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**TOWN OF WEST NEW YORK**  
COUNTY OF HUDSON, NEW JERSEY



**DEPARTMENT OF PUBLIC AFFAIRS**  
**ZONING BOARD OF ADJUSTMENT**  
428-60<sup>th</sup> STREET  
WEST NEW YORK, NEW JERSEY 07093  
(201).295.5009

RICKY SOLARES | CHAIRMAN  
KATHARINE CHAO | 1<sup>ST</sup> VICE-CHAIRWOMAN  
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BOARD PLANNER  
DAVID SPATZ, P.P., AICP

**ZONING BOARD – REGULAR MEETING**  
**THURSDAY, May 21, 2026 AT 6:30 P.M.**  
**AGENDA**

The **Zoning Board of Adjustment** has scheduled a regular meeting on **Thursday, May 21, 2026 at 6:30 P.M** prevailing time at 428-60<sup>th</sup> 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](mailto: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](mailto:JERoque@westnewyorknj.org) to request electronic copies of said documents or you may visit the municipal website at [westnewyorknj.org](http://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, May 21, 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 **May 21, 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. **Authorizing Executive Session Pursuant to N.J.S.A. 10:4-12(B)**
6. **Minutes for approval: **April 23, 2026****
7. **Payment Resolutions: None**
8. **Memorializing Resolutions:**
  - a. **Zoning Board Docket #ZB 2026-03; filed February 12, 2026:**  
*Bergenline Equities, LLC Site Plan – 6006 Bergenline Avenue (Block: 57 Lot: 3.01)*
  - b. **Zoning Board Docket #ZB 2026-04; filed February 19, 2026:**  
*Johnny Restrepo Site Plan – 6500 Dewey Avenue (Block: 12 Lot: 1)*

9. **Acceptance/Completeness:**

- a. **Zoning Board Docket #ZB 2026-06; filed April 27, 2026:**  
*6001 Harrison, LLC Site Plan – 440-60<sup>th</sup> Street (Block: 57 Lot: 29)*

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

The applicant proposes to convert an office on the ground floor of an existing mixed use building located on the above noted site, into a personal training facility; there is an office on the second floor and 12, three-bedroom apartments on the third, fourth and fifth floors. The property is located on the northwestern corner of 60th Street and Harrison Place, in the Town's C-R, Commercial Retail & Service Zone.

10. **Old Business – Applications:**

- a. **Zoning Board Docket #ZB 2026-05; filed March 16, 2026:**  
*Harmony Bridge, LLC site plan – 560-60<sup>th</sup> 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 scheduled the first hearing on April 23, 2026. At the April 23, 2026 Regular Meeting the Board voted to carry this application to today May 21, 2026. (Public notices are not required.)**

11. **New Business:**

- 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. **At the Regular Meeting held on March 19, 2026, the Board deemed the application complete. The initial hearing is scheduled for today May 21, 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, June 4, 2026 at 6:30PM.**

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