

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

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

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

MINUTES FOR REGULAR MEETING THURSDAY FEBRUARY 5, 2026

The Zoning Board of Adjustment has scheduled a regular meeting on **February 5, 2026**, at **6:30 P.M.** via Teleconference. Call-In Number – **(929) 205-6099** Meeting ID: **840 6989 8918** Password: **42860**

- Meeting called to order by Chairman Solares. Time: 6:30 P.M.**
- Pledge of Allegiance:**
- 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 **February 5, 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:

	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	✓	

**February 5, 2026
Zoning Board of Adjustment Regular Meeting**

5. Communications, Reports, and Administrative Matters:

6. Minutes of Previous Meetings: Motion to vote on **APPROVING the *January 22, 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)
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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	✓			
1 st Vice-Chair Chao	✓			
2 nd 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

**February 5, 2026
Zoning Board of Adjustment Regular Meeting**

9. Acceptance/Completeness:

- a. Zoning Board Docket #ZB 2025-15; filed December 8, 2025:
*6007 Polk LLC Site Plan – 6007 Polk Street (Block: 138 Lot: 16.02)***

The applicant is represented by Alain Mulkay, Esq.

The Applicant proposes to demolish an existing 1 ½ story stucco dwelling, located on the above noted site and construct a new three-family residential building with a rooftop promenade and planter box landscaping. There will be 3 three-bedroom units. Proposed parking consists of seven spaces-one in the front yard, four at grade under the structure (tandem and staggered), and two spaces in the rear yard. The property is a flag shaped lot located on the easterly side of Polk Street, between 601h and 61st Streets, in the Town of West New York's R-M Medium Density Zone.

Note: The Completeness Review was conducted by Bernard Mirandi, P.E., C.M.E., of Boswell Engineering, due to a conflict of interest involving Board Planner David Spatz, PP, AICP. It was further discussed that, once a hearing date is scheduled, an alternate attorney will preside over the meeting due to a conflict of interest involving Board Attorney Joseph Mariniello, Esq.

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

February 5, 2026
Zoning Board of Adjustment Regular Meeting

10. Old Business – Applications: None

11. New Business: None

12. Privilege of the Floor:

13. Adjournment:

Motion to Adjourn at 6:40 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)
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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	✓			
1 st Vice-Chair Chao	✓			
2 nd 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