



Board Secretary
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David Spatz

Town of West New York
Department of Public Affairs
Zoning Board of Adjustment
428 60th Street
West New York, NJ 07093

Albio Sires
Mayor

Marielka Diaz
Commissioner

Rick Solares, **Chairman**
Katharine Chao **1st Vice-Chairwoman**
Jeff Courtneys, **2nd 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, OCTOBER 24, 2024

The Zoning Board of Adjustment held a regular meeting on Thursday, October 24, 2024 at 6:30 P.M. Via Zoom

1. **Meeting called to order by Chair Rick Solares at 6:35 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, Member Kenneth Blane, Member Javier Tony Salgado, Member Junior Fernandez, Member Xavier Murillo, Michael Calderara and Member Kenneth Blane

Absent: Member Ronald Theobald

We had a quorum

6. Minutes for approval: October 10, 2024

Motion to approve the Minutes was made by Chair Ricky Solares, seconded by Vice-Chair Kathy Chao and approved by Board members.

7. Payment Resolutions. NONE

8. Memorializing Resolutions: NONE

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. **After Planner, David Spatz' testimony was concluded, Chair Solares made a Motion to deem the application complete, seconded by Member Ken Blane and approved by the Board. The application was set for hearing at the December 5, 2024 Zoning Meeting – public notices are 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. **After Planner, David Spatz' testimony was concluded, Chair Solares made a Motion to deem the application complete, seconded by Member Ken Blane and approved by the Board. The application was set for hearing at the December 5, 2024 Zoning Meeting – public notices are required.**

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 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 carry the application to the November 7th meeting, seconded by Vice-Chao and approved by the Board.**

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 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 carry the application to the November 7th meeting, seconded by Vice-Chao and approved by the Board.**

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. **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.**

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. 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 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 Regular 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*
