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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, April 23, 2026 AT 6:30 P.M.
AGENDA

The **Zoning Board of Adjustment** has scheduled a regular meeting on **Thursday, April 23, 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, April 23, 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 **April 23, 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. **Amending Approval - Zoning Board Docket #ZB 2025-17; filed September 30, 2025
*Union Star, LLC – 6306-6308 Madison Street (Block: 151 Lots: 9&10)***
 - b. **RE: Authorizing Executive Session Pursuant to N.J.S.A. 10:4-12(B)**
6. **Minutes for approval: **March 19, 2026 & April 9, 2026****
7. **Payment Resolutions: None**
8. **Memorializing Resolutions:**
 - a. **Zoning Board Docket #ZB 2020-19 (Amendment); filed March 16, 2026:
*An-Mar Realty, LLC Site Plan – 6123-6129 Park Avenue (Block: 40 Lot(s): 19 & 20)***
9. **Acceptance/Completeness: None**

10. **Old Business – Applications:**

- 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. **This application was deemed complete at the March 5, 2026 Regular Meeting. The Board subsequently scheduled the first hearing for this matter for April 9, 2026. At the April 9, 2026 meeting, Mr. Lopez, Esq. requested an adjournment of the hearing to today April 23, 2026 in order to address minor revisions recommended by the Board Engineer. (Public notices are required.)**

11. **New Business:**

- a. **Zoning Board Docket #ZB 2026-03; filed February 12, 2026:**
Bergenline Equities, LLC Site Plan – 6006 Bergenline Avenue (Block: 57 Lot: 3.01)

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

The applicant proposes to legalize a one bedroom, one den apartment on the ground floor of an existing mixed-use building, located on the above noted site; there is a commercial space on the ground floor and 12, two-bedroom apartments on the upper floors. The property is located on the eastern side of Bergenline Avenue, north of 60th Street, in the Town's C-R, Commercial Retail & Service Zone. **This application was deemed complete at the March 19, 2026 Regular Meeting. The Board subsequently has scheduled the first hearing for this matter for today, April 23, 2026. (Public notices are required.)**

- b. **Zoning Board Docket #ZB 2026-04; filed February 19, 2026:**
Johnny Restrepo Site Plan – 6500 Dewey Avenue (Block: 12 Lot: 1)

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

The applicant proposes to demolish an existing one story, industrial building, located on the above noted site, and construct a new 6 story, 27-unit multifamily building. The project consists of four residential floors over two levels of parking, there will be 22 one bedroom, 4 two bedroom and 1 three-bedroom units. The property is located on the northeastern corner of Dewey Avenue and 65th Street, in the Town of West New York's R-M, Medium Density Residential Zone. **This application was deemed complete at the March 19, 2026 Regular Meeting. The Board subsequently has scheduled the first hearing for this matter for today, April 23, 2026. (Public notices are required.)**

- c. **Zoning Board Docket #ZB 2026-05; filed March 16, 2026:**
Harmony Bridge, LLC site plan – 560-60th Street (Block: 138 Lot: 17)

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

The applicant proposes to convert a ground floor medical office, in an existing 12-unit, mixed use building, for a day care center. The property is located on the northwestern corner of 60th Street and Polk Street, in the Town of West New York's R-M, Medium Density Residential Zone. **This application was deemed complete at the April 9, 2026 Regular Meeting. The Board subsequently has scheduled the first hearing for this matter for today, April 23, 2026. (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, May 7, 2026 at 6:30PM.**
