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**Town of West New York**  
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Zoning Board of Adjustment  
428 60<sup>th</sup> Street  
West New York, NJ 07093

Albio Sires  
*Mayor*

Marielka Diaz  
*Commissioner*

Kenneth Blane, **Chairman**  
Katharine Chao **Vice-Chairwoman**  
Ricardo Solares, **2<sup>nd</sup> 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, OCTOBER 19, 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 6:35 pm**
- 4. Roll call.**

**Present:** Chair Kenneth Blane, 1<sup>st</sup> Vice-Chair Katharine Chao, 2<sup>nd</sup> Vice-Chair Ricky Solares, Member Jeff Courtney, Member Michael Calderara, Member Javier Salgado, Member Junior Fernandez and Member Xavier Murillo

**Absent: Member Ronald Theobald**

- 5. Communications, reports, and administrative matter none**
- 6. Minutes for approval October 5, 2023**

A motion to approve minutes for the October 5, 2023 meeting was made by Chair Blane, seconded by Vice Chair Chao and approved by the Board.

**7. Payment Resolutions. NONE**

**8. Memorializing Resolutions:**

**a. ZB-2022 – 6402 Kennedy Blvd. revised November 18, 22**  
Resolution was carried to the December 7, 2023 meeting.

**b. ZB-2023- 08 – 312 – 53<sup>rd</sup> St., WNY -**  
Resolution was carried to the December 7, 2023 meeting.

**c. ZB 2023 – 02 – 5111 Boulevard East, WNY (Lot 33 Block 85)**  
Resolution was voted for adoption by Chair Blane, seconded by 2<sup>nd</sup> Vice-Chair Ricky Solares and approved by the Board.

**d. ZB 2023 – 012 – 4908 Palisade Avenue, WNY**  
Resolution was voted for adoption by Chair Blane, seconded by Vice-Chair Chao and approved by the Board.

**e. ZB-2023-07—6302 Jackson Street, WNY**  
Resolution was carried to the December 7, 2023 meeting.

**9. Acceptance/Completeness.**

**a. Zoning Board Docket #ZB 2022-18; filed October 3, 2023**  
**Friedlander Union City Package, LLC site plan 6119 Tyler Place (Lot 51 in Block 21).**  
The Application was deemed incomplete by Chair Blane, seconded by Vice-Chair Chao and voted incomplete by the Board.

**b. Zoning Board Docket #ZB 2022-19; filed October 4, 2023 Jose Quiros site plan**  
**6608 Palisade Avenue (Lot 5 in Block 15).**  
The Application was deemed incomplete by Chair Blane, seconded by Member Calderara and voted incomplete by the Board.

## 10. Old Business – Applications

**a. Continuation hearing in the matter of application of ZB 2022-19, filed on August 15, 2022 by Hernand LLC located at 5112 Park Avenue, (Lot 7 in Block 86).** The applicant proposes to demolish an existing 2 story, brick dwelling, located of the above noted site, and construct a new three family dwelling. The ground floor will contain parking and the second and third floors will each contain a three-bedroom unit and the fourth and fifth floors will contain a three-bedroom duplex. The property is located on the eastern side of Park Avenue, north of 51<sup>st</sup> Street, in the Town of West New York's R-M, Medium Density Residential Zone. **Application was carried to the October 19<sup>th</sup> Zoning Bd.- no further public notices required. After all testimony was heard and comments made by the Public and Board Members, the Application was denied by the Board.**

**b. Continuation Hearing in the matter of Zoning Board Docket #ZB 2020-02; filed February 14, 2023 -423 63rd Street, LLC site plan (Lot 18 in Block 34).** The applicant proposes to demolish an existing two story brick dwelling and construct a new two-story warehouse. The property is located on the southern side of 63rd Street, between Palisade Avenue and Bergenline Avenue, in the Town of West New York's R-M, Medium Density Residential Zone. **The application was carried to the October 19, 2023 meeting. No further public notices required. After all testimony was heard and comments made by the Public and Board Members, the Application was denied by the Board.**

**c. Continuation Hearing in the matter of Zoning Board Docket #ZB 2022-23; filed November 22, 2022 6010 Polk Street, LLC site plans 6010 Polk Street (Lots 4 & 5 in Block 137).** The applicant proposes to subdivide the above noted vacant site into two lots and construct a three-family dwelling on each lot. 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. **After testimony was concluded, further information was required. The application was carried to the October 19, 2023 meeting. Notices required. After all testimony was heard and comments made by the Board Members, the Application was 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 carried to the meeting of October 19, 2023. Notices required. After testimony was concluded, the Application was approved by the Board.**

**b. 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. **Public notices required. Application was carried to the November 2, 2023 meeting. No further notices required.**

**c. 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 deemed complete at the September 21<sup>st</sup> Zoning Bd. Meeting. A hearing date was set for October 19, 2023. Application was carried to the November 2, 2023 meeting. Notices required.**

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

**13. Motion to adjourn was made by 2<sup>nd</sup> Vice Chair Solaris and seconded by Chair Blane.**

Next meeting date: **Thursday, November 2, 2023 at 6:30PM – location to be posted.** *Feel free to email [Crodriguez@westnewyorknj.org](mailto:Crodriguez@westnewyorknj.org)*