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TOWN OF WEST NEW YORK
COUNTY OF HUDSON, NEW JERSEY



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

RICK SOLARES | CHAIRMAN
KATHERINE CHAO | 1ST VICE-CHAIRWOMAN
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JAVIER SALGADO | BOARD MEMBER
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BERNARD MIRANDI, P.E., C.M.E.
BOARD PLANNER
DAVID SPATZ, P.P., AICP

ZONING BOARD – REGULAR MEETING
THURSDAY, AUGUST 7, 2025 AT 6:30 P.M.
AGENDA

The **Zoning Board of Adjustment** has scheduled a regular meeting on **Thursday, August 7, 2025 at 6:30 P.M** prevailing time at 428-60th Street in West New York, New Jersey.

Please be informed that Zoning Board of Adjustment Meetings are conducted via Zoom.

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 JERoque@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, Joseph Roque at JERoque@westnewyorknj.org to request electronic copies of said documents or you may visit the municipal website at 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, August 7, 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 **August 7, 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:**
5. **Communications, Reports, and Administrative Matters:**
 - a. **Reappointing Xavier Murillo as the Alternate No. II Member for the Zoning Board of Adjustment (Term: June 8, 2025 – June 7, 2027)**
6. **Minutes for approval: **July 24, 2025 (Special Meeting)****
7. **Payment Resolutions: None**
8. **Memorializing Resolutions: None**
9. **Acceptance/Completeness: None**
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 (Block: 69 Lots: 13 & 14)

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. Chairman Solares made a motion, seconded by Member Theobald, which was approved by the Board, to carry this application to the August 7, 2025 meeting. (Public notices are required.)**

b. **Zoning Board Docket #ZB 2025-07; filed March 19, 2025**

318-326 55th Street, LLC site plan -- 322-326 55th Street (Block: 81 Lots: 13 & 14)

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. Chairman Solares made a motion, seconded by Member Theobald, which was approved by the Board, to carry this application to the August 7, 2025 meeting. (Public notices are required.)**

c. **Zoning Board Docket #ZB 2025-06; filed February 20, 2025**
6001 Realty Associates, LLC site plan -- 225 60th Street (Block: 61 Lot: 8)

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. **Chairman Solares made a motion, seconded by Member Theobald, which was approved by the Board, to carry this application to the August 7, 2025 meeting. (Public notices are not required.)**

d. **Zoning Board Docket #ZB 2025-05; filed February 20, 2025**
6302 Jackson Street, LLC site plan -- 6302 Jackson Street (Block: 153 Lot: 11)

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 two-family dwelling; each unit will have three bedrooms. A project for three units on the subject site was denied by the Board of Adjustment on October 5, 2023; the project has been scaled back from three units to two units. 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. **Chairman Solares made a motion, seconded by Member Theobald, which was approved by the Board, to carry this application to the August 7, 2025 meeting. (Public notices are not required.)**

12. **Privilege of the Floor:**

13. **Adjournment:**

TAKE NOTICE THAT ACTION MAY BE TAKEN ON THE MATTERS LISTED ON THIS AGENDA OR SUCH OTHER MATTERS AS MAY PROPERLY COME BEFORE THE ZONING BOARD OF ADJUSTMENT OF THE TOWN OF WEST NEW YORK

Next meeting date: A Zoom Meeting on **Thursday, September 4, 2025 at 6:30PM.**
