



**Board Secretary**  
Caridad Rodriguez

**Board Attorney**  
Joseph R. Mariniello, Esq.

**Board Engineer**  
Bernard Mirandi, Engineer

**Board Planner**  
David Spatz

**Town of West New York**  
Department of Public Affairs  
Zoning Board of Adjustment  
428 60<sup>th</sup> Street  
West New York, NJ 07093

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Katharine Chao **1<sup>st</sup> Vice-Chairwoman**  
Jeffrey Courtney, **2<sup>nd</sup> Vice-Chair**  
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*Mayor Albio Sires*

Marielka Diaz  
*Commissioner*

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

**AGENDA FOR REGULAR MEETING THURSDAY MAY 1, 2025**

The Zoning Board of Adjustment has scheduled a regular meeting on **May 1, 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](mailto: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](mailto:crodriguez@westnewyorknj.org) to request electronic copies of said documents or you may visit the municipal website at [westnewyorknj.org](http://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, May 1, 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 **May 1, 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:** **April 10, 2025**

7. **Payment Resolutions.** NONE

8. **Memorializing Resolutions:**

**a. Approval Resolution - 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.**



ZB 2024-10 (6605-15  
Boulevard East & 9 (

**b. Amended Resolution -- Zoning Board Docket #ZB 2024-08; filed June 13, 2024 Carpio's Enterprises, LLC site plan - 635 56th Street (Lot 7 in Block 122).**

The applicant is represented by Alvaro Alonso, Esq.

The applicant proposes to utilize an existing one-story commercial building for office use. The property is located on the southern side of 56th Street, east of JFK Boulevard, in the Town of West New York's I-L, Light Impact Industrial Zone.

**9. Acceptance/Completeness:**

a. Zoning Board Docket #ZB 2025-04; filed January 16, 2025  
Ishrat Ilyas site plan - 423-425 59<sup>th</sup> Street (Lots 13 & 14 in Block 69)  
William Torre, 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 59<sup>th</sup> Street, between Bergenline Avenue and Palisade Avenue, in the Town of West New York's C-R, Retail & Service Commercial Zone. Upon Planner, David Spatz' recommendation that the application not be deemed complete, Chair Solares made a Motion to deem the Application incomplete seconded by Member Theobald and approved by the Board.

b. **Zoning Board Docket #ZB 2025-07; filed March 19, 2025**  
**322-326 55th Street, LLC site plan - 322-326 55th Street (Lots 13 & 14 in Block 81)**  
**Alvaro Alonso, Esq. represents the applicant.** The applicant proposes to demolish an existing mixed-use building, located on the above noted site, and construct a new 5 story, 30-unit multi-family building; the building will consist of 3 residential floors over two levels of parking. There will be 21 one-bedroom units and 9 two-bedroom units. The property is located on the northern side of 55th Street, between Palisade Avenue and Hudson Avenue, in the Town of West New York's I-L, Light Impact Industrial Zone.

**10. Old Business – Applications: NONE**

**11. New Business: NONE**

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

**13. Motion to adjourn.**

Next meeting date: A Zoom Meeting on **Thursday, May 15, 2025 at 6:30PM**. *Formal notice will be given prior to the meeting. Feel free to email [crodriguez@westnewyorknj.org](mailto:crodriguez@westnewyorknj.org)*

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