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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, OCTOBER 5, 2023

The Zoning Board of Adjustment held a regular meeting on Thursday, October 5, 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 Michael Calderara, Board Member Javier Salgado, Board Member Ronald Theobald, Member Junior Fernandez and Member Xavier Murillo

Absent: NONE

- 5. Communications, reports, and administrative matter none**
- 6. Minutes for approval September 21, 2023**

A motion to approve minutes for the September 21, 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 October 19, 2023 meeting.

b. ZB-2023- 08 – 312 – 53rd St., WNY -
Resolution was carried to the October 19, 2023 meeting.

c. ZB 2023 – 02 – 5111 Boulevard East, WNY (Lot 33 Block 85)
Resolution was carried to the October 19, 2023 meeting.

d. ZB 2023 – 012 – 4908 Palisade Avenue, WNY
Resolution was carried to the October 19, 2023 meeting.

9. Acceptance/Completeness. NONE

10. Old Business – Applications. NONE

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 on September 7, 2023 Zoning meeting – carried to the October 5th, 2023 Zoning meeting at which time Attorney Bianca Pereiras requested the application carried to the November 2, 2023 Zoning Meeting. No new 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 on September 7, 2023 Zoning meeting. No new notices required – was carried to the October 5, 2023 Zoning meeting. Since No-one appeared on behalf of the applicant – application was carried to the November 2, 2023. No new notices required.

- c. **Continuation in the matter of application Zoning Board Docket #ZB 2023-07; filed April 3, 2023 Cesar Navarette site plan 6302 Jackson Street (Lot 11 in Block 153).** The applicant proposes to demolish two existing buildings, located on the above noted site, and construct a new three family building. The property is located on the southern side of Jackson Street, between 62nd and 65th Streets, in the Town of West New York's R-M Medium Density Residential Zone.

This application was first heard on September 7, 2023 Zoning meeting. No new notices required. Reschedule to the October 5, 2023 meeting. After all testimony was heard and comments made by the Board Members, the Application was denied by the Board.

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. **Alvaro Alonso, Esq. for the applicant requested the application carried to the October 19th, 2023 Zoning meeting.**

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

13. Motion to adjourn was made by 2nd Vice Chair Solaris and seconded by the Board.

Next meeting date: **Thursday, October 19, 2023 at 6:30PM – location to be posted.** *Feel free to email Crodriguez@westnewyorknj.org*