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Caridad Rodriguez

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Joseph R. Mariniello, Esq.

**Board Engineer**  
Bernard Mirandi, Engineer

**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

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Jeffrey Courtney, **2<sup>nd</sup> Vice-Chair**  
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*Mayor Albio Sires*

Marielka Diaz  
*Commissioner*

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

**AGENDA FOR REGULAR MEETING THURSDAY, MARCH 21, 2024**

The Zoning Board of Adjustment has scheduled a regular meeting on Thursday 21, 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 acces 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, March 21, 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 March 21, 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. Communications, reports, and administrative matters:**

a. Correspondence from the office J. Alvaro Alonso, Esq. dated February 14, 2024, seeking a **1-year extension** for applicant 6207 Madison St. LLC that this property application at 6207 Madison Street, WNY, Block 152, Lots 26,26,01,29,30 for the construction of an 80-unit multi-family building. The application was approved on October 20, 2022 and memorialized on December 1, 2022.

**5. Roll call**

**6. Minutes for approval: March 07, 2024.**

**7. Payment Resolutions. None.**

8. **Memorializing Resolutions:**

- a. 6117 Harrison Place (approved on (12-7-23) – J. Alonso, Esq.
- b. 6120 Madison (extension approved on 12/7/2023) - J. Alonso, Esq.
- c. 430 50<sup>th</sup> Street (extension approved on 12/7/2023)
- d. 107 67<sup>th</sup> Street (approved on 10/19/23)
- e. 6010 Polk Street (approved on 10/19/2023)
- f. 5112 Park Ave (denied on 10/19/2023) - J. Alonso, Esq.
- g. 5518 Kennedy Boulevard
- h. 6608 Palisade Avenue

9. **Acceptance/Completeness:**

**a. Zoning Board Docket #ZB 2024-01; filed February 15, 2024**

**Luis Fernando Gomez Guzman site plan 6001 Washington Street (Lot 15 in Block 146) – Applicant is represented by J. Alvaro Alonso, Esq.**

The applicant proposes to convert a commercial space on the ground floor of an existing mixed building to a restaurant; there is a two-bedroom unit on the ground floor and a one-bedroom unit and a two-bedroom unit on the second floor. The property is located on the northwestern corner of Washington Street and 60th Street, in the Town of West New York's C-H, Heavy Commercial Zone.

**b. Zoning Board Docket #ZB 2024-03; filed February 22, 2024 - 49 West NY, LLC**

**site plan 49 66th Street (Lot 12 in Block 5) – Applicant is represented by J. Alvaro,**

**Esq.,** The applicant proposes to legalize a previously constructed addition to an existing two family dwelling. The property is located on the southern side of 66th Street, between Park Avenue and Broadway in the Town of West New York's R-M, Medium Density Residential Zone.

**c. Zoning Board Docket #ZB 2024-02; filed February 21, 2024 - 323 62nd Street**

**Holdings, LLC site plan 323 – 62<sup>nd</sup> St. (Lot 15 in Block 49) – Applicant is represented**

**by J. Alvaro Alonso, Esq.** - The applicant proposes to convert a one-story masonry building currently occupied by a gym into a medical and physical therapy office. The property is located on the southwestern corner of Monroe Place and 62nd Street, in the Town of West New York's R-M, Medium Density Residential Zone.

10. **Old Business – Applications.** NONE

**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, April 11, 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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