



**Board Secretary**  
Caridad. Rodriguez

**Board Attorney**  
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**Board Engineer**  
Paul D. Cray

**Board Planner**  
David Spatz

**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*

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**  
Javier Salgado, **Board Member**  
Steven M. Ferrales, **Board Member**  
Wayne Cook, **Alt. Board Member**

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

**MINUTES FOR REGULAR MEETING THURSDAY, AUGUST 3RD, 2023**

The Zoning Board of Adjustment held a regular meeting on Thursday, August 3, 2023 at 6:30 P.M. Via Zoom

1. **Meeting called to order** by Chair Blane. Time: 6:40 PM
2. **Pledge of Allegiance** by Chair Blane.
3. **Reading of notice in compliance with Open Public Meetings Act** by Chair Blane.
4. **Roll call.**  
**Present:** Chair Kenneth Blane, 1<sup>st</sup> Vice-Chair Katharine Chao, 2<sup>nd</sup> Vice-Chair Ricardo Solares, Board Member Michael Calderara, Board Member Javier Salgado, Board Member Ronald Theobald.  
**We have quorum**
5. **Communications, reports, and administrative matter**

Motion to approve a two year extension of the application approval regarding the 6019-6021 Hudson Avenue project memorialized on January 20, 2022, with no further extensions, was made by Chair Blane and approved by the Board.

**6. Minutes for approval June 15th, 2023**

A motion to approve minutes for the June 15, 2023 meeting was made by Chair Blane, seconded by 2<sup>nd</sup> Vice Chair Solares and was approved by the Board.

**7. Payment Resolutions.** None.

**8. Memorializing Resolutions**

**a.** 5308 Palisade Avenue, WNY

A Motion to approve was made by Chair Blane, seconded by 2<sup>nd</sup> Vice-Chair Solares and approved by the Board.

**b.** 6303 Jefferson Avenue, WNY

A Motion to approve was made by Chair Blane, seconded by 1<sup>st</sup> Vice-Chair Chao and approved by the Board.

**c.** 6018 Buchanan Place, WNY

A Motion to approve was made by Chair Blane, seconded by 2<sup>nd</sup> Vice-Chair Solares and approved by the Board.

**d.** 5306 Fairview Terrace, WNY

A Motion to approve was made by Chair Blane, seconded by 1<sup>st</sup> Vice-Chair Chao and approved by the Board.

**e.** 6114 Jackson Street, WNY

A Motion to approve was made by Chair Blane, seconded by 2<sup>nd</sup> Vice-Chair Solares and approved by the Board.

**f.** 400 – 56<sup>th</sup> Street, WNY

A Motion to approve was made by Chair Blane, seconded by 2<sup>nd</sup> Vice-Chair Solares and approved by the Board.

**g.** 543 – 54<sup>th</sup> Street, WNY

A Motion to approve was made by Chair Blane, seconded by 2<sup>nd</sup> Vice-Chair Solares and approved by the Board.

**9. Acceptance/Completeness.**

**a. ZB 2023-012-4908 Palisade Avenue**

Board Planner David Spatz confirmed that the application was complete and could be given a hearing date. A motion to declare the application complete was made by

Chair Blane, seconded by 2<sup>nd</sup> Vice-Chair Solares and approved by the Board. A hearing date was set for September 21st, 2023.

**b. ZB 2023 – 423 - 63<sup>rd</sup> Street**

Board Planner David Spatz confirmed that the application was complete and could be given a hearing date. A motion to declare the application complete was made by Chair Blane, seconded by 2<sup>nd</sup> Vice-Chair Solares and approved by the Board. A hearing date was set for September 21st, 2023.

**c. ZB 2022-23 – 6010 Polk Street**

Board Planner David Spatz confirmed that the application was complete and could be given a hearing date. A motion to declare the application complete was made by Chair Blane, seconded by Vice-Chair Chao and approved by the Board. A hearing date was set for September 21st, 2023.

**10. Old Business – Applications.** None

**11. New Business – Applications**

**a. First hearing in the matter of ZB 2023-02 5111 Boulevard East, filed by Michael Joyce Site Plan on January 12, 2023 – (Lot 33, Block 85)**

The applicant proposes to construct several terraces on the front of an existing three family dwelling. The property is located on the western side of Boulevard East, north of 51st Street, in the Town of West New York's R-M, Medium Density Residential Zone. **This matter was adjourned to the September 21, 2023 Zoning Board meeting with the consent of the applicant's attorney.**

**b. First hearing in the matter of application #ZB 2023-04 filed by Ada Gonzalez Urena located at 208 – 63<sup>rd</sup> Street (Lot 16 in Block 26) .** The applicant proposes to convert a ground floor retail space in an existing mixed use structure to a makeup studio; there will be two commercial spaces and an apartment on the ground floor and three apartments on the second floor. The property is located on the northern side of 63<sup>rd</sup> Street, between Dewey Avenue and Broadway, in the Town of West New York's R-M, Medium Density Residential Zone. **After all testimony was heard and documents were reviewed, the Board approved this application.**

**c. First hearing in the matter of application #2022-22 filed by Yovany Grana located at 610 61<sup>st</sup> street (Lot 33 in Block 148)** The applicant proposes to convert an existing mixed-use structure with a day care center on the first and second floors and an apartment on the third floor by removing the apartment and converting the third floor for day care use. The property is located on the northern side of 61st Street, between Jefferson Street and Adams

Street, in the Town of West New York's R-M, Medium Density Residential Zone. **After all testimony was heard and documents were reviewed, the Board approved this application.**

- d. First hearing in the matter of application #2023-06 filed by Station 107, LLC located at 107-67<sup>th</sup> Street (Lot 18 in block 8).** The applicant proposes to convert a ground floor commercial space in an existing mixed use structure to a studio apartment; there will be two residential units in the building. The property is located on the southern side of 67th Street, between Park Avenue and Broadway, in the Town of West New York's R-M, Medium Density Residential Zone. **This application was postponed to the September 21, 2023 Zoning Board meeting for the applicant to obtain an attorney and for the presentation of new notices.**
  
  - e. First hearing in the matter of application of ZB 2022-19, filed on August 15, 2022 by Gernand LLC located at 5112 Park Avenue, (Lot 7 in Block 86).** The applicant proposes to demolish an existing 2 story, brick dwelling, located of the above noted site, and construct a new three family dwelling. The ground floor will contain parking and the second and third floors will each contain a three bedroom unit and the fourth and fifth floors will contain a three bedroom duplex. The property is located on the eastern side of Park Avenue, north of 51<sup>st</sup> Street, in the Town of West New York's R-M, Medium Density Residential Zone. **This application was adjourned to the September 21, 2023 Zoning Board meeting with the consent of the applicant's attorney.**
- 12. CLOSED SESSION TO DISCUSS LEGAL MATTER:** **Upon advice from the Board Attorney, it was determined that this Closed Session was not needed and any issues presented can await the application's currently scheduled hearing at the Board's September 21, 2023 meeting.**

**12. Open to public for comments on other matter.** None

**13. Motion to adjourn was made by 1<sup>st</sup> Vice Chair Chao and seconded by 2<sup>nd</sup> Vice Chair Solares at 8:00 pm.**

Next meeting date: **Thursday, September 7th, 2023 at 6:30PM – Zoom Meeting with appropriate notice to be posted.** *Feel free to email [Crodriguez@westnewyorknj.org](mailto:Crodriguez@westnewyorknj.org)*