



Board Secretary
Caridad. Rodriguez

Board Attorney
Joseph 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 60th Street
West New York, NJ 07093

Rick Solares, **Chairman**
Katharine Chao **1st Vice-Chairwoman**
Jeff Courtneys, **2nd Vice-Chairman**
Kenneth Blane, **Board Member**
Michael Calderara, **Board Member**
Ronald Theobald, **Board Member**
Javier Salgado, **Board Member**
Junior Fernandez, **Alt. Board Member**
Xavier Murillo, **Alt. Board Member**

Albio Sires
Mayor

Marielka Diaz
Commissioner

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

MINUTES FOR REGULAR MEETING THURSDAY, MARCH 20, 2025

The Zoning Board of Adjustment held a regular meeting on Thursday, March 20, 2025 at 6:30 P.M. Via Zoom

1. **Meeting called to order by Chairman Rick Solares at 6:30**
2. **Pledge of Allegiance by Chairman Rick Solares**
3. **Reading of notice in compliance with Open Public Meetings Act by Chairman Rick Solares.**
4. **ROLL CALL**

Present: Chairman Rick Solares, 1st Vice-Chair Katherine Chao, 2nd Vice-Chair Member Jeff Courtney, Member Javier Salgado, Member Xavier Murillo, Member Junior Fernandez, Member Michael Calderara and Member Ronald Theobald, and Member Kenneth Blane

Absent: NONE -- We had a quorum

5. **Communications, reports, and administrative matters: NONE**

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

7. **Payment Resolution: NONE**

8. **Memorializing Resolutions: NONE**

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.

Board Members had the opportunity to made comments and ask questions of the experts – Alvaro Alonso, attorney for the applicant and Mr. Kantawitz, Attorney for The Versailles did their summation – in conclusion, Chairman Rick Solares made a Motion to approve the application, seconded by 2nd Vice-Chair Jeff Courtney, approved by the Board.

11. **New Business: NONE**

13. **Open to public for comments on other matters. NONE**

14. **Motion to Adjourn by Chair Rick Solares and seconded by the Board as a whole.**

Next Regular meeting date: A Zoom Meeting on Thursday, April 10, 2025 at 6:30PM. Formal notice will be given prior to the meeting. Feel free to email crodriguez@westnewyorknj.org
