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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

Albia 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  
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, SEPTEMBER 21, 2023**

The Zoning Board of Adjustment held a regular meeting on Thursday, Sep. 21, 2023 at 6:30 P.M. Via Zoom

1. **Meeting called to order** by Chair Blane.
2. **Pledge of Allegiance** by Chair Blane.
3. **Reading of notice in compliance with Open Public Meetings Act** by Chair Blane **AT 6:40 pm**
4. **Attorney Joseph Mariniello of Hartman Doherty Rosa Berman & Bulbnlia, officially administered the oath of New Members of the West New York Zoning Board of Adjustments to Member Junior Fernandez and Member Xavier Murillo.**
5. **Roll call.**

**Present:** Chair Kenneth Blane, 1<sup>st</sup> Vice-Chair Katharine Chao, Board Member Javier Salgado, Board Member Ronald Theobald, new Board Member Junior Fernandez and new Board Member Xavier Murillo

**Absent: Member** 2<sup>nd</sup> Vice Chair Ricky Solares, Member Jeff Courtney and Member Michael Calderara

6. **Communications, reports, and administrative matter** none

**7. Minutes for approval September 21, 2023**

A motion to approve minutes for the August, 2023 meeting was made by Chair Blane, seconded by Vice Chair Chao and was approved by the Board.

**8. Payment Resolutions. none**

**9. Memorializing Resolutions:**

**a. ZB-2022 - 6402 Kennedy Blvd. revised November 18, 22** Resolution was carried to the October 5, 2023 meeting. Attorney Robert FelTaro will transcribe Resolution from the recording.

**b. ZB-2023- 08 - 312 - 53rd St., WNY -**  
Resolution was carried to the October 5, 2023 meeting.

**10. Acceptance/Completeness.**

- a. 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).** A motion to deem application complete was made by Chair Blane, seconded by Vice Chair Chao and approved by the Board. A hearing date is set for October 19, 2023.

**11. Old Business -Applications. NONE**

**12. 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 setbacks 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. After all testimony was provided and notices approved by Joseph Mariniello, Esq. the application was approved by the Board.

- b. 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. Application was carried the meeting of October 19, 2023. Notices required.
- c. 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 51st Street, in the Town of West New York's R-M, Medium Density Residential Zone. Application was adjourned to the October 19<sup>th</sup> Zoning Bd.- no further public notices required.
- d. First hearing in the matter of Zoning Board Docket #ZB 2023-012; filed May 16, 2023 **Regency Investments, LLC site plan 4908 Palisade Avenue (Lot 1 in Block 105)**  
The applicant proposes to demolish an existing one story building, located on the above noted site, and construct a new 4 story, 21 unit-multi family building. The property is located on the southeastern corner of Palisade Avenue and 50th Street, in the Town of West New York's R-M, Medium Density Residential Zone. After testimony was concluded and notices approved by Joseph Mariniello, Esq., the application was approved.
- e. **Zoning Board Docket #ZB 2020-02; filed February 14, 2020**  
**423 63rd Street, LLC site plan 423 63rd Street (Lot 18 in Block 34)**  
The applicant proposes to demolish an existing two story brick dwelling and construct a new two story warehouse. The property is located on the southern side of 63rd Street, between Palisade Avenue and Bergenline Avenue, in the Town of West New York's R-M, Medium Density Residential Zone. The application was carried to the October 19, 2023 meeting.
- f. **Zoning Board Docket #ZB 2022-23; filed November 22, 2022**  
**6010 Polk Street, LLC site plans 6010 Polk Street (Lots 4 & 5 in Block 137)**  
The applicant proposes to subdivide the above noted vacant site into two lots and construct a three family dwelling on each lot. 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. After testimony was concluded, further information was required. The application was adjourned to the October 19, 2023 meeting. Notices required.

13. Open to public for comments on other matter. None

14. Motion to adjourn was made by 2<sup>nd</sup> Vice Chair Solaris and seconded by the Board.

Next meeting date: Thursday, October 19, 2023 at 6:30PM- location to be posted. *Feel free to email*  
[Crodriguez@westnewyorknj.org](mailto:Crodriguez@westnewyorknj.org)