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**TOWN OF WEST NEW YORK**  
COUNTY OF HUDSON, NEW JERSEY



**DEPARTMENT OF PUBLIC AFFAIRS**  
**ZONING BOARD OF ADJUSTMENT**  
428-60<sup>th</sup> STREET  
WEST NEW YORK, NEW JERSEY 07093  
(201) 295.5009

RICK SOLARES | CHAIRMAN  
KATHERINE CHAO | 1<sup>ST</sup> VICE-CHAIRWOMAN  
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BOARD PLANNER  
DAVID SPATZ, P.P., AICP

**ZONING BOARD – REGULAR MEETING**  
**THURSDAY, September 4, 2025 AT 6:30 P.M.**  
**AGENDA**

The **Zoning Board of Adjustment** has scheduled a regular meeting on **Thursday, September 4, 2025 at 6:30 P.M** prevailing time at 428-60<sup>th</sup> 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](mailto: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](mailto:JERoque@westnewyorknj.org) to request electronic copies of said documents or you may visit the municipal website at [westnewyorknj.org](http://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, September 4, 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 **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:**
5. **Communications, Reports, and Administrative Matters:**
  - a. **Zoning Board Docket #ZB 2022-23; 6010 Polk Street, LLC**  
Request for a one-year extension for property located at 6010-6012 Polk Street
  - b. **Zoning Board Docket #ZB 2022-07; Union Star, LLC**  
Request for a one-year extension for property located at 6306-6310 Madison Street
6. **Minutes for approval: August 7, 2025**
7. **Payment Resolutions: None**
8. **Memorializing Resolutions: None**
9. **Acceptance/Completeness:**
10. **Old Business – Applications: None**

11. New Business:

a. Zoning Board Docket #ZB 2025-14; filed June 19, 2025:

*4S Signature Holdings, LLC -- 440-67<sup>th</sup> 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 67<sup>th</sup> 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 September 4, 2025. (Public notices are required.)**

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 September 4, 2025. (Public notices are required.)**

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 September 4, 2025. (Public notices are required.)**

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 September 4, 2025. (Public notices are required.)**

**New Business (Cont.)**

- e. **Zoning Board Docket #ZB 2025-09; filed May 7, 2025:**  
*Guirlande Cayo Site Plan -- 417-55<sup>th</sup> 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 September 4, 2025. (Public notices are required.)**

- f. **Zoning Board Docket #ZB 2025-13; filed June 4, 2025:**  
*Aysel Angela Masley -- 311-60<sup>th</sup> (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 September 4, 2025. (Public notices are 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 18, 2025 at 6:30PM.**

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