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Mayor

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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, DECEMBER 7, 2023

The Zoning Board of Adjustment held a regular meeting on Thursday December 7, 2023 at 6:30 P.M. Via Zoom

- 1. Meeting called to order by Acting Chair Katharine Chao.**
- 2. Pledge of Allegiance by Acting Chair Katharine Chao.**
- 3. Reading of notice in compliance with Open Public Meetings Act by Acting Chair Katherine Chao at 6:40 pm**
- 4. Roll call.**

Present: Acting Chair Katharine Chao, 2nd Vice-Chair Ricky Solares, Member Jeff Courtney, Member Javier Salgado, Member Junior Fernandez, Member Michael Calderara, and Member Xavier Murillo.

Absent: Chair Kenneth Blane and Member Ronald Theobald

5. Communications, reports, and administrative matter:

a. Correspondence from the office of Alvaro Alonso, Esq. dated November 7, 2023, seeking a 1-year extension for the applicant, Rosa Alicea, at 6120 Madison Street, block 140, Lot 9, to construct an addition to the two-family house. Resolution for said application was approved on November 3, 2022 and memorialized on January 19, 2023. **This 1- year Extension request to January 2025, on the above Resolution was approved by the Board.**

b. Correspondence from the office of Alvaro Alonso, Esq. dated November 14, 2023, seeking 1-year extension for the applicant, Lourdes Donoso, at 430 – 50th Street, block 104, Lot 39, to construct a second-floor addition to a one-family house. Resolution for said application was approved on January 17, 2019 and memorialized on April 5, 2023. **This 1-year Extension request to April 2025, on the above Resolution was approved by the Board.**

c. Correspondence from the office of Alain Mulkay, Esq. dated No. 2023, seeking a 1-year extension for the applicant, 6305 Adam Street, block 158, Lot 25, to construct a three-story, ten-unit multi-family dwelling with ten parking spaces on property. Resolution for said application was approved on February 17, 2022 and memorialized on March 17, 2022. **This 1-year Extension request to March 2025, on the above Resolution was approved by the Board.**

d. Correspondence from the office J. Alvaro Alonso, Esq. dated October 13, 2023, requesting that that this property application at 6203-6205 Hudson Avenue, WNY be carried to the next available meeting 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. **After consideration by the board members, this application was carried to the January 18, 2024 Zoning Board Meeting.**

6. Minutes for approval November 2, 2023

A motion to approve minutes for the November 2, 2023 meeting was made by Acting Chair Katharine Chao, seconded by 2nd Vice-Chair Ricky Solares and approved by the Board.

7. Payment Resolutions. NONE

8. Memorializing Resolutions:

a. ZB 2023-08 -- 312 – 53rd Street, WNY. **After review of the resolution narrative by board members, Acting Chair Chao made a Motion to approve said resolution, seconded by 2nd chair Ricky Solares and approved by the board.**

9. Acceptance/Completeness.

a. ZB2023-14 – 5518 Kennedy Boulevard, WNY - Lot 5 in block 122. **After review of the Experts' reports by board members, Acting Chair Chao Motioned to deem application complete, seconded by 2nd Chair Ricky Solares and approved by the board.**

- b. ZB2022-18 – 6119 Tyler Place, WNY – Lot 51 in block 21. After review of the Experts’ reports by board members, Acting Chair Chao Motioned to deem application complete, seconded by seconded by 2nd Chair Ricky Solares and approved by the board.
- c. ZB2023-15 – 325-329 55th Street, WNY – Lot 4 in block 83. After review of the Experts’ reports by board members, Acting Chair Chao Motioned to deem application complete, seconded by 2nd Chair Ricky Solares and approved by the board.
- d. ZB2022-19 – 6608 Palisade Avenue, WNY – Lot 5 in block 15. After review of the Experts’ reports by board members, Acting Chair Chao Motioned to deem application complete, seconded by seconded by 2nd Chair Ricky Solares and approved by the board.
- e. ZB2022-17 – 6121 Bergenline Avenue, WNY – Lot 6 in block 139. After review of the Experts’ reports by board members, Acting Chair Chao Motioned to deem application complete, seconded by 2nd Chair Ricky Solares and approved by the board.
- f. ZB2023-20 – 6000 Washington Street, WNY – Lot 1 in block 145. After review of the Experts’ reports by board members, 2nd Vice Chair Motioned to deem application complete, seconded by 2nd Chair Ricky Solares and approved by the board.

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. This application was withdrawn at the Zoning meeting of December 7, 2023 by the Applicant’s attorney, without prejudice.

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. After all testimony was concluded with no negative comments, Acting Chair Chao made a Motion to approve the application, seconded by 2nd Chair Ricky Solares d approved by the board.

c. Continuation 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. After all testimony by the experts was concluded and comments made by the board members, Acting Chair Chao made a Motion to deny the application, seconded by 2nd Vice Chair Solares and denied by the entire board.

d. Continuation 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 deemed complete at the September 21st Zoning Bd. Meeting. A hearing date was set for October 19, 2023 then carried to the November 2, 2023 meeting. The application was carried to the December 7, 2023 Zoning meeting at the request of the applicant's attorney in order to provide revised plans decreasing the size of the project. No further Notices required. After all testimony was concluded with no negative comments, Acting Chair Chao made a Motion to approve the application, seconded by 2nd Chair Ricky Solares and the entire board.

e. Continuation 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. *No-one appeared for the applicant at the September 7, 2023 Zoning meeting. Application was carried to the December 7, 2023 meeting. Notices required. This matter will be withdrawn without prejudice by the Applicant. This application was withdrawn by the applicant's attorney at the Zoning meeting of December 7, 2023 without prejudice.*

11. New Business – Applications NONE

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

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

Next meeting date: Zoom meeting on **Thursday, January 18, 2024 at 6:30PM** with formal notice being given prior to the meeting. *Feel free to email Crodriguez@westnewyorknj.org*