



**Board Secretary**  
Caridad. Rodriguez

**Board Attorney**  
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**Board Engineer**  
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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

Albio Sires  
*Mayor*

Marielka Diaz  
*Commissioner*

Rick Solares, **Chairman**  
Katharine Chao **1<sup>st</sup> Vice-Chairwoman**  
Jeff Courtneys, **2<sup>nd</sup> 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, FEBRUARY 1, 2024**

The Zoning Board of Adjustment held a regular meeting on Thursday, February 1, 2024 at 6:30 P.M. Via Zoom

- 1. Meeting called to order by Chair Rick Solares.**
- 2. Pledge of Allegiance by Chair Rick Solares**
- 3. Reading of notice in compliance with Open Public Meetings Act by Chair Rick Solares.**
- 4. Communications, reports, and administrative matter: NONE**
- 5. Roll call.**

**Present:** Chair Rick Solares, 1<sup>st</sup> Vice-Chair Katharine Chao, 2<sup>nd</sup> Vice-Chair Jeff Courtney, Member Kenneth Blane, Member Javier Tony Salgado, Member Junior Fernandez, and Member Xavier Murillo.

**Absent:** Member Ronald Theobald and Member Michael Calderara

**We had a quorum**

**6. Minutes for approval:**

**January 18, 2024 Zoning meeting**

**Motion to approve the Minutes was made by Vice-Chair Chao, seconded by Chair Solares and approved by the Board Members present at the meeting.**

**7. Payment Resolutions. NONE**

**8. Memorializing Resolutions:**

**a. ZB 2023-13 (423 – 63<sup>RD</sup> Street, WNY). After review of the resolution narrative by the Board members present, Chair Solares made a Motion to adopt said resolution, seconded by 1<sup>st</sup> Vice-Chair Chao and approved by the Board members.**

**b. ZB 2023-08 (312 – 53 Street, WNY). After review of the resolution narrative by the Board members present, Chair Solares made a Motion to adopt said resolution, seconded by Board Member Blane and approved by the Board members.**

**c. ZB 2023-097 (6302 Jackson Street, WNY). After review of the resolution narrative by the Board members present, Chair Solares made a Motion to adopt said resolution, seconded by 1<sup>st</sup> Vice-Chair Chao and approved by the Board members.**

**9. Acceptance/Completeness. NONE**

**10. Old Business – Applications.**

**a. Continuation of 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.**

The applicant proposes to construct two stories over an existing one story warehouse for a new 3 story, 1 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 60<sup>th</sup> and 61<sup>st</sup> Streets, in the Town of West New York's R-M, Medium Density Residential Zone.

**After testimony was provided by the experts, and comments made by Board members present and the public, the Application was carried to the next March 7, 2024 Zoning Board Regular Meeting. No further notices are required.**

**11. New Business: NONE**

**12. Open to public for comments on other matters. NONE**

**13. Motion to Adjourn by Chair Solares and seconded by Bd as a whole.**

Next meeting date: A Zoom Meeting on **Thursday, February 15, 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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