



**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*

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Katharine Chao **1<sup>st</sup> Vice-Chairwoman**  
Jeffrey Courtney, **2<sup>nd</sup> Vice-Chair**  
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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 DECEMBER 5 , 2024**

The Zoning Board of Adjustment has scheduled a regular meeting on **December 5, 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, December 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 **December 5, 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. 2025 Zoning Board Meetings Calendar**, as attached below, was approved by all members at the November 7, 2024 Zoning Board meeting has been published in the Jersey Journal Newspaper, El Especialito Newspaper and posted on the West New York website.



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**b. Communication received from Alvaro Alonso, Esq.**, seeking a one-year extension on behalf of his applicants, Miguel and Marusia Cuellar's approval resolution granted by the Board for the construction of a new three-family house. The Resolution was approved on June 15, 2023 and memorialized on August 3, 2023. re: 400 56<sup>th</sup> Street, West New York, NJ, Block 80, Lot 30.01 – Application No. ZB 2023-05

**c. Communication received from Alvaro Alonso, Esq.**, - seeking a one-year extension on behalf of his applicant, **Regency Investments, LLC 4908 Palisade Avenue, Block 105, Lot 1 - The Resolution was approved on September 21, 2023 and memorialized on October 5, 2023.** Board approval was granted for the construction of a new four-story multifamily building.

**d. Email received from Christian R. Diaz of Alum, Ferrer, Diaz & Luaces**, attorney for the client, requesting that this matter be carried to the **January 16, 2025** Zoning meeting - 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 application is now set for hearing at the January 16, 2025 Zoning Meeting – public notices are required.**

5. **Roll call**

6. **Minutes for approval:** November 7, 2024.

7. **Payment Resolutions.** NONE

8. **Memorializing Resolutions:**

a. **Denial Resolution re:** 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 proposed 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 were approved by Board Attorney, Joe Mariniello. After presentation by the Attorney for the Applicant, testimony by their expert and comments from Board members, Chairman Solares made a motion to deny the application, seconded by Member Kenneth Blane. The denial Motion was approved by the entire Board.**

9. **Acceptance/Completeness:**

a. Zoning Board Docket #ZB 2024-16; filed November 4, 2024 Andrew Schick site plan - 6117 Monitor Place (Lot 25 in Block 37) – Applicant is represented by Alvaro Alonso, Esq. - **Based upon our review of the submitted materials, we recommend that the Board of Adjustment declare this application as incomplete at this time.**

b. Zoning Board Docket #ZB 2024-17; filed November 4, 2024 Jorge Carmona site plan 112A 56th Street (Lot 24 in Block 73) – Applicant is represented by Alvaro Alonso, Esq. - Based upon our review of the submitted materials, we have no objection to this application being deemed complete pending compliance with the above noted comments. **In order to maintain compliance, the above noted items must be addressed at least ten (10) day prior to the public hearing.**

c. Zoning Board Docket #ZB 2024-18; filed November 4, 2024 El Hudson Condominium Association, Inc. site plan 5707 Hudson Avenue (Lot 19.01 in Block 70) – Applicant is represented by Alvaro Alonso, Esq. - Based upon our review of the submitted materials, **we recommend that the Board of Adjustment declare this application as incomplete at this time.**

10. **Old Business – Applications:**

a. **Continued - 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 were approved by Board Attorney, Joe Mariniello.**

**11. New Business:**

**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. **At the request of Atty. Bianca Pereiras, the Board agreed to carry the application to the December 5, 2024 meeting. Public re-noticing is required.**

**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. **This application was set for hearing at the December 5, 2024 Zoning Meeting – public notices are required.****

**c. 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. After presentation by Atty Al Alonso and comments/questions by Board Attorney, Joe Mariniello and Board members, it was agreed by the Board to carry the Appeal Application to the December 5, 2024 meeting. No re-noticing required.****

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

**13. Motion to adjourn.**

Next meeting date: A Zoom Meeting on **Thursday, January 16, 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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