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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

Ricky Solares, **Chairman**
Katharine Chao **1st Vice-Chairwoman**
Jeffrey Courtney, **2nd Vice-Chair**
Kenneth Blane, **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**

Albio Sires
Mayor Albio Sires

Marielka Diaz
Commissioner

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

AGENDA FOR REGULAR MEETING THURSDAY FEBRUARY 20, 2025

The Zoning Board of Adjustment has scheduled a regular meeting on **February 20, 2025 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, February 20, 2025 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 **February 20, 2025** 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: February 6, 2025**



ZBA Minutes
02-6-25 (002).docx

7. **Payment Resolutions. NONE**

8. **Memorializing Resolutions:**

- a. **Resolution -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.**

9. **Acceptance/Completeness: NONE**

10. Old Business – Applications:

a. Continued - Zoning Board Docket #ZB 2024-010; filed June 13, 2024 Echevarria Industries, Inc. site plan 6605-15 Boulevard East & 9 67th 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 67th Street, in the Town of West New York's R-M, Medium Density Residential Zone. Public notices were approved by Board Attorney, Joe Mariniello. No further notices are necessary. After Attorney Kantowitz, representing The Versailles questioned the Versailles' Planner, Applicant's attorney, Alvaro Alonso crossed examined the Versailles' Planner and the Versailles' Engineer. it was then discussed and agreed by the Board to conclude for the night and continue at the Zoning meeting on February 20, 2025. Chairman Solares made a Motion to continue on the February 20th meeting seconded by Vice Chair Kathy Chao and approved by the Board,

11. New Business: NONE

12. Open o public for comments:

13. Motion to adjourn.

Next meeting date: A Zoom Meeting on **Thursday, March 6, 2025 at 6:30PM**. *Formal notice will be given prior to the meeting. Feel free to email crodriguez@westnewyorknj.org*
