

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 MARCH 5, 2026

The Zoning Board of Adjustment has scheduled a regular meeting on **March 5, 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 **March 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	✓	
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	✓	

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5. Communications, Reports, and Administrative Matters:

Note: Prior to Before roll call, Chairman Solares expressed his best wishes to all military personnel currently serving our country during the present situation.

6. Minutes of Previous Meetings: Motion to vote on **APPROVING** the *February 19, 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

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8. Memorializing Resolutions:

- a. RE: Zoning Board Docket #ZB 2025-12; filed May 7, 2025**
Gerardo & Filomena Zaino site plan -- 6321 Bergenline Avenue (Block: 151 Lot: 14)

Motion to **APPROVE** / DENY Memorializing Resolution

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	✓			

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9. Acceptance/Completeness:

- a. Zoning Board Docket #ZB 2026-02; filed February 9, 2026:**
John Gouvouniotis, LLC Site Plan – 556-66th Street (Block: 162 Lot: 9)

The applicant is represented by Adolfo Lopez, Esq.

The applicant proposes to construct a parking lot for 4 vehicles in the rear yard of an existing three family dwelling, located on the above noted site. The property is located on the northwestern corner of Polk Street and 66th Street, in the Town of West New York's R-M, Medium Density Residential Zone.

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	✓			

Note: Upon the recommendation of our Planner, the application was deemed complete and scheduled for a hearing on April 9, 2026. Public notices are required.

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10. Old Business – Applications: None

11. New Business: None

12. Privilege of the Floor:

1. Nicasio Sanchez – 528-52nd Street:

Mr. Nicasio Sanchez inquired as to how to obtain a copy of the 2/19/2026 minutes along with the memorializing resolution for 530-540 52nd Street.

13. Adjournment:

Motion to Adjourn at 6:41 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