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Town of West New York
Department of Public Affairs
Zoning Board of Adjustment
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**ZONING BOARD OF ADJUSTMENT
TOWN OF WEST NEW YORK
COUNTY OF HUDSON**

AGENDA FOR REGULAR MEETING THURSDAY FEBRUARY 6, 2025

The Zoning Board of Adjustment has scheduled a regular meeting on **February 6, 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 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 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 6, 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 6, 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: January 16, 2025**

7. **Payment Resolutions. NONE**

8. **Memorializing Resolutions:**

a. Extension Resolution – Application No. ZB 2023-05 - The Resolution was approved on June 15, 2023 and memorialized on August 3, 2023. re: 400 56th Street, West New York, NJ, Block 80, Lot 30.01 – on the meeting of 12-5-24, the Zoning Board approved an extension Resolution to September, 2025.

b. Extension Resolution - 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 – on the meeting of 12-5-25, the Zoning Board approved an extension Resolution to September, 2025.

c. 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.

**d. Denial Resolution - 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.

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. - The applicant proposes to legalize an existing attic apartment in a three-unit building, located on the above noted lot; there will be a total of four units. The property is located on the western side of Monitor Place, between 61st Street and 62nd Street, in the Town of West New York's R-M, Medium Density Residential Zone.

b. 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) - The applicant is represented by Alvaro Alonso, Esq. - The applicant proposes to legalize an existing basement apartment in an 18 unit-mixed use building, located on the above noted site; there will be a total of 19 units. The property is located on the western side of Hudson Avenue, between 57th Street and 58th Street, in the Town of West New York's R-M, Medium Density Residential Zone.

c. Zoning Board Docket #ZB 2025-01; filed January 14, 2025

410-412 62nd Street, LLC site plan - 412 62nd Street (Lot 27 in Block 34) - The applicant is represented by Alvaro Alonso, Esq.

The applicant proposes to legalize an existing basement apartment in a 6 unit multi family dwelling located on the above noted site; there will be a total of 7 units. The property is located on the northern side of 62nd Street, between Tyler Place and Palisade Avenue, in the Town of West New York's R-M, Medium Density Residential Zone.

d. Zoning Board Docket #ZB 2025-02; filed January 15, 2025

6203 Hudson West New York, LLC site plan
6203-6207 Hudson Avenue (Lots 27-29 in Block 32)

10. Old Business – Applications: NONE

11. New Business:

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) – Applicant is represented by **Christian R. Diaz of Alum, Ferrer, Diaz & Luaces**, Attorneys - 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. **Public Notices required.**

b. **ZB 2024-17 112A – 56th Street** - Jorge Carmona site plan 112A 56th Street (Lot 24 in Block 73) - Plans prepared by Orestes Valella, AIA; dated September 9, 2024 Applicant is represented by Alvaro Alonso, Esq. - The applicant proposes to legalize a previously constructed rear addition to an existing single-family dwelling; the addition is used as a sun room for the residence. The property is located on the northern side of 56th Street, between Park Avenue and Broadway in the Town of West New York’s R-M, Medium Density Residential Zone. **Public Notices required.**

12. **Open o public for comments:**

13. **Motion to adjourn.**

Next meeting date: A Zoom Meeting on **Thursday, February 20, 2025 at 6:30PM**. *Formal notice will be given prior to the meeting. Feel free to email crodriguez@westnewyorknj.org*
