



Board Secretary
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Town of West New York
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Zoning Board of Adjustment
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Albio Sires
Mayor

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Kenneth Blane, **Chairman**
Katharine Chao **Vice-Chairwoman**
Ricardo Solares, **2nd Vice-Chairman**

Michael Calderara, **Board Member**
Jeffrey Courtney, **Board Member**
Ronald Theobald, **Board Member**
Javier Salgado, **Board Member**
Steven M. Ferrales, **Board Member**
Wayne Cook, **Alt. Board Member**

**ZONING BOARD OF ADJUSTMENT
TOWN OF WEST NEW YORK
COUNTY OF HUDSON**

MINUTES FOR REGULAR MEETING THURSDAY, JUNE 15, 2023

The Zoning Board of Adjustment held a regular meeting on Thursday, June 15, 2023 at 6:30 P.M. Via Zoom

1. **Meeting called to order by Chair Blane.**
2. **Pledge of Allegiance by Chair Blane.**
3. **Reading of notice in compliance with Open Public Meetings Act by Chair Blane.**
 - A. **Chairman Kenneth Blane made a Motion to introduce and confirm Caridad Rodriguez to be the Official West New York Zoning Board of Adjustments Secretary – said Motion was seconded by Ricky Solares and approved by the Board as a whole.**
 - B. **Attorney Robert A. Ferraro of Bruno and Ferraro, officially administered the oath of Members of the West New Zoning Board of Adjustments to Member Javier Salgado and Member Steven M. Ferrales.**
4. **Roll call.**

Present: Chair Kenneth Blane, 1st Vice-Chair Katharine Chao, 2nd Vice-Chair Ricardo Solares, Board Member Michael Calderara, Board Member Javier Salgado, Board Member Ronald Theobald, Board Member Steven Ferrales, ALT Board Member Wayne Cook

Absent: Board Member Jeff Courtney

5. Communications, reports, and administrative matter none

6. Minutes for approval May 11, 2023

A motion to approve minutes for the May 11, 2023 meeting was made by Chair Blane, seconded by Vice Chair Chao and was approved by the Board.

7. Payment Resolutions. None.

8. Memorializing Resolutions.

9. Acceptance/Completeness.

a. 6117 Harrison Place/Emerald Investment Real Estate, LLC/ZB 2023-11

A motion to declare the application incomplete was made by Chair Blane, seconded by 1st Vice-Chair Chao and approved by the Board.

b. 6302 Jackson Street/Cesar Navarrete ZB 2023-07

A motion to deem application complete was made by Chair Blane, seconded by Vice-Chair Chao and approved by the Board. A hearing date is set for September 07, 2023. Applicant's attorney will be notified.

c. 312 – 53rd Street/ Huijaum Chen/ZB 2023-08

A motion to deem application complete was made by Chair Blane, seconded by Vice-Chair Solares and approved by the Board. A hearing date is set for September 07, 2023. Applicant's attorney will be notified.

d. 6006 Polk Street/6006 Polk Street, LLC/ZB 2023-10

A motion to declare the application incomplete (lacking details) was made by Chair Blane, seconded by Member Calderara and approved by the Board.

10. Old Business – Applications.

a. 6010 Polk Street

A motion to declare the application incomplete (lacking details) was made by Chair Blane, seconded by Vice-Chair Solares and approved by the Board.

11. New Business – Applications

- a. **First hearing in the matter of application #2023-06 filed by Station 107, LLC located at 107 – 67th Street (Lot 18 in block 8).** The applicant proposes to convert a ground floor commercial space in an existing mixed use structure to a studio apartment; there will be two residential units in the building. The property is located on the southern side of 67th Street, between Park Avenue and Broadway, in the Town of West New York’s R-M, Medium Density residential Zone. **Application was postponed to August 3, 2023. Notices required.**
- b. **First hearing in the matter of application #2023-05 filed by Miguel and Marusia Cuellar. Located at 400 – 56th Street (Lot 21-24 in Block 46)** The applicant proposes to construct a two-family dwelling on the above noted vacant lot; both units will have two bedrooms. There will be four parking garages. The property is located on the northeastern corner of Palisade Avenue and 56th Street, in the town of West New York’s R-M, Medium Density Residential Zone. **Architect Jose Izquierdo was on site, certified by Chair Blane. After all testimony was heard, Member Calderara expressed his concern with the location of the driveways, in his opinion presenting danger to residents passing by. After all comments were made, a motion to approve was made by Chair Blane, seconded by 1st Vice Chair Chao. Member Calderara abstained and the Motion was approved by the rest of the Board members.**
- c. **First hearing in the matter of application #2023-02 filed by River Play, LLC located at 771-773 Farragut Place (Lot 18 & 19 in Block 38).** The applicant proposes to demolish two existing buildings located on the above noted site, and construct a new 5-story, 10-unit multifamily building. The property is located on the southwestern corner of Farragut Place and Ferry Road, in the Town of West New York’s CWD, Controlled waterfront Development District. **Notices required. Motion was postponed 9/7/23 by Chair Blane.**
- d. **First hearing in the matter of application #2022-22 filed by Yovany Grana located at 610 – 61st Street (Lot 33 in block 148).** The applicant proposes to convert an existing mixed-use structure with a day care center on the first and second floors and an apartment on the third floor by removing the apartment and converting the third floor for day care use. The property is located on the northern side of 61st Street, between Jefferson Street and Adams Street, in the Town of West New York’s R/-M. Medium Density Zone. **Notices required. Chair Blane explained that this application was inadvertently placed on this meeting’s agenda.**

12. Open to public for comments on other matter. None

13. Motion to adjourn was made by 2nd Vice Chair Solaris and seconded by Chair Blane at 8:00 pm.

Next meeting date: **Thursday, August 3rd, 2023 at 6:30PM – location to be posted.** *Feel free to email Crodriguez@westnewyorknj.org*