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

AGENDA FOR REGULAR MEETING THURSDAY, OCTOBER 24 2024

The Zoning Board of Adjustment has scheduled a regular meeting on **October 24, 2024 at 6:30 P.M** **TO 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 Town's 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.

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, October 24, 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 **October 24, 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: NONE**

5. **Roll call**

6. **Minutes for approval: October 10, 2024.**

7. **Payment Resolutions. NONE**

8. **Memorializing Resolutions:**

9. **Acceptance/Completeness:**

a. Zoning Board Docket #ZB 2024-14; filed September 24, 2024

Ochun Real Estate Holding Company, LLC site plan -- 516 51st Street (Lot 29 in Block 108) - The applicant is represented by Christian R. Diaz of Alum, Ferrer, Diaz & Luaces. The applicant proposes to convert an existing mixed-use building with two medical offices and two apartments to one medical office and three apartments; the converted unit will be on the second floor. The property is located on the northern side of 51st Street, between Bergenline Avenue and JFK Boulevard, in the Town of West New York's I-L, Light Impact Industrial Zone.

b. Zoning Board Docket #ZB 2024-15; filed October 3, 2024

49th ST. WNY, LLC site plan - 520 49th Street (Lots 49 & 51 in Block 107) -The applicant is represented by Carmine R. Alampi, LLC. The applicant proposes to demolish two existing residences, located on the above noted site, and construct a 9 story, 102 room hotel. The property is located on the northern side of 49th Street, with access to Murphy Place, 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 2024-011; filed July 2, 2024 Pikotz Properties, Inc. site plan 538 51st Street (Lot 37 in Block 108) The applicant proposes to construct an addition to the rear of an existing one family dwelling and convert the building for two families. The property is located on the northern side of 51st Street, between Kennedy Boulevard and Polk Street, in the Town of West New York's I-L, Light Impact Industrial Zone. – The applicant is represented by A. Alonso, Esq. **Public notices are required.** Application is scheduled for the **October 24, 2024** hearing.

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 60th Street, in the Town of West New York's C-H, Heavy Commercial Zone. **Public notices are required.** Application is scheduled for the **October 24, 2024** hearing.

c. **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. **Public notices were approved .by Board Attorney, Joe Mariniello. The Board agreed to Attorney Bianca Pereira's request to carry the application to the October 24, 2024 meeting.**

d. **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 were approved by Board Attorney, Joe Mariniello. The Board and Attorney A. Alonso agreed to carry the application to the October 24, 2024 meeting.**

12. Open o public for comments on other matters.

13. Motion to adjourn.

Next meeting date: A Zoom Meeting on **Thursday, November 7, 2024 at 6:30PM**. *Formal notice will be given prior to the meeting. Feel free to email crodriguez@westnewyorknj.org*
