicant proposes to convert the basement and first floor, in an existing mixed use building into two apartments; there will be a two-bedroom unit and 2 two bedroom units after the conversion. The property is located on the western side of Tyler Place, between 61st and 62nd Streets, in the Town of West New York's C-R, Retail & Service Commercial Zone. **Public notices required.**

**c. ZB2023-15 – 325-329 55<sup>rd</sup> Street, WNY – Lot 4 in block 83**

The applicant proposes to convert the second floor of an existing commercial building into three apartments; the space was previously used as a house of worship. The ground floor contains a laundromat. The property is located on the southern side of 55th Street, between Palisade Avenue and Hudson Avenue, in the Town of West New York's I-L, Light Impact Industrial Zone. **Public notices required.**

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

The applicant proposes to demolish an existing single-family dwelling, located on the above noted lot, and construct a new two-family dwelling; Unit 1 will be a duplex apartment and both units have roof terraces. The property is located on the eastern side of Palisade Avenue, between 66th Street and 67th Street, in the Town of West New York's R-M, Medium Density Residential Zone. **Public notices required.**

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

The applicant proposes to demolish an existing building, located on the above noted site, and construct a new 3 story, mixed use building. The project will consist of two commercial spaces and a one-bedroom unit on the ground floor and 2, two bedroom apartments each on the second and third floors. The property (which also has frontage on Van Buren Place) is located on the western side of Bergenline Avenue, between 61st and 62nd Streets, in the C-R, Retail & Service Commercial Zone.

**Public notices required.**

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

The applicant proposes to convert a residential building into a medical office. The property is located on the northeastern corner of Washington Street and 60th Street in the Town of West New York's R-M, Medium Density Residential Zone.

**Public notices required.**

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

**13. Motion to adjourn.**

Next meeting date: A Zoom Meeting on **Thursday, February 1, 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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