



**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, JULY 11, 2024**

The Zoning Board of Adjustment held a regular meeting on Thursday, July 11, 2024 at 6:30 P.M. Via Zoom

1. **Meeting called to order by Chair Rick Solares at 6:38 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 Ronald Theobald, Member Michael Calderara, Member Javier Tony Salgado, Member Junior Fernandez and Member Xavier Murillo.

**Absent:** None

**We had a quorum**

**6. Minutes for approval: June 6, 2024**

**Motion to approve the Minutes was made by Chair Ricky Solares, seconded by Vice-Chair Kathy Chao and approved by 7 members present – Members Kenneth Blane and Michael Calderara had been absent at the June 6, 2024 meeting.**

**7. Payment Resolutions. NONE**

**8. Memorializing Resolutions:**

**a. AMENDED RESOLUTION APPLICATION NO. ZB 2022-21 GRANTING A VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(D) (4 & 5), BULK VARIANCE FOR LOT COVERAGE, LOT WIDTH, SIDE YARD AND PARKING -5308 PALISADE AVENUE, WEST NEW YORK, NJ - BLOCK 93, LOT 2.** After review of the Resolution by the Chairman and members of the board, Chair Solares made a motion to adopt the Amended Resolution, seconded by Vice-Chair Chao and approved by the Board.

**b. Zoning Board Docket #ZB 2023-22; filed January 6, 2024  
5508 Madison St, LLC site plan - 5508 Madison Street (Lot 1 in Block 116)** After review of the Resolution by the Chairman and members of the board, Chair Solares made a motion to adopt the Resolution, seconded by Vice-Chair Chao and approved by the Board.

**c. Zoning Board Docket # ZB-2024-04 — Friedlander Union City Package Holdings, LLC site plan -- 6123 Tyler Place (Lot 19 in Block 51).** After review of the Resolution by the Chairman and members of the board, Chair Solares made a motion to adopt the Resolution, seconded by Vice-Chair Chao and approved by the Board.

**d. Zoning Board Docket #ZB 2024-03; filed February 22, 2024  
49 West NY, LLC site plan 49 66th Street (Lot 12 in Block 5).** After review of the Resolution by the Chairman and members of the board, Chair Solares made a motion to adopt the Resolution, seconded by Vice-Chair Chao and approved by the Board.

## 9. Acceptance/Completeness.

### **a. Zoning Board Docket #ZB 2024-07; filed June 11, 2024 55 & Madison, LLC site plan - 5412 Madison Street (Lots 2-5 in Block 112).**

**Applicant is represented by Bianca Pereiras, Esq.**

The applicant proposes to construct a new 4 story, 15 --unit multi-family building. The building will consist of three residential floors over one level of parking; there will be 12 one bedroom and 3 two-bedroom units. The property is located on the southeastern corner of Madison Street and 55th Street, in the Town of West New York's C-R, Retail & Service Commercial Zone.

After Planner, David Spatz' testimony was concluded, Chair Solares made a Motion to deem the application complete, seconded by Vice-Chair Chao and approved by the Board. The application was set for hearing at the **September 5<sup>th</sup>,2024** Zoning Meeting – public notices are required.

### **b. Zoning Board Docket #ZB 2024-08; filed June 13, 2024 Carpio's Enterprises, LLC site plan 635 56<sup>th</sup> Street (Lot 7 in Block 122). Applicant is represented by Alvaro Alonso, Esq.**

The applicant proposes to utilize an existing one story commercial building for office use. The property is located on the southern side of 56<sup>th</sup> Street, east of JFK Boulevard, in the Town of West New York's I-L, Light Impact Industrial Zone.

After Planner, David Spatz' gave testimony and Board Engineer Bernard Mirandi made a conditional comment, Chair Solares made a Motion to deem the application complete, seconded by Vice-Chair Chao and approved by the Board. The application was set for hearing at the **September 5<sup>th</sup>,2024** Zoning Meeting – public notices are required.

### **c. Zoning Board Docket #ZB 2024-010; filed June 13, 2024 Echevarria Industries, Inc. site plan 6605-15 Boulevard East & 9 67<sup>th</sup> Street (Lots 9-11 in Block 2). Applicant is represented by Alvaro Alonso, Esq.**

The applicant proposes to demolish two existing residences and a gas station, located on the above noted site and construct a new 6 story, 76-unit multi family building. The project will consist of 5 floors of residences over one below grade and one ground floor levels of parking; there will be 3 studio apartments, 47 one-bedroom units and 26 two bedroom units. The property is located on the southwestern corner of Boulevard East and 67<sup>th</sup> Street, in the Town of West New York's R-M, Medium Density Residential Zone.

After Planner, David Spatz' testimony was concluded with some conditional comments, Chair Solares made a Motion to deem the application complete, seconded by Vice-Chair Chao and approved by the Board. The application was set for hearing at the **September 5<sup>th</sup>,2024** Zoning Meeting – public notices are required.

10. Old Business – NONE

11. New Business:

**a. Zoning Board Docket #ZB 2024-06; filed April 18, 2024 - Jose Santiago site plan 581 57th Street (Lot 21 in Block 123) – Applicant is represented by A. Lopez, Esq.**

The applicant proposes to legalize an existing basement apartment in a mixed use building; there will be one commercial space and four apartments. The property is located on the southwestern corner of 57<sup>th</sup> Street and Jackson Street, in the Town of West New York’s R-M, Medium Density Residential Zone. **Public notices were approved by Board Attorney, Joe Mariniello. Attorney for the Applicant, Adolfo Lopez then stated that his expert was not available and asked for an adjournment of the hearing to the September 5, 2024 Zoning meeting date. There is no need for re-noticing the public.**

**b. Zoning Board Docket #PB 2023; filed originally with the Planning Board on November 20, 2023, Jako Enterprises, LLC site plan - 5727 Bergenline Avenue (Lot 8 in Block 125). Heard at the January 8, 2024 WNY Planning Board meeting, on Agenda under paragraph 8.a. Acceptance/Completeness. Public notices were approved by Joe Mariniello, Esq. – After presentation by the Attorney for the Applicant, Kathryn Razin – testimony by their expert and comments from the Board Engineer, Bernard Mirandi and Board members, Chairman Solares made a motion to approve the application, seconded by Vice-Chair Chao and approved by the entire Board.**

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

13. Motion to Adjourn by Chair Ricky Solares and seconded by the Board as a whole.

Next meeting date: A Zoom Meeting on Thursday, **September 5, 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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