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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 APRIL 10, 2025

The Zoning Board of Adjustment has scheduled a regular meeting on **April 10, 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 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 **April 10, 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:**

5. **Roll Call**

6. **Minutes for approval:** **March 20, 2025**

7. **Payment Resolutions.** NONE

8. **Memorializing Resolutions:**

a. **Denial Resolution** - 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**

b. **Denial Resolution** - 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.**

c. **Denial Resolution** - 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.**

d. **Denial Resolution** - 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.**

9. **Acceptance/Completeness:**

a. Zoning Board Docket #ZB 2025-05; filed February 20, 2025
6302 Jackson Street, LLC site plan - 6302 Jackson Street (Lot 11 in Block 153)
The applicant is represented by Bianca Pereira, Esq.

The applicant proposes to demolish an existing residence and detached shed, located on the above noted lot, and construct a new three family dwelling; the ground floor apartment will have one bedroom and the apartments on the second and third floors, will each have three bedrooms. The property is located on the eastern side of Jackson Street, between 62nd Street and 65th Street, in the Town of West New York's R-M, Medium Density Residential Zone.

b. Zoning Board Docket #ZB 2025-06; filed February 20, 2025
6001 Realty Associates, LLC site plan - 225 60th Street (Lot 8 in Block 61).
The applicant is represented by Adolfo Lopez, Esq.

The applicant proposes to convert a four-bedroom apartment on the second floor of an existing mixed use building into 2, two bedroom apartments; the medical office on the ground floor will be renovated. The property is located on the southern side of 60th Street, between Hudson Avenue and Broadway, 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.

A letter was respectfully submitted by Alvaro Alonso, Attorney for Jain Samaj of USA Inc. as a formal request to adjourn the currently scheduled hearing for April 10, 2025 to the next available hearing date.

11. **New Business:**

a. 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. **Public notices are required.**

New Business (Continuation)

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. Attorney Alvaro Alonso made his presentation and asked the Board for the Application to be carried to a later Zoning meeting. Chairman Solares agreed and made a Motion to carry the matter to the April 10th Zoning meeting, seconded by Member Theobald and approved by the Board. **Public Notices were approved by Board Attorney, Joe Mariniello. No new notices required**

c. 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). The applicant is represented by Alvaro Alonso, Esq. The applicant proposes to demolish an existing two story, brick building, located on the above noted site, and construct a new 5 story, 24-unit multi-family building. The project consists of four residential floors over at grade parking, there will be 20 one-bedroom and 4 tew- bedroom units. The property is located on the western side of ZB 2025-02 Hudson Avenue, between 62nd Street and 63rd 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, May 1st, 2025 at 6:30PM**. *Formal notice will be given prior to the meeting. Feel free to email crodriguez@westnewyorknj.org*
