



Clara Brito-Herrera, **Chairwoman**
Andrea Bounsiar, **Vice-Chairman**
Jonathan Castañeda, **Board Member**
Comm. Marcos Arroyo, **Board Member**
Jorge Gomez, **Board Member**

ALT. NO.1 Hector Yanez, **Board Member**

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

Albio Sires
Mayor

Marielka Diaz
Commissioner

Board Secretary
CaridadRodriguez

Board Attorney
Robert Ferraro

Board Engineer
Paul D. Cray

Board Planner
David Spatz

PLANNING BOARD TOWN OF WEST NEW YORK COUNTY OF HUDSON

REGULAR PLANNING BOARD MEETING MINUTES MONDAY, July 10 2023

The Planning Board had a regular meeting on Monday, July 10, 2023 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, Board Member Jonathan Castaneda, Board Member Alain Gomez, Board Member Commissioner Marcos Arroyo, ALT. NO1 Markus Rehfield, Alt No II, Marlen Burgos

Absent: Member Leon, Member Dalia, Member Alava, Member Yanez

We had a quorum.

5. Re-Organization Nominations/Oath of New Members

Commissioner Marcos Arroyo
Vice-Chair Alain Gomez
Alternate Member Markus Rehfield
Alternate Member Marlen Burgos

6. Communications, reports, and administrative matters.

a. Request of Toll Port Imperial LLC for Extension of Vesting of Amended Final Site Plan Approval with respect to Block 168.01, Lot 7.09 ("Parcel F") and Block 168.01, Lot 7.11 ("Parcel H"), Town of West New York, Hudson County (collectively, the "Property").

A motion to approve a ONE YEAR EXTENSION was made by Board Member Jonathan Castaneda, seconded by Board Chair Clara Herrera and was approved by the Board.

7. Minutes for approval: None

8. Acceptance/Completeness.

5101 Park Avenue/ Park Terrace. LLC/ PB 2023-02

A motion to deem complete was made by All Members and approved by Board.

9. Resolutions. No Resolutions

10. Old Business – No Applications

11. New Business-

- a. **First hearing in the matter of application #2023-01 filed by 520 60th Street, LLC located at 520 60th Street (Lot 26 in Block 136).** The applicant proposes to convert an existing two story, frame & stucco building from a restaurant to a day care center. The property is located on the northwestern corner of 60th Street and Buchanan Place, in the Town of West New York's C-R, Retail & Service Commercial Zone. **Application was carried to a date to be given.**
- b. **First hearing in the matter of application #2023-02 filed by Park Terrace, LLC located at 5101 Park Avenue (Lots 16, 17, 19,20 &21 in Block 64).** The applicant proposes to combine five lots that contain a parking lot, subdivide that parcel into two lots and construct a new access so that there are two separate parking lots. The property is located on the western side of Park Avenue, between 57th and 58th Streets, in the Town of West New York's R-M, Medium Density Residential Zone. **After all testimony was heard and concluded, a motion to approve the application was made by Board Member Castaneda, seconded by Board Vice-Chair Gomez and approved by the Board.**

12. **Open to public for comments.** None

13. **Motion to adjourn made by Board Member Castaneda and seconded by all Board Members at 7:05 pm.**

Next meeting date: **Monday, September 11, 2023 at 6:00PM** *Via Zoom with appropriate notice to be posted. Feel free to email questions or concerns to crodriguez@WestNewYorkNJ.org*