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

RICKY SOLARES | CHAIRMAN
KATHARINE CHAO | 1ST VICE-CHAIRWOMAN
JEFFREY COURTNEY | 2ND VICE-CHAIRMAN
MICHAEL CALDERARA | BOARD MEMBER
EDUARDO ALVAREZ-DE LA PAZ | 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 JANUARY 22, 2026

The Zoning Board of Adjustment has scheduled a regular meeting on **January 22, 2026,** 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: 6:31 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 **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. <u>Roll Call:</u>

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

January 22, 2026
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5. Communications, Reports, and Administrative Matters:

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

Ricky Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Eduardo Alvarez-De La Paz (ED)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

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

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

Note: The Board convened in Executive Session at 6:35 p.m. and returned to open session at 7:00 p.m.

a. Zoning Board Docket #ZB 2025-10; 5220 Bergenline Ave, LLC
RE: Request for Reconsideration for property located at 5220 Bergenline Avenue

Motion to APPROVE / DENY Request for Reconsideration.

Ricky Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Eduardo Alvarez-De La Paz (ED)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

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

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

January 22, 2026
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6. **Minutes of Previous Meetings:** Motion to vote on **APPROVING** the ***January 8, 2026*** Minutes

Ricky Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Eduardo Alvarez-De La Paz (ED)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

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

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

7. **Payment Resolutions:** **None**

8. **Memorializing Resolutions:** **None**

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9. <u>Acceptance/Completeness:</u>

a. <u>Zoning Board Docket #ZB 2025-21; filed December 16, 2025:</u>
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 covert 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.

Note: Under the recommendation of Planner David Spatz, the Board moved to deem this application incomplete

Motion to deem application **COMPLETE / INCOMPLETE**

Ricky Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Eduardo Alvarez-De La Paz (ED)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

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

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

January 22, 2026
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10. Old Business – Applications: None

11. New Business: None

12. Privilege of the Floor:

13. Adjournment:

Motion to Adjourn at 7:10 P.M.

Ricky Solares (RS)	Katherine Chao (KC)	Jeff Courtney (JC)	Michael Calderara (MC)	Eduardo Alvarez-De La Paz (ED)	Javier Salgado (JS)	Ronald Theobald (RT)	Junior Fernandez (JF)	Xavier Murillo (XM)

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

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

_____
Chairman Ricky Solares

Attest: _____
Joseph E. Roque
Board Secretary