



Clara Brito-Herrera, **Chairwoman**
Andrea Bounsiar, **Vice-Chairman**
Jonathan Castañeda, **Board Member**
Comm. Marcos Arroyo, **Board Member**
Alain Gomez, **Board Member**
Israel Fuentes, Board Member
Angie Gutierrez, Board Member
ALT. NO.1 Hector Yanez, **Board Member**
ALT.NO.2 Markus Rehfeld
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
Giselle Diaz

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, May 6, 2024

The Planning Board had a regular meeting on Monday, May 6, 2024 at 6:00 pm **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 John Ferraro, Esq. standing for Robert Ferraro, Board Attorney.**

4. Roll Call:

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

Absent: Member Commissioner Marcos Arroyo and Member Angie Gutierrez
We had a quorum.

5. Re-Organization Nominations: NONE

6. Communications, reports, and administrative matters. NONE

7. Minutes for approval: April 15, 2024

A motion to approve minutes for the April 15, 2024 meeting was made by Member Markus Rehfeld, seconded by Member Alain Gomez and approved by the Board.

8. Acceptance/Completeness. none

9. Resolutions: NONE

10. Old Business – No Applications

11. New Business:

a. PRESENTATION AND INVESTIGATION TO DETERMINE IF THE PROPERTY IDENTIFIED BELOW IS AN AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION): 6600-14 PARK AVENUE BLOCK 4, LOT 1, IN THE TOWN OF WEST NEW YORK. The area identified as Block 4, Lot 1, more commonly known as the 6600-1 Park Avenue, may qualify as an "area in need of redevelopment" as that term is defined in the "Local Redevelopment and Housing Law" (N.J.S.A. 40A:12A-1 et seq.);

After Planner, McLinley Mertz concluded her testimony on the area study she performed, Chair Clara B. Herrera thanked Planner Mertz for her thorough testimony. With no comments from the Board member or the public, Member Castaneda made a Motion to approve the study, seconded by Vice-Chair Andrea Bounsiar and approved by the Board.

b. PRESENTATION AND INVESTIGATION TO DETERMINE IF THE PROPERTY IDENTIFIED BELOW IS AN AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION): FOR THE PROPERTY LOCATED AT 6402 KENNEDY BOULEVARD (ALSO KNOWN AS BLOCK 158, LOT 15), 6314-6320 KENNEDY BOULEVARD (ALSO KNOWN AS BLOCK 159, LOT 15), 6400 JEFFERSON AVENUE (ALSO KNOWN AS BLOCK 158, LOT 12.01), AND 6308 JEFFERSON AVENUE (ALSO KNOWN AS BLOCK 158, LOT 9, 10, 11). The area identified as Block 158, Lot 15, more commonly known as 6402 Kennedy Boulevard, West New York, NJ 07093, Block 159, Lot 15, more commonly known as 6314-6320 Kennedy Boulevard, West New York, NJ 07093, Block 158, Lot 12.01, more commonly known as 6400 Jefferson Avenue, West New York, NJ 07093, and Block 158, Lot 9, 10, and 11, more commonly known as 6308 Jefferson Avenue West New York, NJ 07093, may qualify as an "area in need of redevelopment" as that term is defined in the "Local Redevelopment and Housing Law" (N.J.S.A. 40A:12A-1 et seq.); After Planner, McLinley Mertz concluded her testimony on the area study she performed, Chair Clara B. Herrera thanked Planner Mertz for her study/testimony. With no further comments from the Board or the public, Member Castaneda made a Motion to approve the study, seconded by Member Alain Gomez and approved by the Board.

12. Open to public for comments. NONE

13. Motion to adjourn was made by Chair Clara B. Herrera, seconded by Member Alain Gomez and the Board at 6:30 pm

Next meeting date: **Monday, May 13, 2024 at 6:00PM** Via Zoom with appropriate notice to be posted.
Feel free to email questions or concerns to crodriguez@WestNewYorkNJ.org