



**Board Secretary**  
Caridad. Rodriguez

**Board Attorney**  
Joseph Mariniello, Esq.

**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

Albio Sires  
*Mayor*

Marielka Diaz  
*Commissioner*

Rick Solares, **Chairman**  
Katharine Chao **1<sup>st</sup> Vice-Chairwoman**  
Jeff Courtneys, **2<sup>nd</sup> 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, APRIL 11, 2024**

The Zoning Board of Adjustment held a regular meeting on Thursday, April 11, 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.**
4. **Communications, reports, and administrative matters: NONE**
5. **Roll call.**

**Present:** Chair Rick Solares, Vice-Chair Katherine Chao, 2<sup>nd</sup> Vice-Chair Jeff Courtney, Member Kenneth Blane, Member Javier Tony Salgado, Member Ronald Theobald, Member Junior Fernandez and Member Xavier Murillo.

**Absent:** Member Michael Calderara

**We had a quorum**

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

**Motion to approve the Minutes was made by Chair Rick Solares, seconded by Vice Chair Kathy Chao 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. After review of the Resolution by the experts and members of the board, Chair Solares made a motion to adopt the Resolution, seconded by Member Courtney and approved by all board members present.

**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. **After review of the Experts’ reports by board members, Chair Solares motioned to deem application complete, seconded by Member Kenneth Blane and approved by all board members present.**

**10. Old Business – 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 were approved by Board Attorney Joseph Mariniello. After all testimony by the experts was concluded and comments made by the board members, Chair Rick Solares made a Motion to approve the application, seconded by Vice Chair Kathy Chao and approved by all board members present.**

**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 were approved by Board Attorney Joseph Mariniello. After all testimony by the experts was concluded and comments made by the board members, Chair Rick Solares made a Motion to approve the application, seconded by 2<sup>nd</sup> Vice-Chair Jeff Courtney and approved by all board members present.**

**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. Mulkay, 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. **Per prior request by the office of A. Mulkay, Esq., applicant’s attorney, hearing on this application has been carried to the May 16<sup>th</sup> Zoning Meeting. Public Notices required.**

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, 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)*

---

---