



Board Secretary
Caridad. Rodriguez

Board Attorney
Joseph 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 60th Street
West New York, NJ 07093

Albio Sires
Mayor

Marielka Diaz
Commissioner

Rick Solares, **Chairman**
Katharine Chao **1st Vice-Chairwoman**
Jeff Courtneys, **2nd Vice-Chairman**
Kenneth Blane, **Board Member**
Michael Calderara, **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, JANUARY 18, 2024

The Zoning Board of Adjustment held a regular meeting on Thursday January 18, 2024 at 6:30 P.M. Via Zoom

- 1. Meeting called to order by Chair Kenneth Blane.**
- 2. Pledge of Allegiance by Chair Kenneth Blane.**
- 3. Reading of notice in compliance with Open Public Meetings Act by Chair Kenneth Blane at 6:40 pm**
- 4. Roll call.**

Present: Chair Kenneth Blane, 1st Vice-Chair Katharine Chao, 2nd Vice-Chair Ricky Solares, Member Jeff Courtney, Member Javier Salgado, Member Junior Fernandez, Member Michael Calderara, Member Ronald Theobald and Member Xavier Murillo.

Absent: NONE

5. 2024 WNY Zoning Board Reorganization of Professionals and Members of the Board

a. 1st Vice Chair Kathy Chao made a Motion to nominate Ricky Solares for Chair of the 2024 WNY Zoning Board, seconded by the Board as a Whole - approved by the entire Board.

b. Chair Ricky Solares made a Motion to nominate Kathy Chao for 1st Vice Chair of the 2024 WNY Zoning Board, seconded by the Board as a Whole - approved by the entire Board.

c. Chair Ricky Solares made a Motion to nominate Jeff Courtney, 2nd Vice Chair of the 2024 WNY Zoning Board, seconded by the Board as a Whole - approved by the entire Board.

d. Chair Ricky Solares made a Motion to nominate Joseph Mariniello, Attorney of the 2024 WNY Zoning Board, seconded by the Board as a Whole - approved by the entire Board.

e. Chair Ricky Solares made a Motion to nominate David Spatz, Planner of the 2024 WNY Zoning Board, seconded by the Board as a Whole - approved by the entire Board.

f. Chair Ricky Solares made a Motion to nominate Boswell Engineering, Bernie Mirandi, Engineer of the 2024 WNY Zoning Board, seconded by the Board as a Whole - approved by the entire Board.

g. Chair Ricky Solares made a Motion to nominate Caridad Rodriguez, Board Secretary of the 2024 WNY Zoning Board, seconded by the Board as a Whole - approved by the entire Board.

6. Communications, reports, and administrative matter:

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. The Request was again carried to the February 1, 2024 Meeting for consideration.**

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. **Reconsideration Motion on this Application has been postponed to a later date, pending attorney review.**

7. Minutes for approval December 7, 2023

A motion to approve minutes from the December 7, 2023 meeting was made by Chair Ricky Solares, seconded by 1st Vice-Chair Katharine Chao and approved by the Board.

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 LLC site plan 440-442 58th Street (Lot 43 in Block 69). **Upon the recommendation of the Board Planner, Chair Solares made a Motion to deem application complete, seconded by seconded by 1st Vice-Chair Kathy Chao and approved by the board – the application was carried to the February 15, 2024 Zoning Meeting.**

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) **Upon the recommendation of the Board Planner, Chair Ricky Solares made a Motion to deem application complete, seconded by seconded by 1st Vice Chair Kathy Chao and approved by the board – the application was carried to the February 15, 2024 Zoning Meeting.**

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) **Upon the recommendation of the Board Planner, Chair Ricky Solares made a Motion to deem application incomplete, seconded by seconded by Member Ronald Theobald and deemed incomplete by the board. Attorney Gerard Pizzillo will be notified of the Board's decision.**

11. Old Business – Applications - NONE

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12. New Business – Applications

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 were approved by Attorney, Joe Mariniello. After testimony was presented and comments made, Chair Solares made a Motion to approve the application, seconded by 1st Vice-Chair Chao and approved by the Board.

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 were approved by Attorney Joe Mariniello. After testimony was presented and comments made, Chair Solares made a Motion to approve the application, seconded by 1st Vice-Chair Chao and approved by the Board.

c. ZB2023-15 – 325-329 55rd 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 were approved by attorney Joe Mariniello. After testimony was presented and comments made, Chair Solares made a Motion to approve the application, seconded by 1st Vice-Chair Chao and approved by the Board.

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 were approved by attorney Joe Mariniello. After testimony was presented and comments made, Chair Solares made a Motion to approve the application, seconded by 1st Vice-Chair Chao and approved by the Board

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 were approved by attorney Joe Mariniello. After testimony was presented and comments made, Chair Solares made a Motion to approve the application, seconded by 1st Vice-Chair Chao and approved by the Board.

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 were approved by attorney Joe Mariniello. After testimony was presented and comments made, Chair Solares made a Motion to approve the application, seconded by 1st Vice-Chair Chao and approved by the Board.

13. Open to public for comments on other matters. NONE

14. Motion to adjourn was made by Board as a whole.

Next meeting date: Zoom meeting on **Thursday, February 1, 2024 at 6:30PM** with formal notice being given prior to the meeting. *Feel free to email Crodriguez@westnewyorknj.org*