



Board Secretary
Caridad. Rodriguez

Board Attorney
Joseph Mariniello, Esq.

Board Engineer
Paul D. Cray

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

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**
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, NOVEMBER 2, 2023

The Zoning Board of Adjustment held a regular meeting on Thursday, October 19, 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 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 and Member Xavier Murillo, Member Ronald Theobald

Absent: Member Michael Calderara

- 5. Communications, reports, and administrative matter:**

Introduction of the 2024 WNY Zoning Board Meeting Schedule. Motion to approve the 2024 Meeting Schedule was made by Chair Blane, seconded by Vice-Chair Chao and approved by the Board.

6. Minutes for approval October 19, 2023

A motion to approve minutes for the October 19, 2023 meeting was made by Chair Blane, seconded by Vice Chair Chao and approved by the Board.

7. Payment Resolutions. NONE

8. Memorializing Resolutions: NONE

9. Acceptance/Completeness.

10. Old Business – Applications

a. Continuation in the matter of application Zoning Board Docket # ZB2023-03; filed January 23, 2023 – 6044 Monitor Place (Lot 3 in Block 36)

The applicant proposes to demolish an existing single-family dwelling, located on the above noted site, and construct a new 4 story, 8-unit multi-family building. The building will consist of three levels of apartments over one at grade level of parking; there will be 2, one-bedroom units and 6, two-bedroom units. The property is located on the eastern side of Monitor Place, between Boulevard East and 62nd Street, in the Town of West New York's R-M, Medium Density Residential Zone. **This application was first heard at the September 7, 2023 Zoning meeting and carried to the November 2, 2023 Zoning meeting. Application carried to the December 7, 2023 Zoning meeting with the Board considering a Dismissal of the application Without Prejudice. No further notices required.**

b. Continuation in the matter of application Zoning Board Docket #ZB 2021-02; filed January 14, 2021 - 349 W. 53 Property, LLC site plan 6013-6023 Broadway (Lots 21-24 in Block 46). The applicant proposes to demolish several buildings located on the above noted site and construct a new five story, 44-unit multi-family building. The proposal consists of four residential floors over one at grade and one below grade levels of parking. There will be 44 one-bedroom units. The property is located on the western side of Broadway, between 60th Street and 61st Street, in the Town of West New York's R-M, Medium Density Residential Zone. **– . This application was first heard at the September 7, 2023 Zoning meeting and carried to the November 2, 2023 Zoning meeting. At the conclusion of all testimony, application was carried to the December 7, 2023 Zoning meeting with the consent of the applicant's attorney for the sole purpose of applicant providing expert testimony regarding the operation of the project's mechanical parking system. No further notices required.**

11. New Business – Applications

a. First Hearing in the matter of Application Zoning Board Docket #ZB 2023-10; filed April 14, 2023 - 6006 Polk Street, LLC site plan 6006 Polk Street (Lot 3 in Block 137).

The applicant proposes to construct two stories over an existing warehouse building, located on the above noted site, and convert the structure to an 11-unit multi family building. 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. Application was first heard at the November 2, 2023 Zoning meeting. Application was carried to the December 7, 2023 Zoning meeting at the request of applicant's attorney. No further notices required.

b. First Hearing in the matter of Zoning Board Docket #ZB 2023-11; filed April 26, 2023 Emerald Investment Real Estate, LLC site plan 6117 Harrison Place (Lot 14 in Block 52).

The applicant proposes to demolish an industrial building, located on the above noted lot and construct a new 4 story, 14-unit multi-family building. The project will consist of three residential floors over one at grade level of parking; there will be 3, one-bedroom units, 7 two-bedroom units and 4 three-bedroom units. A site plan with 16 units and a different bedroom mix was approved by the Board of Adjustment October 7, 2021. The property is located on the western side of Harrison Place, between 61st and 62nd Streets, in the Town of West New York's C-R, Retail & Service Commercial Zone. Application was first heard at the November 2, 2023 Zoning meeting. At the conclusion of all testimony, application was carried to the December 7, 2023 Zoning meeting at the request of the applicant's attorney so the applicant could submit revised plans decreasing the size of the project. No further notices required.

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

13. Motion to adjourn was made by 2nd Vice Chair Solares and seconded by 1st Chair Chao.

Next meeting date: Zoom meeting on **Thursday, December 7, 2023 at 6:30PM** with formal notice being given prior to the meeting. *Feel free to email Crodriguez@westnewyorknj.org*