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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

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BOARD PLANNER
DAVID SPATZ, P.P., AICP

ZONING BOARD – REGULAR MEETING
THURSDAY, January 22, 2026 AT 6:30 P.M.
AGENDA

The **Zoning Board of Adjustment** has scheduled a regular meeting on **Thursday, January 22, 2026 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, January 22, 2026 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 **January 22, 2026** 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. **#ZB 2025-10; 5220 Bergenline Ave, LLC – J. Alvaro Alonso, Esq.**
Request for Reconsideration for 5220 Bergenline Ave (Block: 96 Lot: 8)
 - b. **RE: Authorizing Executive Session Pursuant to N.J.S.A. 10:4-12(B)**
6. **Minutes for approval: January 8, 2026**
7. **Payment Resolutions: None**
8. **Memorializing Resolutions: None**
9. **Acceptance/Completeness:**
 - a. **Zoning Board Docket #ZB 2025-21; filed December 16, 2025:**
Orlando Quintero site plan – 6009 Washington Street (Block: 146 Lot: 11)

The applicant is represented by J. Alvaro Alonso, Esq.

The applicant proposes to construct a second story addition to an existing building and convert the structure to a one family dwelling and a home office. The property is located on the western side of Washington Street, between 60th Street and 61st Street, in the Town of West New York's C-H, Heavy Impact Commercial Zone.

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

11. **New Business:** None

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, February 5, 2026 at 6:30PM.**
