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Town of West New York
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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 MARCH 6, 2025

The Zoning Board of Adjustment has scheduled a regular meeting on **March 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 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, March 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 **March 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:

a. MINOR SUBDIVISION, SITE PLAN APPROVAL, A VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(d)(l), BULK VARIANCES FOR LOT AREA, LOT WIDTH, AND BUILDING HEIGHT (STORIES), AND PARKING UNION STAR, LLC - 6306-6310 MADISON STREET, WEST NEW YORK, NJ BLOCK 151, LOTS 9-11 - APPLICATION NO. ZB 2022

Our Board office received and email from Attorney Al Alonso on 2-27-25 stating that he, Al Alonso is now replacing Tomas Paneque, Attorney of record on this application, which dates back to 2022 when the board approved a three-lot subdivision, as requested by Mr. Paneque. Subdivision Deeds are now in possession of the WNY Zoning Board for signature. These original Subdivision Deeds have already been signed and notarized by the applicant.



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5. Roll Call

6. Minutes for approval: February 6th and February 20th, 2025

7. Payment Resolutions. None

8. Memorializing Resolutions: None

9. Acceptance/Completeness:

a. Zoning Board Docket #ZB 2025-04; filed January 16, 2025

Ishrat Ilyas site plan - 423-425 59th Street (Lots 13 & 14 in Block 69)

Alvaro Alonso, Esq. represents the applicant.

The applicant proposes to demolish an existing commercial building, located on the above noted site, and construct a new mixed use building with commercial space and parking on the ground floor and 2, two bedroom apartments each on the second and third floors. The property is located on the southern side of 59th Street, between Bergenline Avenue and Palisade Avenue, in the Town of West New York's C-R, Retail & Service Commercial Zone.

b. Zoning Board Docket #ZB 2025-03; filed January 21, 2025

Innovative Development & Construction, LLC site plan

6120 Buchanan Place (Lot 5 in Block 40).

Alvaro Alonso, Esq. represents the applicant.

The applicant proposes to demolish an existing two story, concrete block building, located on the above noted site, and construct a new 9 story, 96-unit multi family building. The project consists of seven residential floors over two above grade levels of parking, there will be 72 one bedroom and 24 two-bedroom units. The property is located on the eastern side of Buchanan Place between 61st Street and 62nd Street, in the Town of West New York's R-M, Medium Density Residential Zone.

10. Old Business – Applications:

a. Zoning Board Docket #ZB 2021-08; filed November 10, 2021

Jain Samaj of USA, Inc. site plan - 530-540 52nd Street (Lots 23 & 24 in Block 109).

This application was previously approved by the board on May 22, 2019. An appeal was filed by the condominium neighbors on December 2022. For the reasons set forth in the **CONSENT ORDER AND JUDGMENT REMANDING THE MATTER TO THE TOWN OF WEST NEW YORK ZONING BOARD OF ADJUSTMENT** for a new hearing. The Resolution approving the application dated September 22, 2022 has been vacated.

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.**

c. 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.**

d. 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. **Public notices are required.**

e. 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. **Public notices are required.**

12. Open o public for comments:

13. Motion to adjourn.

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