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Town of West New York
Department of Public Affairs
Zoning Board of Adjustment
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Albio Sires
Mayor

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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, FEBRUARY 15, 2024

The Zoning Board of Adjustment held a regular meeting on Thursday, February 15, 2024 at 6:30 P.M.
Via
Zoom

1. **Meeting called to order by Chair Rick Solares.**



ZB - 2-15-24 agenda
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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:**

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. **This Communication was moved to the March 7th, 2024 Zoning meeting.**

5. **Roll call.**

Present: Chair Rick Solares, 2nd Vice-Chair Jeff Courtney, Member Kenneth Blane, Member Javier Tony Salgado, and Member Junior Fernandez

Absent: 1st Vice Chair Kathy Chao, Member Ronald Theobald, Member Michael Calderara and Member Xavier Murillo

We had a 5-member housekeeping quorum

6. Minutes for approval:

February 1, 2024 Zoning meeting

Motion to approve the Minutes was made by 2nd Vice-Chair Jeff Courtney, seconded by Member Kenneth Blane and approved by the Board Members present at the meeting.

7. Payment Resolutions. NONE

8. Memorializing Resolutions: NONE

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)

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. Upon recommendation of David Spatz, Board Planner, Member Kenneth Blane made a motion to deem application incomplete, seconded by Chair Rick Solares and deemed incomplete by the Board Members present.

Attorney for the Applicant will be notified.

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)

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. Upon recommendation of David Spatz, Board Planner, Chair Rick Solares made a motion to deem application complete, seconded by 2nd Chair Jeff Courtney and deemed complete by the Board Members present.

Attorney for the Applicant will be notified. Public Notices are required.

10. Old Business – NONE

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).

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. Application was carried to the March 7, 2024 Zoning meeting. Attorney for the Applicant, Alvaro Alonso has been notified.**

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)

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. Application was carried to the March 7, 2024 Zoning meeting. Attorney for the Applicant, Alvaro Alonso has been notified.**

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, March 7, 2024 at 6:30PM**. *Formal notice will be given prior to the meeting. Feel free to email crodriguez@westnewyorknj.org*
