MAYOR
ALBIO SIRES | PUBLIC SAFETY
COMMISSIONER
MARIELKA A. DIAZ | PUBLIC AFFAIRS

BOARD SECRETARY
JOSEPH E. ROQUE
BOARD ATTORNEY
JOSEPH R. MARINIELLO, ESQ.
BOARD ENGINEER
BERNARD MIRANDI, P.E., C.M.E.
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
KATHARINE 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 NOVEMBER 6, 2025

The Zoning Board of Adjustment has scheduled a regular meeting on **November 6, 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:

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 **November 6, 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	✓	

November 6, 2025
Zoning Board of Adjustment Regular Meeting

5. **Communications, reports, and administrative matters**:

   a. **RE: Authorizing Executive Session Pursuant to N.J.S.A. 10:4-12(B)**

Note: **The Chair announced that the Board would hold a closed executive session at the end of the meeting to discuss legal matters not permitted for public discussion. Members of the public were informed that they were welcome to remain but were advised that the Board would reconvene in public session only to formally adjourn the meeting following the executive discussion.**

6. **Minutes of Previous Meetings:** Motion to vote on **APPROVING** the ***October 23, 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:

a. RE: Zoning Board Docket #ZB 2025-05; 4S Signature Holdings, LLC
6302 Jackson Street, WNY (Block: 153 Lot: 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	✓			

b. RE: Zoning Board Docket #ZB 2025-06; 6001 Realty Associates, LLC
225-60th Street, WNY (Block: 61 Lot: 8)

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	✓			

c. **RE: Zoning Board Docket #ZB 2025-14; 4S Signature Holdings, LLC**
440-67th Street, WNY (Block: 14 Lot: 8)

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	✓			

d. **RE: Zoning Board Docket #ZB 2022-07; Union Star, LLC – Extension of Time**
6306-6310 Madison Street, WNY (Block: 151 Lot: 9-11)

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	✓			

e. **RE: Zoning Board Docket #ZB 2022-03; BHD Investments, LLC – Extension**
6303 Jefferson Street, WNY (Block: 11.02 Lot: 159)

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. **RE: Zoning Board Docket #ZB 2022-23; 6010 Polk Street, LLC – Extension of Time**
6010-6012 Polk Street, WNY (Block: 137 Lot(s): 4&5)

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	✓			

9. Acceptance/Completeness:

a. Zoning Board Docket #ZB 2025-19; filed October 14, 2025
6120 Buchanan Place, LLC – 6120 Buchanan Place (Block: 40 Lot: 5)
The applicant is represented by Veronica Chmiel, Esq.
The applicant proposes to demolish an existing two story, concrete block building, located on the above noted site, and construct a new 7 story, 96-unit multifamily building. The project consists of six residential floors over one below grade and one above grade levels of parking, there will be 72 one bedroom and 24 two-bedroom units. The property is located on the eastern side of Buchanan Place, between 61st Street and 62nd
It was regularly moved by Chairman Solares, seconded by 1ST Vice-Chair Chaoy, to declare the application complete. The initial hearing is scheduled for the December 4, 2025 meeting. (Public notices are required.)

10. Old Business – Applications: None

11. New Business:

a. 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. **At the Regular Meeting held on September 4, 2025, the Board reviewed this application. Following the presentation, a motion to deny the application was made by Chairman Solares and seconded by First Vice Chair Chao. On September 29, 2025, the Applicant's attorney submitted a Request for Reconsideration. At the Regular Meeting on October 23, 2025, the Board approved that request. Accordingly, the Board has scheduled the hearing for reconsideration of this application for today, November 6, 2025. (Public notices are required.)**

1. Michael Higgins, Esq. – (Castano, Quigley, Cherami, LLC):
This application, previously denied, was resubmitted with revisions. After confirming that all notices were properly served, Mr. Higgins explained that the proposal involves a modest rear addition to an existing single-family home, intended to create larger bedrooms and a den. The only variance required is for the pre-existing east side-yard setback, which the project does not worsen; all other zoning requirements, including rear setback and lot coverage, are met, with lot coverage at only 31% where 60% is permitted. Responding to the Board's earlier concerns, especially regarding parking, the applicant arranged with the neighboring property owner to remove the fence between driveways and establish a shared driveway easement to improve access. The rear corner of the home was also adjusted to provide a better turning radius, and two fully compliant off-street parking spaces were added at the rear. Mr. Higgins emphasized that the applicant is a homeowner seeking to reasonably improve her residence and has made good-faith efforts to address all concerns raised by the Board.

2. **Karen Brinkman – 162 Orange Road, Montclair:**
Architect Karen Brinkman, previously accepted as an expert by the Board, presented updated architectural plans for the proposed rear addition at 417-55th Street. She explained that the property is a three-bedroom, one-bath single-family home with an existing one-story kitchen extension. The project proposes removing the rear wood deck, squaring off the rear of the first floor, and adding a second-floor bedroom and bathroom above this area. The net increase in building coverage is minimal approximately 2 square feet, and all zoning requirements are met except for the pre-existing side-yard setback condition on the east property line. To address parking concerns raised at the prior hearing, Ms. Brinkman noted that the fence between the subject property and the adjacent driveway has already been removed, creating a 15-foot-wide shared driveway, which allows access to two compliant 9′6″ × 20′ off-street parking spaces in the rear yard. She also identified existing linear drains at both the end of the driveway and along the rear property line to address stormwater concerns. In response to questions, she acknowledged that maneuvering in the rear yard is tight but stated that vehicle access is feasible, supported by turning diagrams, and that the applicant is willing to adjust parking space size if desired. Ms. Brinkman confirmed that the existing kitchen structure appears original and that the addition complies with all other bulk standards, including rear-yard setback. No professional staff had further questions.

3. **Alex Dougherty, P.P., AICP – Dougherty Planning & Development:**
Mr. Alexander Dougherty was sworn, accepted as an expert, and testified in support of the application for 417 55th Street. He stated that the single-family home was constructed in 1899 and is an older, modest structure located on a narrow 25-foot lot in a dense, walkable area near Bergenline Avenue, multiple supermarkets, town facilities, schools, and several NJ Transit bus routes. He explained that the proposed project involves building over an existing rear deck, resulting in only a 2 sq. ft. increase in building coverage, and that no bedrooms are being added (the house will remain a three-bedroom dwelling). Mr. Dougherty emphasized that the requested bulk relief relates to existing nonconforming conditions—front yard, side yard, lot depth, and lot area—and not to parking. He noted that, in response to prior Board concerns, the interior fence between the subject property and the neighbor has been removed and the owner is pursuing a shared driveway easement to improve maneuverability and allow vehicles to park at the rear, even though the applicant and her sister do not own cars and currently permit neighbors to park in the driveway. He opined that the application qualifies for C(1) hardship relief due to the lot's narrowness, shallow depth, and long-standing built conditions, and alternatively satisfies C(2) criteria because the benefits—modernizing an old home, improving off-street parking options, and making more efficient use of the land—outweigh any potential detriments. During questioning, the Board attorney expressed concern that the new rear parking could effectively function as parking for the neighboring property and questioned whether removal of the fence truly benefitted the broader community rather than just the two properties. Mr. Dougherty responded that parking arrangements and gate operation already exist today and that the proposal does not worsen those conditions but seeks to improve them. The Chair noted, based on his site visit, that driveways on the block are generally very narrow and confirmed that the interior fence (between driveways) is to be removed while the front gate along 55th Street would remain in use. After additional questions about fence configuration and access, the Chair concluded planner questioning and opened the floor to the public.

November 6, 2025
Zoning Board of Adjustment Regular Meeting

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	✓			

Motion to ***ENTER EXECUTIVE SESSION***

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	✓			

November 6, 2025
Zoning Board of Adjustment Regular Meeting

Motion to ***RECONVENE REGULAR MEETING***

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. <u>Privilege of the Floor:</u>

13. <u>Adjournment:</u>

Motion to Adjourn at 8:20 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