

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 23, 2026

The Zoning Board of Adjustment has scheduled a regular meeting on **April 23, 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: 6:33 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 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:**

	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:

- 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)

Motion to Schedule a Hearing for Amended Approval for June 4, 2026

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: Board Counsel addressed the matter and advised that the application was originally approved in 2022 as a subdivision creating three lots, each intended for development with a three-family dwelling. Counsel explained that the Building Department has taken the position that permits for all three buildings must be obtained simultaneously, rather than allowing development of each lot individually. Counsel noted that this requirement does not appear to be a condition of the original approval and indicated that he would further investigate the basis for the Building Department’s position. Counsel stated that he had already discussed the matter with the applicant’s attorney and expressed his intent to attempt to resolve the issue administratively, if possible. However, in order to move the matter forward, he recommended that the Board schedule a hearing date for an amended approval, which would allow the applicant to seek relief if necessary, including proper notice to the public.

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b. RE: Authorizing Executive Session Pursuant to N.J.S.A. 10:4-12(B)

Note: The Executive Session began at 6:42 PM and concluded at 7:04 PM. During the Executive Session, Counsel provided the Board with updates regarding various litigation matters.

6. Minutes of Previous Meetings: Motion to **APPROVE the *March 19, 2026 and April 9, 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. 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)

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			✓	

9. Acceptance/Completeness: None

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Zoning Board of Adjustment Regular Meeting

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.)**

Note: Correspondence was received on April 21, 2026, requesting that this matter be carried to the next available meeting date because the applicant’s architect and planner, was unable to finalize the required drawing revisions within the statutory timeframe for the April 23, 2026 hearing.

Motion to **CARRY** to June 4, 2026 Regular Meeting

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 23, 2026
Zoning Board of Adjustment Regular Meeting

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.)**

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

Mr. Alonso, Esq., appeared on behalf of the applicant and provided background on the request. He stated that the applicant is seeking to legalize an existing unit that had previously been recognized by the Building Department. He explained that a Certificate of Occupancy issued in 2017 to a prior owner reflected a total of 13 residential units, and that a corresponding DCA certificate of registration and inspection also listed 13 units. Mr. Alonso further stated that when his client purchased the property in 2022, a Certificate of Occupancy was issued for only 12 units, despite the building continuing to be registered with the DCA as having 13 units and being taxed accordingly. He noted that the unit in question has always existed and that the discrepancy between the certificates is unclear.

2. **Orestes Valella – 507 43rd Street 5th Floor, Union City, NJ:**

Mr. Valella testified on behalf of the applicant regarding the existing conditions and layout of the subject property. Mr. Valella described the building as a mixed-use structure typical of the Bergenline Avenue corridor, consisting of ground-floor commercial space with residential units above. He confirmed that the ground floor includes a retail space facing Bergenline Avenue and a residential unit located at the rear, accessed through a common corridor shared with the upper residential units. He testified that the unit in question is an existing two-bedroom apartment that has recently been renovated but has been in place for a significant period of time. He noted that one bedroom currently lacks a window due to it having been previously enclosed, but confirmed that the original window opening still exists and can be restored to meet life safety requirements. Mr. Valella further testified that the unit meets the spatial requirements for ADA compliance for a ground-floor dwelling unit, including sufficient bathroom and kitchen clearances, with only minor modifications such as installation of grab bars needed. He stated that no expansion or structural changes are proposed, and that the application seeks only to legalize the existing unit with minimal interior improvements.

April 23, 2026
Zoning Board of Adjustment Regular Meeting

New Business (Cont'd):

3. Board Professional's / Board Members:

During Board questioning, Board Counsel inquired how it was determined that the subject unit constituted the 13th unit not reflected in the current Certificate of Occupancy. In response, the applicant's architect, Mr. Valella, testified that the building contains a total of 12 other residential units and that the subject ground-floor unit represents the 13th unit. He further confirmed that no additional units beyond the 13 total were observed. Board members noted that the subject unit, located at the rear of the ground floor behind the commercial space, is distinct from the other units and reasonably identified as the unit omitted from the current Certificate of Occupancy. The Chair stated that, if the application were to be considered favorably, a condition of approval would include restoration of the previously enclosed window in one of the bedrooms to meet life safety requirements. Second Vice Chair Courtney agreed with this condition. Further discussion arose regarding a discrepancy between the agenda description and the plans, with the agenda referencing a "one-bedroom, one-den" unit, while the plans depicted two bedrooms. The applicant clarified that the unit is intended to function as a two-bedroom apartment, and that the "den" designation was used due to the temporary absence of a window in one room. It was explained that the proposed plans include restoration of the window and addition of a closet, thereby making the room a compliant bedroom. Board Counsel advised that the issue was primarily one of clarification rather than a substantive conflict, and that the Board should proceed based on the intended use of the unit as presented in the testimony and plans.

4. Angela Rotella Suarez – 6023 Harrison Place, WNY, NJ:

Ms. Rotella Suarez questioned whether the application proposed converting the existing storefront into a residential unit or involved the rear portion of the building. The applicant's architect clarified that the commercial storefront would remain unchanged and that the application pertains only to an existing residential unit located at the rear of the ground floor, accessed through a separate entrance. Ms. Rotella-Suarez also inquired about potential impacts on surrounding residents. The architect responded that no impacts were anticipated, as the unit has existed for many years and no expansion or change to the building is proposed. Ms. Rotella-Suarez further raised a concern regarding public notice, stating that notices were distributed only in English and not bilingually. The Chair noted her concern for the record and advised that the applicant would be given an opportunity to respond. In response to concerns raised by Ms. Rotella-Suarez regarding public notice, Mr. Alonso clarified that the application notice referenced only 6006 Bergenline Avenue and did not include 6008. He further explained that notice requirements are governed by the Municipal Land Use Law, which mandates that notices be sent by certified mail at least ten days prior to the hearing. He stated that the law requires proof of mailing, not proof of receipt. Regarding the concern about notices being issued only in English, Mr. Alonso explained that while municipalities may provide bilingual communications as a courtesy, the Municipal Land Use Law does not require notices to be issued in multiple languages.

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Zoning Board of Adjustment Regular Meeting

Motion to **APPROVE/DENY**

ZB 2026-03

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	✓			

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.)**

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

Mr. Alonso, Esq., appeared on behalf of the applicant and stated that the existing building on the site is owned and occupied by his client, who currently operates a CrossFit gym. He explained that the applicant intends to redevelop the property into the proposed multifamily building.

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Zoning Board of Adjustment Regular Meeting

New Business (Cont'd):

2. Demetrios Kaltsis (Architect) – 8005 Kennedy Boulevard, North Bergen, NJ:

Demetrius Kaltsis, R.A., was sworn and accepted as an expert in architecture. He testified regarding the existing conditions and proposed redevelopment of the subject property located at the corner of Dewey Avenue and 65th Street. Mr. Kaltsis described the property as a 75' x 100' lot currently improved with a one-story industrial building occupying approximately 92.6% of the site, with minimal setbacks and no existing stormwater management system. The site presently contains two curb cuts along Dewey Avenue and no access from 65th Street. He testified that the proposal includes demolition of the existing structure and construction of a six-story, 27-unit multifamily residential building, consisting of four residential floors over two levels of parking. The proposed building would have a reduced footprint compared to the existing structure and improved setbacks. The development includes 22 one-bedroom units, 4 two-bedroom units, and 1 three-bedroom unit. A total of 31 parking spaces are proposed, exceeding the required 25 spaces after application of EV credits. The parking layout includes two levels accessed from a single curb cut on Dewey Avenue, with a car elevator providing access between parking levels. Additional features include ADA-accessible spaces, a lobby with elevator access, bicycle storage, mechanical/storage areas, and a garbage/recycling room with chute access from upper floors. Mr. Kaltsis described the residential layout as consisting primarily of one-bedroom units, with floor plans generally consistent across levels, and noted that all units include in-unit laundry and PTAC systems for heating and cooling. No rooftop mechanical equipment is proposed. He further described the architectural design as modern, incorporating a mix of materials including textured finishes, panel systems, wood accents, and large window openings. In response to the Board Engineer's report, Mr. Kaltsis confirmed that EV charging stations are shown on the plans and indicated the applicant's willingness to relocate them if required by the Fire Department. He stated that the applicant could comply with the remaining engineering comments. Mr. Kaltsis addressed additional comments raised in the Board Engineer's report, specifically regarding a potentially hazardous condition associated with a parking space exiting into the drive aisle. He testified that the design could be modified by shifting the parking row and relocating a rear hatched area to the front, thereby increasing clearance by approximately four to five feet to improve circulation and safety. He also indicated that a warning or notification device could be installed to alert drivers. In response to questions from Board professionals, Mr. Kaltsis confirmed that the drive aisle width is approximately 24 feet, consistent with standard design requirements. He further testified that a total of 31 parking spaces are proposed, exceeding the required 30 spaces (or 25 spaces with EV credits applied), and confirmed that the design intentionally prioritized compliance with parking standards. Mr. Kaltsis acknowledged that stormwater management improvements are proposed as part of the application and that supporting calculations and system designs have been submitted to the Board Engineer for review. He also clarified that the building includes a three-foot setback at the lower levels, with upper-level cantilevered portions aligning with the property line but not extending beyond it. Board members requested that landscaping shown in the architectural renderings, including shrubs and shade trees along both Dewey Avenue and 65th Street, be incorporated into the formal plans. The applicant agreed to revise the plans accordingly, and it was suggested that landscaping be made a condition of approval, including ongoing maintenance.

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New Business (Cont'd):

3. Andrew Jafolla (Traffic Engineer) – 1904 Main Street Lake Como, NJ:

Andrew Jafolla, P.E., was sworn and accepted as an expert in traffic engineering. He testified regarding the traffic and parking impacts associated with the proposed development. Mr. Jafolla stated that a traffic impact analysis was prepared for the project. He noted that the existing CrossFit gym generates some parking demand, which is currently accommodated on surrounding streets. The proposed development would internalize all required parking within the building, thereby reducing reliance on on-street parking and benefiting the surrounding neighborhood. He further testified that the proposal includes consolidation of two existing curb cuts into a single access point along Dewey Avenue, which would free up curb space and potentially create one to two additional on-street parking spaces for public use. Regarding site circulation, Mr. Jafolla confirmed that drive aisle widths range from approximately 24 to 25 feet, consistent with accepted standards. He supported the architect's proposed modification to improve circulation by shifting parking striping to provide additional clearance near the garage entrance, enhancing safety and maneuverability. He testified that the proposed parking supply of 31 spaces exceeds the required parking, even without applying EV credits, and opined that the parking layout is adequate to meet the needs of the development. He also stated that the size of the parking stalls, including some slightly reduced dimensions, is acceptable and functional for a residential setting with low turnover. In response to engineering comments, Mr. Jafolla addressed concerns regarding potential vehicle queuing at the garage entrance, noting that Dewey Avenue's width and one-way traffic pattern provide sufficient space to accommodate vehicles waiting to enter without impacting traffic flow. He concluded that the proposed development would not result in adverse traffic impacts and that the parking and circulation design is appropriate for the site. In response to Board inquiry, the applicant confirmed that a backup generator will be provided for the building, including operation of the parking lift system in the event of a power outage. The applicant also indicated that a maintenance agreement would be in place for the lift system. Mr. Jafolla further testified regarding traffic generation, stating that the proposed development would generate approximately 8 trips during the morning peak hour and 7 trips during the evening peak hour. He explained that this level of traffic is minimal and well below thresholds requiring detailed traffic analysis, and would not have any measurable impact on surrounding roadways. He also noted that the existing CrossFit gym generates comparable or greater activity, and that the proposed residential use would result in a similar or reduced traffic impact. With respect to loading and deliveries, Mr. Jafolla testified that move-ins and move-outs would be coordinated with the municipality, and that routine deliveries would occur along Dewey Avenue, which he described as sufficiently wide to accommodate such activity without disruption. No further questions were raised by Board professionals or members of the public. A motion to approve the application was made, subject to the following conditions: 1. Provision of a backup generator capable of operating the parking lift system; 2. Landscaping to be installed and maintained as depicted in the architectural renderings, including along Dewey Avenue and 65th Street; 3. Revision of the parking layout to improve circulation and safety near the garage entrance; 4. Stormwater management design to be finalized to the satisfaction of the Board Engineer and Building Department.

April 23, 2026
Zoning Board of Adjustment Regular Meeting

Motion to **APPROVE/DENY**

ZB 2026-04

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	✓			

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.)**

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

Mr. Alonso, Esq., appeared on behalf of the applicant and clarified for the record that the proposed use is not a daycare center, as initially described, but rather a mental and behavioral health center. He indicated that additional testimony would be provided to further explain the nature of the use and that the owner/operator would testify following the architect, Mr. Valella.

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2. Orestes Valella – 507 43rd Street 5th Floor, Union City, NJ:

Mr. Valella testified on behalf of the applicant regarding the existing regarding the proposed conversion of the ground-floor space within the existing mixed-use building. Mr. Valella described the property as a longstanding mixed-use building located at the corner of 60th Street and Polk Street, historically containing a medical office on the ground floor, with residential units above and parking (including garages and open spaces) accessible from both streets. He testified that the applicant proposes to convert the existing medical office into a mental and behavioral health facility serving children with special needs. From an architectural standpoint, Mr. Valella explained that minimal changes are required, as the existing layout is already well-suited for the proposed use.

The floor plan includes a reception area, multipurpose room, several individual therapy rooms, ADA-compliant restrooms, and office spaces. The only proposed modification is the addition of a kitchenette and minor interior adjustments for staff use. No expansion or structural changes to the building are proposed. Mr. Valella further testified that the building contains existing parking, including garages and open spaces, and that four parking spaces are proposed to be allocated to the facility. He concluded that the existing conditions, including ADA-compliant features and layout, make the space appropriate for the proposed use without significant alteration. No further questions were posed to the witness.

3. Board Professional's / Board Members:

Board professionals raised several questions regarding the existing parking layout and its functionality. Mr. Valella acknowledged that the parking configuration, including garages and diagonal open spaces, is existing and has been in operation for many years. He noted that while some garage spaces may be more difficult to access due to the current layout, no changes to the parking configuration are being proposed as part of this application. The Board Engineer and other professionals expressed concerns regarding accessibility and circulation, including whether the proposed ADA parking space meets code requirements and how drop-off operations for the facility would function. Mr. Valella testified that the currently depicted parking reflects existing conditions but indicated that the layout could be modified, including restriping, to provide a compliant ADA parking space and a designated drop-off area closer to the facility entrance. He further confirmed that the proposed drop-off would involve vehicles pulling into the site and backing out after use.

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4. Rafael Jimenez – Owner Harmony Bridge:

Rafael Jimenez, owner/operator of Harmony Bridge, explained that the proposed use is not a daycare but a clinical applied behavior analysis (ABA) therapy facility serving children with autism, typically ages 18 months through pre-teen. The facility would accommodate approximately 19 to 20 children with 17 to 18 staff members, operating on staggered schedules with children attending 5-to-6-hour sessions throughout the day, rather than all at once. Hours of operation are proposed from 8:00 a.m. to 8:00 p.m., although most children would leave by 5:00 or 6:00 p.m., with later hours used for cleaning and preparation, and limited Saturday programming for social skills. The facility would require minimal physical alterations, primarily the addition of a kitchenette for warming food, and would utilize existing ADA-compliant layouts. Drop-off and pick-up would occur within the on-site parking lot, typically lasting 5 to 10 minutes per child and staggered at 15-to-20-minute intervals, with the possibility of a future shuttle service using a minivan. Despite expressing support for the community benefit of the use, the Board raised significant concerns regarding the constrained and inefficient parking layout, limited maneuverability, ADA compliance, and the safety of drop-off and pick-up operations, particularly given the needs of the children being served. Board members emphasized that while the use itself is appropriate and needed, the current site configuration does not adequately demonstrate safe circulation. As a result, the Board recommended that the applicant revise the plans to provide a clearer and safer parking and circulation layout, coordinate with the property owner regarding potential reconfiguration of spaces, and return at a future meeting, with the application carried without prejudice.

Motion to **CARRY** to May 21, 2026

ZB 2026-05

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 23, 2026
Zoning Board of Adjustment Regular Meeting

12. Privilege of the Floor:

13. Adjournment:

Motion to Adjourn at 9:20 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