

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 APRIL 9, 2026

The Zoning Board of Adjustment has scheduled a regular meeting on **April 9, 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: 6:35 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 **April 9, 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		✓

April 9, 2026
Zoning Board of Adjustment Regular Meeting

5. Communications, Reports, and Administrative Matters:

6. Minutes of Previous Meetings: Motion to vote on **ADJOURNING** the *March 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				✓

Note: Because there was no quorum, the minutes will be voted on at the Regular Meeting on April 23, 2026.

7. Payment Resolutions: None

April 9, 2026
Zoning Board of Adjustment Regular Meeting

8. Memorializing Resolutions:

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

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				✓

April 9, 2026
Zoning Board of Adjustment Regular Meeting

9. Acceptance/Completeness:

- a. 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.

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: Member Alvarez-De La Paz joined the meeting.

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

April 9, 2026
Zoning Board of Adjustment Regular Meeting

11. New Business:

- 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 has scheduled the first hearing for this matter for today, April 9, 2026. (Public notices are required.)**

Note: Adolfo Lopez, Esq., attorney for the applicant, requested that the hearing on the application be adjourned to the April 23, 2026 regular meeting in order to address minor revisions recommended by the Board Engineer. (Public Notices are required)

Motion to **ADJOURN** to **APRIL 23, 2026**

ZB 2026-02

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				✓

April 9, 2026
Zoning Board of Adjustment Regular Meeting

- b. **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)

The applicant is represented by Bianca Pereiras, Esq.

The applicant seeks to amend the **September 1, 2022** approving 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 request was considered at the Board’s March 19, 2026 Regular Meeting, and the hearing was scheduled for today April 9, 2026. (Public notices are required.)**

Note: Bianca Pereiras, Esq., appeared on behalf of the applicant to address questions related to the request. Mr. Mirandi, Board Engineer, sought clarification regarding the previously installed bus stop. Mr. Pereira, the applicant’s architect, clarified that no new bus stop had been installed and that the work involved the installation of a new utility pole. Second Vice Chair Courtney recommended that the Board grant conditional approval, subject to the installation of planters in lieu of shade trees and the remediation of the tripping hazard along the sidewalk and brick pavers in front of 6129 Park Avenue.

Motion to **AMEND**

ZB 2020-19

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	✓			
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				✓

April 9, 2026
Zoning Board of Adjustment Regular Meeting

12. Privilege of the Floor:

13. Adjournment:

Motion to Adjourn at 7:09 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