



**Board Secretary**  
Caridad Rodriguez

**Board Attorney**  
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**Board Engineer**  
Bernard Mirandi, Engineer

**Board Planner**  
David Spatz

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

Ricardo Solares, **Chairman**  
Katharine Chao **1<sup>st</sup> Vice-Chairwoman**  
Jeffrey Courtney, **2<sup>nd</sup> Vice-Chair**  
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*Mayor Albio Sires*

Marielka Diaz  
*Commissioner*

**ZONING BOARD OF ADJUSTMENT  
TOWN OF WEST NEW YORK  
COUNTY OF HUDSON**

**AGENDA FOR REGULAR MEETING THURSDAY, APRIL 11, 2024**

The Zoning Board of Adjustment has scheduled a regular meeting on April 11, 2024 at 6:30 P.M. in the Court Chambers at 428 60th Street in West New York, New Jersey. **Please be advised that due to the current state of emergency, in accordance with N.J.S.A. 10:4-8(b), and guidance from the New Jersey Department of Community Affairs, Division of Local Government Services, this public meeting will be held using remote technology. WILL BE HELD VIA ZOOM WEB CONFERENCE CALL**

Details on how to access and participate in the public hearing through remote technology are listed herein and will be posted on the Towns' website at <http://www.westnewyorknj.org/>. Please note, members of the public may submit written questions prior to the meeting via email to [crodriguez@westnewyorknj.org](mailto:crodriguez@westnewyorknj.org) on any matter before the board to allow for any member of the public who may want to participate to do so prior and during the course of the meeting. In order to be considered: (1) written comments must be received at least 48 hours in advance of the meeting if sent via email or received by 12:00p.m. the day prior to the meeting if sent via regular mail and; (2) the commenter/preparer of the written comment must appear via Zoom on order for the written comment to be read aloud and considered by the Board.

Please be advised that due to Covid-19, the municipal building may be closed or acces limited or restricted by the Town of West New York for the safety and protection of the public and municipal employees. If there is any development application listed on the Board's agenda, resolution, memorandum, correspondence, you may contact the Board Secretary, Caridad Rodriguez at [crodriguez@westnewyorknj.org](mailto:crodriguez@westnewyorknj.org) to request electronic copies of said documents or you may visit the municipal website at [westnewyorknj.org](http://westnewyorknj.org) as the Board's agenda and documents associated with the agenda are uploaded to the municipal website in advance of each meeting of the Board.

Participants opting to call in may participate and must **raise their hand during the public session portion by pressing star nine (\*9)**. Once recognized by the host, the participant will be allowed to speak for three minutes. Participants will be asked to provide their name and address for the record.

Instructions for participating in the public hearing are as follows: Town of West New York Zoning Board of Adjustment Meeting – Thursday, April 11, 2024 at 6:30 P.M. Eastern Standard Time

Zoom Meeting Link- <https://us02web.zoom.us/j/84069898918?pwd=V3NFM2lROVV3aWx6emRkWGZnQlBUdz09>

Call-In Number – (929) 205- 6099 Meeting ID: 840 6989 8918 Password: 42860

As ordered by the Zoning Board of Adjustment of the Town of West New York, N.J.

**1. Meeting called to order.**

**2. Pledge of Allegiance.**

**3. Reading of notice in compliance with Open Public Meetings Act.**

This is the regular meeting of April 11, 2024 of the Zoning Board of Adjustment of the Town of West New York.

Adequate notice of this meeting was provided pursuant to the Open Public Meetings Act, by at least 48 hours prior to this meeting, giving the time, date, location and, to the extent known, the agenda further indicating that formal action may be taken and this notice was (1) prominently posted in at least one public place reserved for such or similar announcements; (2) mailed, telephoned or telecopied to at least two newspapers, which newspapers have been designated by the Governing Body of the Town of West New York to receive such notices, one of which is the official newspaper of the Town; and (3) filed with the Clerk of the Town. Electronic notice of any Zoning Board agenda is available by contacting the Zoning Board of Adjustment Secretary or the Town Clerk.

**4. Communications, reports, and administrative matters:**

**5. Roll call**

**6. Minutes for approval: March 21, 2024.**

**7. Payment Resolutions.**

**8. Memorializing Resolutions:**

**a. Resolution** for Application at 6117 Harrison Place (approved on 12-7-23) – James R. Tuvel, Esq.

b. **Extension Resolution** for application at 6207 Madison Street, WNY, Block 152, Lots 26,26,01,29 - Resolution originally memorialized on December 1, 2022 was **(approved on 2-15, 24)** for a One-Year extension to 12-1-24 –A. Alonso, Esq.

9. **Acceptance/Completeness:**

a. **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.

10. **Old Business – Applications.** NONE

11. **New Business:**

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. **Public Notices required**

b. **Zoning Board Docket #ZB 2024-02; filed February 21, 2024 – 323 62<sup>nd</sup> Street Holdings, LLC site plan 323 – 62<sup>nd</sup> 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. **Public Notices required.**

c. **Zoning Board Docket #ZB 2023-22; filed January 6, 2024 5508 Madison St, LLC site plan - 5508 Madison Street (Lot 1 in Block 116) A. Mulkey Attorney for the Applicant.** The applicant proposes to demolish an existing 1-story structure and construct a new three-family dwelling. The property is located on the western side of Madison Street, between Schley Place and 55th Street, in the Town of West New York’s C-R, Retail & Service Commercial Zone. **Public Notices required.**

12. **Open to public for comments on other matters.**

**13. Motion to adjourn.**

Next meeting date: A Zoom Meeting on **Thursday, May 16, 2024 at 6:30PM**. *Formal notice will be given prior to the meeting. Feel free to email [crodriguez@westnewyorknj.org](mailto:crodriguez@westnewyorknj.org)*

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