



**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 60<sup>th</sup> Street  
West New York, NJ 07093

Rick Solares, **Chairman**  
Katharine Chao **1<sup>st</sup> Vice-Chairwoman**  
Jeff Courtneys, **2<sup>nd</sup> 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, APRIL 10, 2025**

The Zoning Board of Adjustment held a regular meeting on Thursday, April 10, 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, 1<sup>st</sup> Vice-Chair Katherine Chao, 2<sup>nd</sup> 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: Member Xavier Murillo -- We had a quorum**

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

**Board Attorney, Joe Mariniello communicated to the Board that the 6605-15 Boulevard East Echevarria Resolution will be set at the May 1<sup>st</sup> Zoning Meeting for memorialization.**

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

March 6, 2025 Zoning Bd meeting Minutes were approved by Motion by Chair Rick Solares, seconded by Member Ronald Theobold and approved by the board.

7. **Payment Resolution: 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 51<sup>st</sup> Street (Lot 29 in Block 108) – Applicant is represented by Christian R. Diaz of Alum, Ferrer, Diaz & Luaces Attorneys.** After review of the drafted Resolution, Chairman Solares made a Motion to approve the Denial Resolution, seconded by Member Theobold and approved by the Board.

**b. Denial Resolution - ZB 2024-17 112A – 56<sup>th</sup> Street - Jorge Carmona site plan 112A 56<sup>th</sup> Street (Lot 24 in Block 73) - Plans prepared by Orestes Valella, AIA; dated September 9, 2024.** Applicant is represented by Alvaro Alonso. After review of the drafted Resolution, Chairman Solares made a Motion to approve the Denial Resolution, seconded by 1<sup>st</sup> Vice Chair Chao and approved by the Board.

**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.** After review of the drafted Resolution, Chairman Solares made a Motion to approve the Denial Resolution, seconded by Member Theobold and approved by the Board. After review of the drafted Resolution, Chairman Solares made a Motion to approve the Denial Resolution, seconded by 1<sup>st</sup> Vice Chair Chao and approved by the Board.

**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. After review of the drafted Resolution, Chairman Solares made a Motion to approve the Denial Resolution, seconded by 1<sup>st</sup> Vice-Chair Chao and approved by the Board.

**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. Planner David Spatz stated that this project is similar to their previously proposed project, denied at hearing by the Board and that he would deem the application complete at this time – Joe Mariniello, Board attorney agreed to review all the newly presented documents. In accordance with Mr. Spatz' testimony, Chairman Solares made a Motion to declare the application complete, seconded by Member Calderara and approved by the Board. The application was set for first hearing at the May 15, 2025 Zoning Meeting. Public Notices are required.

**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. Planner David Spatz gave testimony declaring the application Complete – Chairman Solares made a Motion to declare the application complete, seconded by Member Calderara and approved by the Board. The application was set for the first hearing at the May 15, 2025 Zoning Board Meeting. Public Notices are required.

**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. Alvaro Alonso, attorney for the Applicant requested the application to be carried to a later date – the Board agreed to carry the application to the June 5, 2025 Zoning meeting. No further public notices are required.

**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. Alvaro Alonso, Attorney for the applicant, via correspondence and present at the meeting stated that the applicant wished to withdraw the application at this time. The Board granted the withdrawal on the record.

**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 60<sup>th</sup> 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 10<sup>th</sup> Zoning meeting, seconded by Member Theobald and approved by the Board. Public Notices were approved by Board Attorney, Joe Mariniello. On April 10, 2025 the application continued. After further questions of the experts and comments by Board members, Chairman Solares made Motion to approve the Application, seconded by 1<sup>st</sup> Vice-Chair Chao and approved by the Board.

**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 two- bedroom units. The property is located on the western side of Hudson Avenue, between 62nd Street and 63rd Street, in the Town of West New York's R-M, Medium Density Residential Zone. Public notices were approved by Board Attorney, Joe Mariniello. Alvaro Alonso, Esq. presented his experts, who gave their testimony – then the Board's Professionals and Members of the Board asked questions of the experts and made comments. After conclusion of all testimony, Member Courtney made a Motion to deny the application, seconded by 1<sup>st</sup> Vice-Chair Chao and approved by the Board.

**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, May 1st, 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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