

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 19, 2026

The Zoning Board of Adjustment has scheduled a regular meeting on **March 19, 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 19, 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 | ✓ | |

March 19, 2026
Zoning Board of Adjustment Regular Meeting

5. Communications, Reports, and Administrative Matters:

- a. Letter from Bianca Pereiras, Esq., requesting an amendment to ZB 2020-19 for 6123–6129 Park Avenue.

Note: The applicant seeks to amend the September 1, 2022 memorial resolution to address a post-approval condition requiring the installation of trees along the property frontage. After the Board’s approval, NJ Transit installed a bus stop on Park Avenue and additional underground utilities were installed on 62nd Street, making compliance with that condition unfeasible. The Board has scheduled a hearing on this amendment for April 9th, 2026. **(Public notices are required.)**

Motion to conduct a hearing on whether to amend the prior resolution:

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| 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 | ✓ | | | |

March 19, 2026
Zoning Board of Adjustment Regular Meeting

6. Minutes of Previous Meetings: Motion to vote on APPROVING the *March 5, 2026* Minutes

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|--------------------|---------------------|--------------------|------------------------|--------------------------------|---------------------|----------------------|-----------------------|---------------------|
| 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

March 19, 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 60th and 61st Streets, in the Town of West New York's R-M Medium Density Zone.

Motion to deem application **COMPLETE**/ INCOMPLETE

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| 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: The Completeness Review was conducted by Bernard Mirandi, P.E., C.M.E., of Boswell Engineering because Board Planner David Spatz, PP, AICP, had a conflict of interest. The Board has scheduled a hearing date of May 21, 2026, both Board Attorney Joseph Mariniello, Esq., and Board Planner David Spatz will recuse themselves. (Public notices are required.)

March 19, 2026
Zoning Board of Adjustment Regular Meeting

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.

Motion to deem application **COMPLETE** / INCOMPLETE

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| 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 23rd, 2026. (Public notices are required.)

March 19, 2026
Zoning Board of Adjustment Regular Meeting

- c. **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.

Motion to deem application **COMPLETE** INCOMPLETE

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| 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 23rd, 2026. **(Public notices are required.)**

10. Old Business – Applications: None

March 19, 2026
Zoning Board of Adjustment Regular Meeting

11. New Business:

- a. **Zoning Board Docket #ZB 2026-01; filed February 2, 2026:**
5220 Bergenline Ave, LLC Site Plan – 5220 Bergenline Avenue (Block: 96 Lot: 8)

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

The applicant proposes to construct a new three-story, mixed-use building, on the above noted vacant lot. The building will have commercial space on the ground floor, 2 one-bedroom duplex units on the second and third floors. The property is located on the eastern side of Bergenline Avenue between 52nd and 53rd Streets, in the Town of West New York's C-R, Retail & Service Commercial Zone. **This application was deemed complete at the February 19, 2026 Regular Meeting. The Board subsequently has scheduled the first hearing for this matter for today, March 19, 2026. (Public notices are required.)**

1. J. Alvaro Alonso, Esq. – 6121 Kennedy Boulevard, Union City, NJ:

Mr. Alonso, Esq., appeared on behalf of the applicant and stated that the application sought approval for construction of a ground-floor commercial space with two residential units on Bergenline Avenue. The building previously contained two residential units before they were lost as a result of a fire, and that the present application seeks to restore that prior residential configuration. Counsel noted that the Board had recently considered a prior application for the same property proposing ground-floor commercial space with three residential units, which was denied. He explained that, rather than seeking reconsideration, the applicant filed a new application reducing the proposal from three residential units to two.

2. Jose A. Izquierdo, A.A, Esq. – 391 Nelson Avenue, Cliffside Park, NJ:

Mr. Izquierdo, testified on behalf of the applicant. He described the subject property as an undersized lot, resulting in multiple C (1) variances, including deficiencies in lot size, width, and depth, as well as additional variances for building height, building coverage, and parking. He noted that no parking is required for the ground-floor commercial use, but parking relief is required for the residential units. He testified that the prior structure, which was destroyed by fire, previously contained two residential units above a commercial space, and the application seeks to reconstruct a similar mixed-use configuration. The proposed building includes a ground-floor commercial space with ADA-compliant access, and two duplex-style residential units accessed via a common entrance and stairwell. Mr. Izquierdo further described the layout and design of the building, including modern facade treatments, internal circulation, and building systems. He noted that the property is located near public transportation along Bergenline Avenue and the nearby NJ Transit station, and that the residential units are intended for tenants who rely on transit rather than personal vehicles. He also addressed adjacent property conditions, stating that certain neighboring windows do not meet current code requirements and that the proposed construction would not create adverse impacts. He concluded that the application represents an appropriate infill development for the site.

March 19, 2026
Zoning Board of Adjustment Regular Meeting

Motion to **APPROVE** / DENY

ZB 2026-01

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| 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 | ✓ | | | |

12. Privilege of the Floor:

March 19, 2026
Zoning Board of Adjustment Regular Meeting

13. Adjournment:

Motion to Adjourn at 7:10 P.M.

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| 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