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

Marielka Diaz
Commissioner

Rick Solares, **Chairman**
Katharine Chao **1st Vice-Chairwoman**
Jeff Courtneys, **2nd Vice-Chairman**
Kenneth Blane, **Board Member**
Michael Calderara, **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, MARCH 21, 2024

The Zoning Board of Adjustment held a regular meeting on Thursday, March 21, 2024 at 6:30 P.M. Via Zoom

1. **Meeting called to order by Chair Rick Solares at 6:30 pm**
2. **Pledge of Allegiance by Chair Rick Solares**
3. **Reading of notice in compliance with Open Public Meetings Act by Chair Rick Solares.**

A moment of silence was observed in memory of decedent Ms. A. Blasco, beloved sister of Member Tony Salgado

4. Communications, reports, and administrative matters:

a. Correspondence from the office J. Alvaro Alonso, Esq. dated February 14, 2024, seeking a 1-year extension for applicant 6207 Madison St. LLC that this property application at 6207 Madison Street, WNY, Block 152, Lots 26,26,01,29,30 for the construction of an 80-unit multi-family building. The application was approved on October 20, 2022 and memorialized on December 1, 2022. After viewing the communication, Chair Rick Solares made a Motion seconded by Vice-Chair Chao, to approve a 1-year extension to December 1, 2024. The previous extension granted on this application expired on December 1, 2023 – Chair Solares further stated that this would be the LAST EXTENSION granted on this application. This one-year extension was approved by all members present.

5. Roll call.

Present: Chair Rick Solares, Vice-Chair Katherine Chao, 2nd Vice-Chair Jeff Courtney, Member Javier Tony Salgado, Member Ronald Theobold, Member Junior Fernandez and Member Xavier Murillo.

Absent: Member Kenneth Blane and Member Michael Calderara

We had a quorum

6. Minutes for approval:

March 7, 2024 Zoning meeting

Motion to approve the Minutes was made by Chair Rick Solares, seconded by Member Ronald Theobold and approved by the Board Members present.

7. Payment Resolutions. NONE

8. Memorializing Resolutions:

a. 6117 Harrison Place – (application approved on 12-7-23) - This resolution was carried to the April 11, 2024 for adoption.

b. 6120 Madison (extension approved on 12/7/2023) - After review of the resolution narrative by the Board members, Chair Solares made a Motion to adopt said resolution, seconded by 2nd Vice-Chair Courtney and approved by the Board members present.

c. 430 50th Street (extension approved on 12/7/2023) - After review of the resolution narrative by the Board members, Chair Solares made a Motion to adopt said resolution, seconded by Vice-Chair Chao and approved by the Board members present.

d. 107 67th Street (approved on 10/19/23) - After review of the resolution narrative by the Board members, Chair Solares made a Motion to adopt said resolution, seconded by Vice-Chair Chao and approved by the Board members present.

e. 6010 Polk Street (approved on 10/19/2023) – After review of the resolution narrative by the Board members, Chair Solares made a Motion to adopt said resolution, seconded by Vice-Chair Chao and approved by the Board members present.

f. 5112 Park Ave (Application DENIED on 10/19/2023) - After review of the resolution narrative by the Board members, Chair Solares made a Motion to adopt said DENIAL RESOLUTION, seconded by Vice-Chair Chao and approved by the Board members present.

g. 5518 Kennedy Boulevard – (approved on 1-18-24) - After review of the resolution narrative by the Board members, Chair Solares made a Motion to adopt said resolution, seconded by Vice-Chair Chao and approved by the Board members present.

h. 6608 Palisade Avenue - (approved on 1-18-24) After review of the resolution narrative by the Board members, Chair Solares made a Motion to adopt said resolution, seconded by Vice-Chair Chao and approved by the Board members present.

9. Acceptance/Completeness.

a. Zoning Board Docket #ZB 2024-01; filed February 15, 2024

Luis Fernando Gomez Guzman site plan 6001 Washington Street (Lot 15 in Block 146) – Applicant is represented by J. Alvaro Alonso, Esq.

The applicant proposes to convert a commercial space on the ground floor of an existing mixed building to a restaurant; there is a two-bedroom unit on the ground floor and a one-bedroom unit and a two-bedroom unit on the second floor. The property is located on the northwestern corner of Washington Street and 60th Street, in the Town of West New York's C-H, Heavy Commercial Zone. Upon recommendation of David Spatz, Board Planner, Chair Rick Solares made a Motion to deem the application complete, seconded by Vice-Chair, Chao and approved by the Board Members present. This Application was moved to the April 11, 2023 Zoning meeting for hearing.

b. Zoning Board Docket #ZB 2024-03; filed February 22, 2024 - 49 West NY, LLC site plan 49 66th Street (Lot 12 in Block 5) – Applicant is represented by J. Alvaro, Esq. The applicant proposes to legalize a previously constructed addition to an existing two family dwelling. The property is located on the southern side of 66th Street, between Park Avenue and Broadway in the Town of West New York's R-M, Medium Density Residential Zone. Upon recommendation of David Spatz, Board Planner to declare this application incomplete, Chair Rick Solares made a Motion to deem the application incomplete at this time, seconded by Vice-Chair, Chao and approved by the Board Members present.

c. Zoning Board Docket #ZB 2024-02; filed February 21, 2024 – 323 62nd Street Holdings, LLC site plan 323 – 62nd St. (Lot 15 in Block 49) – Applicant is represented by J. Alvaro Alonso, Esq. - The applicant proposes to convert a one-story masonry building currently occupied by a gym into a medical and physical therapy office. The property is located on the southwestern corner of Monroe Place and 62nd Street, in the Town of West New York's R-M, Medium Density Residential Zone. Upon recommendation of David Spatz, Board Planner, Chair Rick Solares made a Motion to deem the application complete, seconded by Member Ronald Theobald and approved by the Board Members present. This Application was moved to the April 11, 2023 Zoning meeting for hearing.

10. **Old Business – NONE**

11. **New Business: NONE**

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

13. **Motion to Adjourn by Chair Solares and seconded by Bd as a whole.**

Next meeting date: A Zoom Meeting on **Thursday, April 11, 2024 at 6:30PM.** *Formal notice will be given prior to the meeting. Feel free to email crodriguez@westnewyorknj.org*
