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BOARD PLANNER
DAVID SPATZ, P.P., AICP

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
JEFFREY COURTNEY | 2ND VICE-CHAIRMAN
MICHAEL CALDERARA | BOARD MEMBER
JAVIER SALGADO | BOARD MEMBER
RONALD THEOBALD | BOARD MEMBER
JUNIOR FERNANDEZ | ALT. BOARD MEMBER
XAVIER MURILLO | ALT. BOARD MEMBER

MINUTES FOR REGULAR MEETING THURSDAY SEPTEMBER 4, 2025

The Zoning Board of Adjustment has scheduled a regular meeting on **September 4, 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: 6:45 P.M.**

2. **Pledge of Allegiance:**

3. **Reading of notice in compliance with Open Public Meetings Act:**

The Chairman read the Open Public Meeting Notice into the record: This is the regular meeting of **September 4, 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:**

	PRESENT	ABSENT
Chairman Solares	✓	
1st Vice-Chair Chao	✓	
2nd Vice-Chair Courtney	✓	
Member Calderara		✓
Member Salgado		✓
Member Theobald	✓	
Alt. Member Fernandez	✓	
Alt. Member Murillo		✓

5. Communications, reports, and administrative matters:

a. Zoning Board Docket #ZB 2022-23; 6010 Polk Street, LLC
RE: Request for a one-year extension for property located at 6010-6012 Polk Street

Rick Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

Motion:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**
Second:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**

MEMBER	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Solares	✓			
1st Vice-Chair Chao	✓			
2nd Vice-Chair Courtney	✓			
Member Calderara				✓
Member Salgado				✓
Member Theobald	✓			
Alt. Member Fernandez	✓			
Alt. Member Murillo				✓

b. Zoning Board Docket #ZB 2022-07; Union Star, LLC
Request for a one-year extension for property located at 6306-6310 Madison Street

Rick Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

Motion:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**
Second:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**

MEMBER	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Solares	✓			
1st Vice-Chair Chao	✓			
2nd Vice-Chair Courtney	✓			
Member Calderara				✓
Member Salgado				✓
Member Theobald	✓			
Alt. Member Fernandez	✓			
Alt. Member Murillo				✓

Communications (Con't):

c. **Zoning Board Docket #ZB 2016-13; BHD Investments, LLC**
Request for a one-year extension for property located at 6303 Jefferson Street

Rick Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

Motion:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**
Second:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**

MEMBER	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Solares	✓			
1st Vice-Chair Chao	✓			
2nd Vice-Chair Courtney	✓			
Member Calderara				✓
Member Salgado				✓
Member Theobald	✓			
Alt. Member Fernandez	✓			
Alt. Member Murillo				✓

6. **Minutes of Previous Meetings:** Motion to vote on **APPROVING** the ***August 7, 2025*** Minutes

Rick Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

Motion:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**
Second:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**

MEMBER	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Solares	✓			
1st Vice-Chair Chao	✓			
2nd Vice-Chair Courtney	✓			
Member Calderara				✓
Member Salgado				✓
Member Theobald	✓			
Alt. Member Fernandez	✓			
Alt. Member Murillo				✓

7. **Payment Resolutions:** None

8. **Memorializing Resolutions:** None

9. **Acceptance/Completeness:** None

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

September 4, 2025
Zoning Board of Adjustment Regular Meeting

11. New Business – Applications:

a. Zoning Board Docket #ZB 2025-14; filed June 19, 2025:
4S Signature Holdings, LLC -- 440-67th Street (Block: 14 Lot: 8)

The applicant is represented by Bianca Pereiras, Esq.
The applicants propose to make interior renovations to an existing warehouse, located on the above noted site. The property is located on the northern side of 67th Street, between Bergenline Avenue and Palisade Avenue, in the Town of West New York's C-R, Retail & Service Commercial Zone. The Board has set the first hearing on this application for today **September 4, 2025**. **(Public notices are required.)**

1. **Bianca Pereiras, Esq. – 1116 Summit Avenue, Union City:**
Attorney Bianca Pereiras introduced the application on behalf of 4S Signature Holdings LLC for a property at 440-67th Street (Lot 8, Block 14). She explained that the proposal involves interior renovations of an existing two-story warehouse to include office space. Ms. Pereiras emphasized that there would be no changes to the building's height, massing, or exterior envelope, only interior modifications to improve the structure's functionality. She noted that the application proceeds as a D2 expansion of a nonconforming use.

2. **Manuel Pereiras – 1116 Summit Avenue, Union City:**
Architect Manny Pereiras testified on behalf of the applicant. He explained that the existing building fully occupies the 50-by-100-foot lot, with a tall single-story section in the front and a two-story section in the rear. The building is used by a construction company to store vans, tools, and materials, and to house office and meeting space for employees. The proposed work involves only interior renovations to improve functionality; no changes are planned to the building's exterior, height, massing, or signage. The plans include four designated parking spaces inside the warehouse, with room for additional vans and vehicles as currently used by the company. Mr. Pereiras confirmed that the project triggers no new variances, aside from the preexisting nonconforming 100% lot coverage, and concluded by noting that the application is straightforward and maintains the existing structure without expansion.

3. **Alex Dougherty, PP, AICP:**
Planner Alexander Dougherty testified in support of the application, explaining that it requires a D2 variance since the warehouse use does not match the CR Zone's intended retail and foot traffic uses. He emphasized that the project will not expand the building footprint but will improve functionality with interior renovations, façade upgrades, and interior parking for four vehicles, helping reduce reliance on street and municipal lot parking. Dougherty noted the use has long existed, so any impacts have already been absorbed, while the improvements advance public benefit by enhancing safety, aesthetics, and efficiency. He also identified two waivers requested for handicap stall placement and driveway width due to existing site conditions. He concluded that the project meets statutory criteria and provides community benefits, warranting approval.

September 4, 2025
Zoning Board of Adjustment Regular Meeting

New Business (Con't):

Motion to ***APPROVE / DENY*** **ZB #2025-14:**

Rick Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

Motion:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**
Second:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**

MEMBER	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Solares	✓			
1st Vice-Chair Chao	✓			
2nd Vice-Chair Courtney	✓			
Member Calderara				✓
Member Salgado				✓
Member Theobald	✓			
Alt. Member Fernandez	✓			
Alt. Member Murillo				✓

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

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. The Board has set the first hearing on this application for today **September 4, 2025**. (**Public notices are required.)**

1. **Jose Izquierdo – Architect and Planner:**
Architect and planner Jose Izquierdo testified that the applicant seeks to rebuild a fire-damaged Bergenline Avenue property as a mixed-use building with ground-floor commercial space, a basement, and three residential units above. He explained that multiple variances are required, including a D1 use variance to allow apartments in the CR Zone, a height variance, and C1 bulk variances due to the undersized lot. Additional relief is needed for building coverage, parking, handicap stall, and loading space. Mr. Izquierdo emphasized the building would be fully sprinklered, ADA accessible, and designed to align with the neighborhood's mixed-use character, with proximity to the light rail supporting reduced parking.

New Business (Con't):

2. **Board Professional's:**
Board professionals provided follow-up comments on the proposed mixed-use project. Planner David Spatz clarified that parking requirements depend on the commercial use but estimated that, based on the 681 square feet of ground-floor commercial space, about two spaces would be required, for a total of approximately 5.5 spaces including residential needs. He also confirmed that the building would be considered four stories for zoning purposes, requiring a C variance for height, though it complies with height in feet. Engineer Bernard Mirandi confirmed the demolition permits tied to the fire and asked whether the remaining storefront posed any hazard. Architect Jose Izquierdo assured the board that the wall is currently stable but will be removed as part of construction, with the new building set back three feet at the ground floor and the mezzanine recessed 12 feet. Mr. Mirandi also noted inconsistencies between the architectural and engineering plans, and Mr. Izquierdo agreed to reconcile and resubmit them to Boswell Engineering as a condition of approval.

Motion to ***APPROVE / DENY*** **ZB #2025-10:**

Rick Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

Motion:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**
Second:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**

MEMBER	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Solares		✓		
1st Vice-Chair Chao		✓		
2nd Vice-Chair Courtney		✓		
Member Calderara				✓
Member Salgado				✓
Member Theobald		✓		
Alt. Member Fernandez		✓		
Alt. Member Murillo		✓		

September 4, 2025
Zoning Board of Adjustment Regular Meeting

New Business (Con't):

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

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. The Board has set the first hearing on this application for today **September 4, 2025**. **(Public notices are required.)**

1. **Dimitrios Calcis – 8005 Kennedy Boulevard, North Bergen:**
Architect Dimitrios Calcis testified regarding a proposed rear addition to a one-family residence at 59th Street. The property is a 25-by-100-foot lot in the CR zone, currently containing a two-story single-family home. The proposal includes a two-story rear addition measuring 19 feet wide by 20.5 feet deep, with three-foot side yards and a 34-foot rear yard setback. The first floor would feature an open deck covered by the second-floor master bedroom suite, which includes a full bath, closets, and a small mechanical room. Mr. Calcis noted that the home currently has three bedrooms and one bathroom on the second floor, with an open-concept first floor containing the kitchen, living, and dining areas, plus a half bath. The basement includes a large open area, a mechanical room, and laundry. The addition will use vinyl siding finishes, and the property is already undergoing interior renovations under existing permits. The project requires a D1 use variance because residential use is not permitted in the CR zone. All other zoning requirements, including setbacks, coverage, and height, are compliant. Mr. Calcis also highlighted a planned stormwater management improvement: installation of a StormTech system in the rear yard to capture roof runoff, which would be an upgrade over current conditions.

2. **Board Professional's:**
Planner David Spatz noted that while a parking variance is required, the addition of a bedroom does not increase the parking requirement, which remains at two spaces. He also clarified that because the property is in a commercial zone, the proposal requires a D2 variance as an expansion of a nonconforming residential use. Engineer Bernard Mirandi confirmed the applicant had agreed to comply with his August 14 letter and raised no further concerns, aside from ensuring consistency between architectural and engineering plans. When asked who would reside in the expanded home, the applicant's architect confirmed that the owner, a current West New York resident, intends to move in with his family.

September 4, 2025
Zoning Board of Adjustment Regular Meeting

New Business (Con't):

Motion to ***APPROVE / DENY*** **ZB #2025-11:**

Rick Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

Motion:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**
Second:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**

MEMBER	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Solares		✓		
1st Vice-Chair Chao		✓		
2nd Vice-Chair Courtney		✓		
Member Calderara				✓
Member Salgado				✓
Member Theobald				✓
Alt. Member Fernandez		✓		
Alt. Member Murillo		✓		

f. Zoning Board Docket #ZB 2025-13; filed June 4, 2025:
Aysel Angela Masley -- 311-60th (Block: 66 Lot: 12)

The applicant is represented by Alvaro Alonso, Esq.
The applicant proposes to operate an accounting office on the ground floor of an existing mixed-use building; an apartment will remain on the second floor. The property is located on the southern side of 60th Street, between Hudson Avenue and Palisade Avenue, in the Town of West New York's R-M, Medium Density Residential Zone. The Board has set the first hearing on this application for today **September 4, 2025**. **(Public notices are required.)**

1. Dimitrios Calcis – 8005 Kennedy Boulevard, North Bergen:
Architect Demetrios Calcis testified regarding the property at 60th Street between Hudson Avenue and Palisade Avenue, located in the RM zone. The lot measures 25 by 100 feet and contains a two-story mixed-use structure. The applicant seeks approval for a small interior renovation on the first floor to accommodate an accounting office, with no changes to the building footprint, expansion, or exterior. The layout includes individual offices, a reception area, seating, and a break room. Mr. Calcis noted the shared entry with the second-floor residential unit. The first floor is currently vacant but was previously used as a dental office. The building department determined that changing the use from a dentist office to an accounting office

New Business (Con't):

required board approval. The applicant's attorney argued the accounting office is a less intensive use than medical, particularly with respect to parking demand. The testimony concluded with the clarification that this application is solely for a use variance to permit the office conversion.

2. **Angela Masley – 311-60th Street (Applicant):**
Applicant Angela Masley, the accountant who will occupy the proposed office space, testified to clarify the nature of her business. She explained that, in addition to accounting services, she operates as a virtual address provider authorized by the U.S. Postal Service as a commercial receiving agency. Her work involves receiving client correspondence, primarily letters from government agencies such as the IRS or state offices, scanning them, and forwarding them to clients who live outside the United States. She emphasized that she does not accept or distribute packages, and mail is only handled for her own clients, not the general public. The testimony confirmed that this service is limited to clients under formal agreements with proper Postal Service authorization.

3. **Daniel Horgan – 322-60th Street:**
Mr. Horgan, speaking as a member of the public, stated that Ms. Mansley's testimony had clarified earlier confusion about the proposed accounting office use. He emphasized that since her clients are based outside the country, there would be no parking concerns. He noted that his initial worry, shared by some neighbors, was that two different uses might be occurring at the site, but he was satisfied with the clarification that it would be solely a professional accounting office. He supported the application, adding that the building had been vacant since the departure of a prior medical office tenant and that placing a professional use there would benefit the neighborhood. He recommended that the approval specifically note the use as an accounting office, and concluded by urging the board to grant approval.

Motion to ***APPROVE / DENY*** **ZB #2025-13:**

Rick Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

Motion:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**
Second:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**

MEMBER	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Solares	✓			
1st Vice-Chair Chao	✓			
2nd Vice-Chair Courtney	✓			
Member Calderara				✓
Member Salgado				✓
Member Theobald				✓
Alt. Member Fernandez	✓			
Alt. Member Murillo	✓			

September 4, 2025
Zoning Board of Adjustment Regular Meeting

New Business (Con't):

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

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 Zone. The Board has set the first hearing on this application for today **September 4, 2025**. (**Public notices are required.)**

1. **Jose Izquierdo – Architect and Planner:**
Architect Jose Izquierdo testified regarding the property at the corner of 64th Street and Bergenline Avenue, a three-story mixed-use building with ground-floor commercial space, a third-floor residential unit occupied by the owner, and a second floor previously used as a dental office. The applicant seeks to convert the second floor back into an apartment for her granddaughter, requiring a D2 variance as residential units are not permitted on upper floors in the CR zone. Mr. Izquierdo explained that the building historically included residential apartments above retail and that similar mixed-use buildings are common along Bergenline Avenue. He noted the property provides three existing parking spaces at the rear, where zoning would require 3.5 to 5 spaces, but emphasized that the owner does not drive and municipal parking is located nearby. He stated no structural changes are proposed, and the conversion would restore the original residential function while maintaining consistency with the neighborhood.

2. **Carol O'Rourke – Family of the Applicant:**
Carol O'Rourke, daughter of applicant Filomena Zaino, spoke on her mother's behalf regarding parking at 6321 Bergenline Avenue. She explained that her elderly parents do not own vehicles, and that her niece, who plans to move into the apartment with her husband, currently has only one car. Ms. O'Rourke, who visits regularly, is the only other family member using the parking area. She stated that the property's three spaces are more than sufficient for current needs and often one space remains unused. The board noted her testimony but clarified that parking considerations must apply regardless of future tenants. The applicant's attorney emphasized that the project nearly complies with the town's parking requirements.

September 4, 2025
Zoning Board of Adjustment Regular Meeting

New Business (Con't):

Motion to ***APPROVE / DENY*** **ZB #2025-12:**

Rick Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

Motion:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**
Second:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**

MEMBER	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Solares		✓		
1st Vice-Chair Chao		✓		
2nd Vice-Chair Courtney		✓		
Member Calderara				✓
Member Salgado				✓
Member Theobald				✓
Alt. Member Fernandez		✓		
Alt. Member Murillo		✓		

e. **Zoning Board Docket #ZB 2025-09; filed May 7, 2025:**
Guirlande Cayo Site Plan -- 417-55th Street (Block: 84 Lot: 13)

The applicant is represented by Michael Higgins, Esq.
The applicant proposes to construct an addition to the rear of an existing single family dwelling; the addition will include larger bedrooms and a den. The property is located on the southern side of 55th Street, between Bergenline Avenue and Palisade Avenue, in the Town of West New York's R-M, Medium Density Residential Zone. The Board has set the first hearing on this application for today **September 4, 2025**. **(Public notices are required.)**

1. **Michael Higgins, Esq. – Castano Quigley Cherami, LLC:**
Attorney Michael Higgins, on behalf of the applicant for 417 55th Street, explained that the property is a two-story single-family home in the RM zone. The proposal is to add a second-story addition at the rear of the building, which would not be visible from the streetscape. A C variance is required for the side yard setback due to the building's placement on the east side, where it is attached to the adjacent property. While the zone requires three feet on each side, the site provides 7 feet 2 inches on the west side, with the variance needed only on the east. Higgins noted the lot is slightly undersized at about 2,400 square feet compared to the 2,500-square-foot standard.

New Business (Con't):

1. **Karen Brinkman – 162 Orange Road, Montclair, NJ:**
   Architect Karen Brinkman testified regarding the property at 417 55th Street, a two-story single-family home on a 25-by-96-foot lot in the RM zone. She explained that the proposal includes a small first-floor addition of 55 square feet to reconfigure the kitchen, add a den and powder room, and relocate the entry steps to the rear. On the second floor, the plan adds a new bedroom and bathroom, reconfiguring the existing layout into two larger bedrooms while maintaining three bedrooms overall. The addition totals approximately 220 square feet above the existing first-floor kitchen. The property has two existing parking spaces in the driveway, which will remain. Ms. Brinkman emphasized that the project represents a minor expansion, with only a two-square-foot increase in lot coverage, matching materials to the existing structure. The addition would not alter the streetscape and would comply with stormwater management requirements if approved. She concluded that the project presents no detriment to zoning or the master plan.

2. **Board Professional's:**
   Board Planner David Spatz confirmed that the existing house has three bedrooms and will remain a three-bedroom home, though reconfigured with larger rooms and a primary suite. He noted that the rear ground floor addition is already at the property line, and the proposal simply extends above it, maintaining a nonconforming condition without worsening it. Board Engineer Bernard Mirandi questioned the usability of the existing driveway, given its narrow width and proximity to a fence. Ms. Brinkman explained the driveway is undersized but has a 45-foot depth, which can accommodate two stacked cars as it does currently. She emphasized no changes are proposed to the driveway. Both professionals acknowledged the conditions, and no additional concerns were raised.

3. **Petah Coyne - Neighbor:**
   Mrs. Coyne, who owns the adjacent warehouse with her husband Lamar Hall, raised concerns regarding stormwater runoff and the durability of the surface material in the applicant's rear yard. She explained that past water issues had caused seepage into her building and questioned whether the material described as concrete could withstand vehicle traffic. Architect Karen Brinkman responded that the project had not yet advanced to the stormwater management stage since this was a bulk variance application, but if approved, a full stormwater management plan would be developed and reviewed by the board engineer. She added that the rear surface currently supports vehicle traffic and any necessary improvements would be addressed as part of compliance.

September 4, 2025
Zoning Board of Adjustment Regular Meeting

New Business (Con't):

Motion to ***APPROVE / DENY*** **ZB #2025-09:**

Rick Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

Motion:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**
Second:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**

MEMBER	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Solares		✓		
1st Vice-Chair Chao		✓		
2nd Vice-Chair Courtney		✓		
Member Calderara				✓
Member Salgado				✓
Member Theobald				✓
Alt. Member Fernandez		✓		
Alt. Member Murillo		✓		

12. Privilege of the Floor:

September 4, 2025
Zoning Board of Adjustment Regular Meeting

13. Adjournment:

Motion to Adjourn at 9:07 P.M.

Rick Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

Motion:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**
Second:	**RS**	**KC**	**JC**	**MC**	**JS**	**RT**	**JF**	**XM**

MEMBER	APPROVE	DENY	ABSTAIN	ABSENT
Chairman Solares	✓			
1st Vice-Chair Chao	✓			
2nd Vice-Chair Courtney	✓			
Member Calderara				✓
Member Salgado				✓
Member Theobald				✓
Alt. Member Fernandez	✓			
Alt. Member Murillo	✓			

_____
Chairman Rick Solares

Attest: _____
Joseph E. Roque
Board Secretary