



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

Albio Sires
Mayor

Marielka Diaz
Commissioner

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**

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

MINUTES FOR REGULAR MEETING THURSDAY, MAY 15, 2025

The Zoning Board of Adjustment held a regular meeting on Thursday, May 15, 2025 at 6:30 P.M. Via Zoom

- 1. Meeting called to order by Chairman Rick Solares at 6:32**
- 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 Jeff Courtney, Member Javier Salgado, Member Kenneth Blane, Member Michael Calderara and Member Ronald Theobald.

Absent: Member Calderara and Member Theobald -- We had a quorum

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

6. **Minutes for approval: May 1, 2025 Minutes**

Chairman Rick Solares made a Motion to approved the May 1, 2025 Zoning Bd meeting Minutes, seconded by 1st Vice-Chair Chao and approved by the board.

7. **Payment Resolution: NONE**

8. **Memorializing Resolutions: NONE**

9. **Acceptance/Completeness: NONE**

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

11. **New Business:**

**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 were reviewed and approved by Board Attorney, Joe Mariniello.**

Mr. Mariniello opened the hearing with a request from Ms. Blanca Pereiras, Attorney for the applicant, who requested to carry the application to a future date – Chairman Solares agreed and the application was carried to the July 10th meeting. No new Notices are required.

New Business continuation:

**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. Public Notices were reviewed and approved by Board Attorney, Joe Mariniello. Mr. Mariniello opened the hearing with a request from Mr. Adolfo Lopez, Attorney for the applicant, who requested to carry the application to a future date – Chairman Solares agreed and the application was carried to the July 10th meeting. No new Notices are required.

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, June 5th, 2025 at 6:30PM.** *Formal notice will be given prior to the meeting. Feel free to email crodriguez@westnewyorknj.org*
