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

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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, MARCH 7, 2024

The Zoning Board of Adjustment held a regular meeting on Thursday, March 7, 2024 at 6:30 P.M. Via Zoom

1. **Meeting called to order by Chair Rick Solares at 6:34 pm**
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 carried to the March 7th, 2024 Zoning meeting.** There was no representation on behalf of the applicant at this meeting. Attorney for the Applicant will be notified.

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.

This request for a 1-year Extension of the approved Resolution to March 2025 was considered and approved by the Board at the March 7, 2024 Zoning Board Meeting.

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. **This request for a 1-year Extension of the approved Resolution to March 2025 was considered and approved by the Board at the March 7, 2024 Zoning Board Meeting**

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. **This request for a 1-year Extension of the approved Resolution to March 2025 was considered and approved by the Board at the March 7, 2024 Zoning Board Meeting.**

e. Correspondence from the office of Alvaro Alonso, Esq. dated February 27, 2024, seeking a 1-year extension for applicants, Erica Montes and Joe Medina for the construction of a three-family dwelling at 6014 Jefferson Street, West New York. The Resolution was approved on March 18 2021 and memorialized on May 6, 2021. **This request for a 1-year Extension of the approved Resolution extended to March 2025 was considered and approved by the Board at the March 7, 2024 Zoning Board Meeting.**

5. Roll call.

Present: Chair Rick Solares, 2nd Vice-Chair Jeff Courtney, Member Kenneth Blane, Member Javier Tony Salgado, Member Michael Calderara, Member Ron Theobold, Member Junior Fernandez and Member Xavier Murillo.

Absent: 1st Vice Chair Kathy Chao

We had a quorum

6. Minutes for approval:

February 15, 2024 Zoning meeting

Motion to approve the Minutes was made by Chair Rick Solares, seconded by Member Xavier Murillo and approved by the Board Members.

7. Payment Resolutions. NONE

8. Memorializing Resolutions:

a. 6119 Tyler Place (approved on 1-18-24) **After review of the resolution narrative by the Board members, Chair Solares made a Motion to adopt said resolution, seconded by 2nd Vice-Chair Courtney and approved by the Board members.**

b. 325-329 – 55th Street (approved on 1-18-24) **After review of the resolution narrative by the Board members, Chair Solares made a Motion to adopt said resolution, seconded by 2nd Vice-Chair Courtney and approved by the Board members.**

c. 6121 Bergenline Avenue (approved on 1-18-24) **After review of the resolution narrative by the Board members, Chair Solares made a Motion to adopt said resolution, seconded by Member Theobald and approved by the Board members**

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. Upon recommendation of David Spatz, Board Planner, Chair Rick Solares made a motion to deem application complete, seconded by Member Michael Calderara and deemed complete by the Board Members present. **Attorney for the Applicant will be notified that this Application shall be set for the April 11, 2024.** Public Notices are required.

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 required were approved by attorney Joe Mariniello. After testimony was presented and comments made, 2-Vice Chair Jeff Courtney made a Motion to deny the application, seconded by Chair Rick Solares and denied by the entire Board.**

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. **After all testimony by the experts was concluded and comments made by the board members, Chair Rick Solares made a Motion to approve the application, seconded by Member Blane and approved by the entire board.**

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. **After all testimony by the experts was concluded and comments made by the board members, Member Kenneth Blane made a Motion to approve the application, seconded by Member Michael Calderara and denied by "4 No" to "3 Yes" Members of the board.**

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 27 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.

After all testimony by the experts was concluded and comments made by the board members, Chair Rick Solares made a Motion to approve the application, seconded by 2nd Vice-Chair Jeff Courtney and approved by the entire board.

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 21, 2024 at 6:30PM.** *Formal notice will be given prior to the meeting. Feel free to email crodriguez@westnewyorknj.org*
