



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 60<sup>th</sup> 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, September 11, 2023**

The Planning Board had a regular meeting on Monday, September 11, 2023 at 6:00 pm in the Municipal Chambers at 428-60<sup>th</sup> 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 Hector I. Yanez, Alt. No. II Markus Rehfield, Alt No III, Marlen Burgos

**Absent:** Member Leon, Member Dalia, Member Alava

**We had a quorum.**

**5. Re-Organization Nominations/Oath of New Members. NONE**

**6. Communications, reports, and administrative matters. NONE**

**7. Minutes for approval: July 10, 2023**

A motion to approve minutes for the July 10, 2023 meeting was made by Attorney Ferraro, seconded by Chair Clara Herrera and approved by the Board.

**8. Acceptance/Completeness. NONE**

**9. Resolutions:**

**a.** Planning Board Docket No. 2023 – 5101 Park Avenue, WNY

A motion to approve this Resolution was made by Member Commissioner Arroyo, seconded by Member Jonathan Castaneda and was approved by the Board.

**b.** 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 this Extension Resolution was made by Member Jonathan Castaneda, seconded by Member Commissioner Arroyo and approved by the Board.

**10. Old Business – No Applications**

**11. New Business-**

**a. First hearing in the matter of application #2023-01 filed by 520 60<sup>th</sup> Street, LLC located at 520 60<sup>th</sup> 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 October 2, 2023. Public Notices will be required.**

12.

a. ORDINANCE REVIEW.

**# 8/23 - AN ORDINANCE TO BAN SMOKE SHOPS AND VAPE SHOPS AS A PRINCIPAL PERMITTED USE IN ANY ZONE DISTRICT IN THE TOWN OF WEST NEW YORK.**

After testimony was heard with no opposition presented, a Motion to adopt was made by Member Jonathan Castaneda, seconded by Chair Clara Herrera and approved by all.

b. BOND ORDINANCE.

**Ordinance of the Town of West New York, providing a supplemental appropriation of \$2,500.00 for the construction of a parking deck. A Motion to Adopt was made by Jonathan Castaneda, seconded by Chair Clara Herrera and approved by all.**

13. Open to public for comments. NONE

14. Motion to adjourn made by Board Member Castaneda and seconded by Chair Clara Herrera at 6:35 pm.

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Next meeting date: **Monday, October 2, 2023 at 6:00PM** Via Zoom with appropriate notice to be posted.  
Feel free to email questions or concerns to [crodriguez@WestNewYorkNJ.org](mailto:crodriguez@WestNewYorkNJ.org)