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

ZONING BOARD – *REGULAR MEETING*

THURSDAY, December 4, 2025 AT 6:30 P.M.

AGENDA

The **Zoning Board of Adjustment** has scheduled a regular meeting on **Thursday, December 4, 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, December 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 **December 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. **RE: Establishing Meeting Dates for the 2026 Calendar Year**

6. **Minutes for approval: November 6, 2025**

7. **Payment Resolutions: None**

8. **Memorializing Resolutions:**
   a. **RE: Zoning Board Docket #ZB 2023-04; Ishrat Ilyas site plan**
      423-425 59th Street (Block: 69 Lots: 13 & 14)

   b. **RE: Zoning Board Docket #ZB 2023-05; Miguel Cuellar Site Plan**
      400-56th Street (Block: 80 Lot: 30.01)

   c. **RE: Zoning Board Docket #ZB 2025-10; 5220 Bergenline Ave, LLC**
      5220 Bergenline Avenue (Block: 96 Lot: 8)

   d. **RE: Zoning Board Docket #ZB 2025-11; DT Investments, LLC**
      432 59th Street (Block: 67 Lot: 38)

   e. **RE: Zoning Board Docket #ZB 2025-12; Gerardo & Filomena Zaino**
      6321 Bergenline Avenue (Block: 151 Lot: 14)

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

9. **<u>Acceptance/Completeness:</u> None**

10. **<u>Old Business – Applications:</u> None**

11. **<u>New Business:</u>**

a. **<u>Zoning Board Docket #ZB 2025-19; filed October 14, 2025</u>**
<u>6120 Buchanan Place, LLC – 6120 Buchanan Place (Block: 40 Lot: 5)</u>

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 **At the Regular Meeting held on November 6, 2025, and upon the recommendation of Planner Mr. David Spatz, a motion was made by Chairman Solares, seconded by 2nd Vice-Chair Courtney, and unanimously approved by the Board to deem the application complete. The initial hearing is scheduled for today December 4, 2025. (Public notices are required.)**

b. **Zoning Board Docket #ZB 2025-16; filed September 12, 2025**
GFDR Realty, LLC – 6127 Bergenline Avenue (Block: 139 Lot: 7)
The applicant is represented by Bianca Pereiras, Esq.
The applicants propose to construct a two-story addition over an existing one-story commercial building, located on the above noted site, and add three apartments on the second and third floors. The property is located on the western side of Bergenline Avenue, with access to Van Buren Place, between ,61st and 62nd Streets, in the Town of West New York's C-R, Retail & Service Commercial Zone. **At the Regular Meeting held on October 23, 2025, and upon the recommendation of Planner Mr. David Spatz, a motion was made by Chairman Solares, seconded by 2nd Vice-Chair Courtney, and unanimously approved by the Board to deem the application complete. The initial hearing is scheduled for today December 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, January 8, 2026 at 6:30PM.**