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Town of West New York
Department of Public Affairs
Zoning Board of Adjustment
428 60th Street
West New York, NJ 07093

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Mayor Albio Sires

Marielka Diaz
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Katharine Chao **1st Vice-Chairwoman**
Jeffrey Courtney, **2nd Vice-Chair**
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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, MARCH 7, 2024

The Zoning Board of Adjustment has scheduled a regular meeting on Thursday 7, 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 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, March 7, 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 7, 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. 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.

b. 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.

c. Correspondence from the office of Alvaro Alonso, Esq. dated February 20, 2024, seeking a 1-year extension for applicant Zoraida Salazar, for Expansion of a Pre-Existing Non-Conforming Use for property 6601 Hudson Avenue, West New York, Block 15, Lot 19, Application No ZB 2020-09. Resolution for said application was approved on October 1, 2020 and memorialized on March 18, 2021.

d. Correspondence from the office of Alvaro Alonso, Esq. dated February 21, 2024, seeking a 1-year extension for applicant Diana Chuquiguanga, to convert a 2-family dwelling into a three-family family dwelling and the conversion of an existing garage on the site into a warehouse on property located at 5515 Jefferson Street, West New York, Block 122, Lot 10 Application No ZB 2022-20. Resolution for said application was approved on November 3rd, 2022 and memorialized on February 2, 2023.

e. Correspondence from the office of Alvaro Alonso, Esq. dated February 27, 2024, seeking a 1-year extension for applicants, Erica Montes and Joel Medina, for the construction of a three-family dwelling. The Resolution was approved on March 18, 2021 and memorialized on May 6, 2021.

5. **Roll call**

6. **Minutes for approval:** February 15, 2024.

7. **Payment Resolutions.** None.

8. **Memorializing Resolutions:**

- a. 107 67th Street (approved on 10/19/23)
- b. 6010 Polk Street (approved on 10/19/2023)
- c. 5112 Park Ave (denied on 10/19/2023)
- d. 6120 Madison (extension approved on 12/7/2023)
- e. 430 50th Street (extension approved on 12/7/2023)
- f. 6119 Tyler Place (approved on 1-18-24)
- g. 325-329 – 55th Street (approved on 1-18-24)
- h. 6121 Bergenline Avenue (approved on 1-18-24)

9. **Acceptance/Completeness:**

**a. Zoning Board Docket #ZB 2023-22; filed January 6, 2024
5508 Madison St, LLC site plan - 5508 Madison Street (Lot 1 in Block 116)
A. Mulkay, Attorney for the Applicant.**

The applicant proposes to demolish an existing 1 story structure and construct a new three family dwelling. The property is located on the western side of Madison Street, between Schley Place and 55th Street, in the Town of West New York's C-R, Retail & Service Commercial Zone.

10. **Old Business – Applications.**

a. Continuation: 6006 Polk Street, LLC site plan 6006-6008 Polk Street (Lot 3 in Block 137) Plans prepared by Optimized Engineering Associates; dated July, 2023 and Po Yi Wu, AIA; dated June 11, 2023; revised January 2,2024.- J. Alvaro Alonso, Attorney for the Applicant.

The applicant proposes to construct two stories over an existing one story warehouse for a new 3 story, 11-unit-multi-family building. The building will consist of two levels of apartments over one at grade level and one below grade level of parking; there will be 1 studio apartment on the ground floor and 4, one bedroom units and 1, two-bedroom unit each on the second and third floors. 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. **Public Notices are required.**

11. **New Business:**

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

The applicant proposes to convert the second floor of an existing commercial building into 2, two- bedroom apartments. The property is located on the northern side of 58th Street, west of Bergenline Avenue, in the Town of West New York's C-R, Retail & Service Commercial Zone. **Public Notices are required.**

**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).
J. Alvaro Alonso, Attorney for the Applicant.**

The applicant proposes to construct a one-story addition to the rear of an existing mixed-use building to expand the medical office on the first floor; the second floor contains a two-bedroom unit, which will remain. The property is located on the southern side of 60th Street, east of Bergenline Avenue, in the C-R, Retail & Service Commercial Zone. **Public Notices are required.**

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). Gerard Pizzillo, Attorney for the Applicant.

The applicant proposes to convert a medical office on the ground floor of an existing multi-family building to a two bedroom apartment; there will be a total of 28 units in the building. The property is located on the southeastern corner of Park Avenue and 65th Street, in the Town of West New York's C-R, Retail & Service Commercial Zone. **Public Notices are required.**

12. Open to public for comments on other matters.

13. Motion to adjourn.

Next meeting date: A Zoom Meeting on **Thursday, March 21, 2024 at 6:30PM**. *Formal notice will be given prior to the meeting. Feel free to email crodriguez@westnewyorknj.org*
