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 COMMISSIONER
 MARIELKA A. DIAZ | PUBLIC AFFAIRS

TOWN OF WEST NEW YORK
 COUNTY OF HUDSON, NEW JERSEY



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 KATHERINE CHAO | 1ST VICE-CHAIRWOMAN
 JEFFREY COURTNEY | 2ND VICE-CHAIRMAN
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 JAVIER SALGADO | BOARD MEMBER
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 BOARD ENGINEER
 BERNARD MIRANDI
 BOARD PLANNER
 DAVID SPATZ

DEPARTMENT OF PUBLIC AFFAIRS
ZONING BOARD OF ADJUSTMENT
 428-60th STREET
 WEST NEW YORK, NEW JERSEY 07093
 (201).295.5009

MINUTES FOR REGULAR MEETING THURSDAY JULY 10, 2025

The Zoning Board of Adjustment has scheduled a regular meeting on **July 10, 2025 at 6:30 P.M.** via Teleconference. Call-In Number – **(929) 205- 6099** Meeting ID: **840 6989 8918** Password: **42860**

1. Meeting called to order by Chairman Solares. Time: 6:30 P.M.
2. Pledge of Allegiance led by Chairman Solares.
3. Reading of notice in compliance with Open Public Meetings Act by Chairman Solares

This is the regular meeting of **July 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. **Roll Call:**

	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Rick Solares	✓			
1 st Vice-Chair Katherine Chao				✓
2 nd Vice-Chair Jeff Courtney	✓			
Member Michael Calderara				✓
Member Javier Salgado	✓			
Member Ronald Theobald	✓			
Alt. Member Junior Fernandez	✓			
Alt. Member Xavier Murillo				✓

July 10, 2025
Zoning Board of Adjustment Regular Meeting

5. Communications, reports, and administrative matters: None

6. Minutes of Previous Meetings:

It was regularly moved by **Chairman Solares**, seconded by **Member Theobald** that the Minutes of Regular Meeting: **June 5, 2025** be approved. The motion was carried by the following vote:

Roll Call	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Rick Solares	✓			
1 st Vice-Chair Katherine Chao				✓
2 nd Vice-Chair Jeff Courtney	✓			
Member Michael Calderara				✓
Member Javier Salgado	✓			
Member Ronald Theobald	✓			
Alt. Member Junior Fernandez	✓			
Alt. Member Xavier Murillo				✓

7. Payment Resolutions: None

8. Memorializing Resolutions: None

9. Acceptance/Completeness:

- a. **Zoning Board Docket #ZB 2025-10; filed May 21, 2025**
5220 Bergenline Ave, LLC site plan -- 5220 Bergenline Avenue (Lot 8 in Block 96)

The applicant is represented by Alvaro Alonso, Esq.

The applicant proposes to demolish an existing one-story commercial building, located on the above noted lot, and construct a new four-story, mixed-use building with commercial space on the ground floor, a two-bedroom apartment on the second floor and 2 one-bedroom duplex units on the third and fourth floors. The property is located on the eastern side of Bergenline Avenue between 52nd and 53rd Streets, in the Town of West New York's C-R, Retail & Service Commercial Zone. After Planner, Mr. Spatz briefed the Board that the Application, as presented, is complete. **It was regularly moved by Chairman Solares, seconded by Member Theobald, with unanimous approval by the Board, to declare the application complete. The initial hearing is scheduled for the September 4, 2025 meeting.**

July 10, 2025
Zoning Board of Adjustment Regular Meeting

- b. **Zoning Board Docket #ZB 2025-11; filed May 21, 2025**
DT Investments, LLC site plan 432 59th Street (Lot 38 in Block 67).

The applicant is represented by Alvaro Alonso, Esq.

The applicant proposes to construct a second story addition to an existing single-family dwelling, located on the above noted lot; the dwelling will have four bedrooms. The property is located on the northern side of 59th Street, between Bergenline Avenue and Palisade Avenue, in the Town of West New York's C-R, Retail & Service Commercial Zone. After Planner, Mr. Spatz briefed the Board that the Application, as presented, is complete. **It was regularly moved by Chairman Solares, seconded by Member Theobald, with unanimous approval by the Board, to declare the application complete. The initial hearing is scheduled for the September 4, 2025 meeting.**

- c. **Zoning Board Docket #ZB 2025-12; filed May 7, 2025**
Gerardo & Filomena Zaino site plan 6321 Bergenline Avenue (Lot 14 in Block 151).

The applicant is represented by Adolfo Lopez, Esq.

The applicants propose to convert a second-floor office in an existing mixed use building to a two-bedroom unit; there will also be two home offices in the unit. The property is located on the southwestern corner of Bergenline Avenue and 64th Street, in the Town of West New York's C-R, Retail & Service Commercial. After Planner, Mr. Spatz briefed the Board that the Application, as presented, is complete. **It was regularly moved by Chairman Solares, seconded by Member Theobald, with unanimous approval by the Board, to declare the application complete. The initial hearing is scheduled for the September 4, 2025 meeting.**

10. Old Business – Applications: None

11. New Business – Applications:

- a. **Zoning Board Docket #ZB 2025-04; filed January 16, 2025**
Ishrat Ilyas site plan - 423-425 59th Street (Lots 13 & 14 in Block 69)

The applicant is represented by William Torre, Esq.

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 59th Street, between Bergenline Avenue and Palisade Avenue, in the Town of West New York's C-R, Retail & Service Commercial Zone. The first hearing was scheduled for **July 10, 2025**. **It was regularly moved by Chairman Solares, seconded by Member Theobald, with unanimous approval by the Board, to carry this application to the August 7, 2025 Regular Meeting. (Public notices are required.)**

July 10, 2025
Zoning Board of Adjustment Regular Meeting

- 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)

The applicant is represented by Alvaro Alonso, Esq.

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. The first hearing was scheduled for **July 10, 2025**. **It was regularly moved by Chairman Solares, seconded by Member Theobald, with unanimous approval by the Board, to carry this application to the August 7, 2025 Regular Meeting. (Public notices are required.)**

- c. **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. The application was initially scheduled for a first hearing at the **May 15, 2025** Zoning Meeting but was carried to the **July 10, 2025** meeting. **It was regularly moved by Chairman Solares, seconded by Member Theobald, with unanimous approval by the Board, to carry this application to the August 7, 2025 Regular Meeting. (Public notices are not required.)**

- d. **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. The application was initially scheduled for a first hearing at the **May 15, 2025** Zoning Meeting but was carried to the **July 10, 2025** meeting. **It was regularly moved by Chairman Solares, seconded by Member Theobald, with unanimous approval by the Board, to carry this application to the August 7, 2025 Regular Meeting. (Public notices are not required.)**

July 10, 2025
Zoning Board of Adjustment Regular Meeting

13. Adjournment:

It was regularly moved by **Chairman Solares**, seconded by **Member Theobald**, to **adjourn at 6:49 p.m.** The motion was carried by the following vote:

Roll Call	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Rick Solares	✓			
1st Vice-Chair Katherine Chao				✓
2nd Vice-Chair Jeff Courtney	✓			
Member Michael Calderara				✓
Member Javier Salgado	✓			
Member Ronald Theobald	✓			
Alt. Member Junior Fernandez	✓			
Alt. Member Xavier Murillo				✓

Chairman Ricky Solares

Attest: _____
Joseph E. Roque
Board Secretary