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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

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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, MAY 16, 2024

The Zoning Board of Adjustment has scheduled a regular meeting on May 16, 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 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 to request electronic copies of said documents or you may visit the municipal website at 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, May 16, 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 May 16, 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:

- a. Received communication from Attorney Alain Mulkay’s office requesting that application ZB 2023-22 -- 5508 Madison Street be carried for first hearing to the June 6, 2024 Zoning Bd meeting. **Public Notices required.**

5. Roll call

6. Minutes for approval: April 11 2024.

7. Payment Resolutions. NONE

8. Memorializing Resolutions:

a. Approval Resolution for Application Docket # ZB2023-20 – 6000 Washington Street, WNY – Lot 1 in block 145 – (Approved on 1-18-24) – A. Alonso, Esq.

b. Approval Resolution for 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.

c. Approval Resolution for Application 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.

d. Approval Resolution for Application Docket #ZB 2023-21; 440-442 58th Street (Lot 43 in Block 69) - (approved on 3-7-24) – A. Alonso, Esq.

e. Approval Resolution for Application Docket #ZB 2023-22 at 6412 Park Avenue (Lot 3 in Block 19) – – (approved on 3-7-24) Gerard Pizzillo, Esq.

f. Approval Resolution for 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).

g. Denial Resolution for Application at 6006 Polk Street, LLC site plan 6006-6008 Polk Street (Lot 3 in Block 137), was denied on 3-7-24 - A. Alonso, Esq.

h. Denial Resolution for Application Docket #ZB 2023-23 at 433 60th Street (Lot 12 in Block 67), was denied on 3-7-24 - A. Alonso, Esq.

i. Extension Resolution for application at 6207 Madison Street, WNY, Block 152, Lots 26,26,01,29 -This 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.

j. Extension Resolution for application at 6203-6205 Hudson Avenue, WNY. This Resolution originally memorialize on September 23, 2021 was approved on March 7, 2024 for a One-Year extension to March, 2025 – A. Alonso, Esq.

k. Extension Resolution for application at 6601 Hudson Avenue, West New York, Block 15, Lot 19, Application No ZB 2020-09. This Resolution originally memorialized on March 18, 2021, was approved on March 7, 2024 for a One-Year Extension to March, 25 – A. Alonso, Esq.

l. Extension Resolution for application at 5515 Jefferson Street, West New York, Block 122, Lot 10 Application No ZB 2022-20. This Resolution originally memorialized on February 2, 2023, was approved on March 7, 2024 for a One-Year Extension to March, 2025. – A. Alonso, Esq.

m. Extension Resolution for Application ZB-2020-18 - 6014 Jefferson Street, West New York. The Resolution was approved on March 18 2021 and memorialized on May 6, 2021. **This request for a 1-year Extension of the approved Resolution is extended to March 2025.**

9. Acceptance/Completeness:

a. Zoning Board Docket # ZB-2024-04 — Friedlander Union City Package Holdings, LLC site plan -- 6123 Tyler Place (Lot 19 in Block 51) – The applicant proposes to construct a new 3-story, 6 unit multi family building on the above notes vacant lot; there will be 2 studio apartments, a one bedroom unit, 2 two bedroom units and a 3 bedroom unit. The property is located on the southwestern corner of Tyler Place and 62nd Street, in the Town of West New York's C-R, Retail & Service Commercial Zone. Applicant is represented by Bianca Pereira, Esq.

b. Zoning Board Docket # ZB 2024-05, 6212 Madison Street, LLC site plan site plan – 6212 Madison Street (Lot 6 in Block 151). The applicant proposes to demolish an existing one story masonry structure and a detached garage, located on the above noted site and construct a new 5 story, 15 unit multi family building; there will be 10 one bedroom and 5 two bedroom units. The property is located on the eastern side of Madison Steet, between 62nd Street and 64th Street, in the Town of West New York's C-R, Retail & Service Commercial Zone. Applicant is represented by A. Alonso, Esq.

10. Old Business – Applications. NONE

11. New Business: NONE

12. Open to public for comments on other matters.

13. Motion to adjourn.

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