



**Board Secretary**  
Caridad Rodriguez

**Board Attorney**  
Joseph R. 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 Albio Sires*

Marielka Diaz  
*Commissioner*

Ricardo Solares, **Chairman**  
Katharine Chao **1<sup>st</sup> Vice-Chairwoman**  
Jeffrey Courtney, **2<sup>nd</sup> Vice-Chair**  
Kenneth Blanc, **Board Member**  
Michael Calderara, **Board Member**  
**Javier (Tony) Salgado, Board Member**  
Ronald Theobald, **Board Member**  
Junior Fernandez, **Alt. Bd Member**  
Xavier Murillo, **Alt. Bd. Member**

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

**AGENDA FOR REGULAR MEETING THURSDAY, SEPTEMBER 5, 2024**

The Zoning Board of Adjustment has scheduled a regular meeting on September 5, 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, September 5, 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 July 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:**

a. Correspondence received from Alvaro Alonso, Esq. re: ZB-6114 Jackson Street, WNY, requesting a **one-year extension** of the Board approval granted on the aforementioned property for the construction of a new three-family house. The Resolution was approved on May 11, 2023 and Memorialized on August 3, 2023.

b. Correspondence received from Alvaro Alonso, Esq. re: 591 – 61<sup>st</sup> Street, WNY – requesting a **one-year extension** of the Board approval granted on the aforementioned property for a conversion of a commercial space into 2 apartments for a total of 4 residential units. The Resolution was approved on September 2, 2022 and memorialized on November 3, 2022.

c. Correspondence received from Alvaro Alonso, Esq. re: 427 – 56<sup>th</sup> Street, WNY - requesting a **one-year extension** of the Board approval granted on the aforementioned property for the legalization of an existing two-bedroom unit in the basement. The resolution was approved on October 21 2021 and memorialized on January 20, 2022.

**5. Roll call**

6. Minutes for approval: July 11, 2024.

7. Payment Resolutions. NONE

8. Memorializing Resolutions:

a. 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, decided then by the experts and agreed by the Applicant's attorney, Kathryn Razin to have the application heard by the Zoning Board. Thus, the application was heard at the July 11, 2024 Zoning Board meeting – approved by the entire Board.

9. Acceptance/Completeness:

a. Zoning Board Docket #ZB 2024-12; filed July 25, 2024 -- 4921 Bergenline Avenue Corp. site plan 4921 Bergenline Avenue (Lots 27 & 28 in Block 107). – Applicant is represented by Adolfo Lopez, Esq.

The applicant proposes to convert second floor commercial space in an existing building located on the above noted site, into 2 one-bedroom apartments. The property is located on the western side of Bergenline Avenue, between 49<sup>th</sup> and 51<sup>st</sup> Streets, in the Town of West New York's C-R, Retail & Service Commercial Zone.

b. Zoning Board Docket #ZB 2024-13; filed August 8, 2024 -- 6003 Washington Street, LLC site plan – 6003 Washington Street (Lot 14 in Block 146) – Applicant is represented by Alvaro Alonso, Esq.

The applicant proposes to demolish the existing residence, located on the above noted site, and construct a new three family dwelling. The property is located on the western side of Washington Street, north of 60<sup>th</sup> Street, in the Town of West New York's C-H, Heavy Commercial Zone.

10. Old Business – Applications. NONE

11. New Business:

a. Zoning Board Docket #ZB 2024-06; filed April 18, 2024 - Jose Santiago site plan 581 57<sup>th</sup> 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. There is no need for re-noticing the public.

**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. **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. **Public notices are required.**

**d. 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 55<sup>th</sup> Street, in the Town of West New York’s C-R, Retail & Service Commercial Zone. **Public notices are required.**

**e. Zoning Board Docket #ZB 2024-09; filed June 13, 2024 JIA3 Corp. site plan 4901 Bergenline Avenue (Lot 35 in Block 107). The applicant requests an appeal of the Construction Official’s determination that a parking variance is required to locate a supermarket in an existing commercial space permitted use pursuant to N.J.S.A. 40:55D-70(a). Applicant is represented by Alvaro Alonso, Esq.** **Public notices are required.**

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

**13. Motion to adjourn.**

Next meeting date: A Zoom Meeting on **Thursday, September 19, 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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