



**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

Ricardo Solares, **Chairman**  
Katharine Chao **1<sup>st</sup> Vice-Chairwoman**  
Jeffrey Courtney, **2<sup>nd</sup> Vice-Chair**  
Kenneth Blane, **Board Member**  
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**Javier (Tony) Salgado, Board Member**  
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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, OCTOBER 10, 2024**

The Zoning Board of Adjustment has scheduled a regular meeting on **October 10, 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 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.

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, October 10, 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 10, 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: NONE**

7. **Payment Resolutions. NONE**

8. **Memorializing Resolutions:**

a. **Extension Resolution re: ZB-6114 Jackson Street, WNY - 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 originally approved on May 11, 2023 and Memorialized on August 3, 2023. A final 1-year extension to September, 2025 was granted by the Zoning Board at the September 5, 2024 meeting. Applicant represented by A. Alonso, Esq.

b. **Extension Resolution re: 591 – 61<sup>st</sup> Street, WNY – 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 originally approved on September 2, 2022 and memorialized on November 3, 2022. Applicant is represented by A. Alonso, Esq. - A final extension to November, 2025 was granted by the Zoning Board at the September 5, 2024 meeting.

c. **Extension Resolution 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 original resolution was approved on October 21 2021 and memorialized on January 20, 2022. Applicant is represented by A. Alonso, Esq. - A final 1-year extension to September, 2025 was granted by the Zoning Board at the September 5, 2024 meeting.

d. **Resolution re: 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 57th Street and Jackson Street, in the Town of West New York’s R-M, Medium Density Residential Zone. Application was approved at the September 5, 2024 Zoning Board meeting.

e. **Resolution re: Zoning Board Docket #ZB 2024-08**; filed June 13, 2024 Carpio’s Enterprises, LLC site plan 635 56th 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 56th Street, east of JFK Boulevard, in the Town of West New York’s I-L, Light Impact Industrial Zone. Application was approved at the September 5, 2024 Zoning Board meeting.

9. Acceptance/Completeness: NONE

10. Old Business – Applications. NONE

11. New Business:

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 49th and 51st Streets, 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 October 10, 2024 Zoning Meeting – public notices are required. **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, October 24, 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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