



Clara Brito-Herrera, **Chairwoman**
Andrea Bounsiar, **Vice-Chairman**
Jonathan Castañeda, **Board Member**
Comm. Marcos Arroyo, **Board Member**
Alain Gomez, **Board Member**
Calixto Leon, Board Member
Ismael Dalia, Board Member
ALT. NO.1 Hector Yanez, **Board Member**
ALT.NO.2 Markus Rehfield
ALT. NO. 3 Marlen Burgos

Town of West New York
Department of Public Affairs
Planning Board
428 60th Street
West New York, NJ 07093

Board Secretary
Caridad Rodriguez

Board Attorney
Robert Ferraro

Board Engineer
Paul D. Cray

Board Planner
David Spatz

Albio Sires
Mayor

Marielka Diaz
Commissioner

PLANNING BOARD TOWN OF WEST NEW YORK COUNTY OF HUDSON

REGULAR PLANNING BOARD MEETING MINUTES MONDAY, January 8, 2024

The Planning Board had a regular meeting on Monday, January 8, 2024 at 6:00 pm in the Municipal Chambers at 428-60th Street in West New York, New Jersey. **Via Zoom**

- 1. Meeting called to order by Board Chair Clara Herrera**
- 2. Pledge of Allegiance led by Board Chair Clara Herrera**
- 3. Reading of notice in compliance with Open Public Meetings Act led by Board Attorney Robert Ferraro, Esq.**
- 4. Roll Call.**

Present: Chair Clara Herrera, Vice Chair Andrea Bounsiar, Member Jonathan Castaneda, Board Member II Alain Gomez, Board Member IV Israel Fuentes, Board Member IV Angie Gutierrez, Board Member Commissioner Marcos Arroyo, ALT. NO1, Hector I. Yanez, Alt. No. II, Marlen Burgos,


Absent: Member Calixto Leon and Member Markus Rehfield

We had a quorum.

5. Re-Organization Nominations:

- a. Member Jonathan Castaneda nominated Chair Clara Brito Herrera to be reappointed to the WNY 2024 Planning Board as Chair – with no opposition, all members voted in favor of reappointing Clara Brito Herrera as the 2024 Chair for the Board;**
- b. Member Jonathan Castaneda nominated Vice-Chair Andrea Bounsiar to be reappointed to the WNY 2024 Planning Board as Vice-Chair – with no opposition, all members voted in favor of reappointing Andrea Bounsiar as the 2024 Vice-Chair for the Board;**
- c. Member Jonathan Castaneda nominated WNY Planning Board Attorney Robert Ferraro to be reappointed to the WNY 2024 Planning Board, as Attorney – with no opposition, all members voted in favor of reappointing Robert Ferraro as the 2024 attorney for the Board;**
- d. Member Alain Gomez nominated WNY Planning Board Planner, David Spatz to be reappointed to the WNY 2024 Planning Board, as Planner - with no other nomination and no opposition, all members voted in favor of reappointing David Spatz as the 2024 Planner for the Board;**



- e. Member Jonathan Castaneda nominated**  **to be appointed to the WNY 2024 Planning Board, as the Engineers for the Board; and**
- f. Member Jonathan Castaneda nominated WNY Planning Board Secretary Caridad Rodriguez to be reappointed to the WNY 2024 Planning Board as Secretary – with no other nominations and no opposition, all members voted in favor of reappointing Caridad Rodriguez as Secretary to the WNY 2024 Planning Board.**

6. Communications, reports, and administrative matters. NONE

7. Minutes for approval: December 11, 2023

A motion to approve minutes for the December 11, 2023 meeting was made by Member Jonathan Castaneda, seconded by Chair Clara Herrera and approved by the Board.

8. Acceptance/Completeness.

a. Planning Board Docket #PB 2023-04; filed November 20, 2023
Jako Enterprises, LLC site plan - 5727 Bergenline Avenue (Lot 8 in Block 125). After testimony given by the Planner, David Spatz, the application was deemed incomplete and rejected by the WNY Planning Board. It was agreed by Mr. Ferraro, Board Attorney and the Applicant's attorney that this variance application should be directed to the WNY Zoning Board instead.

9. Resolutions:

a. Resolution approving a 1-year extension on behalf of the applicant oif PB 2023-03--6117 Bergenline Avenue, WNY (Lot 5, Block 139)

The applicant proposes to construct a new two-story commercial building on the above noted vacant site; the ground floor will contain retail space and two office spaces will be located on the second floor. The property is located on the western side of Bergenline Avenue, between 61st and 62nd Streets, in the Town's C-R, Retail & Service Commercial Zone. This application was first heard at the December 11, 2023 WNY Planning Board meeting - the one-year extension application was approved by Chair Clara Herrera, seconded by Mayor Sires and approved by all board members. The Resolution was memorialized at the January 8, 2024 Planning Board meeting – Chair Clara Herrera made a Motion for Adoption, seconded by Mayor Sires and approved by all members present.

b. Resolution approving 1-year extension, on behalf of the applicant, 6004 Jefferson St LLC, at 6004 Jefferson Street, Block 144, Lot 3. The Resolution was approved on November 7, 2022 and memorialized on December 12, 2022, approving the subdivision and construction of a two-family house on the new lot. After examining the request and hearing comments from the Board members, Mayor Sires made a Motion to approve the 1-year extension for the project, seconded by Chair Herrera and approved by the Board. This Resolution was memorialized at the January 8, 2024 Planning Board meeting – Member Jonathan Castaneda made a Motion for Adoption, seconded by Member Alain Gomez and approved by all members present.

10. Old Business – No Applications

11. New Business-

NONE

12. Open to public for comments. NONE

14. Motion to adjourn made by Mayor Albio Sires and seconded by Chair Clara Herrera at 7:00 pm.

Next meeting date: **Monday, February 5, 2024 at 6:00PM** *Via Zoom with appropriate notice to be posted. Feel free to email questions or concerns to crodriguez@WestNewYorkNJ.org*