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ALT. NO. 1 Markus Rehfield, **Member**  
ALT. NO. 2 Marelin Burgos, **Member**

**Town of West New York**  
Department of Public Affairs  
Planning Board  
428 60<sup>th</sup> Street  
West New York, NJ 07093

Albio Sires  
*Mayor*

Marielka Diaz  
*Commissioner*

**Board Secretary**  
Caridad Rodriguez

**Board Attorney**  
Robert Ferraro

**Board Engineer**  
Bernard Mirandi

**Board Planner**  
David Spatz

## **PLANNING BOARD TOWN OF WEST NEW YORK COUNTY OF HUDSON**

### **AGENDA REGULAR PLANNING BOARD MEETING MONDAY, MAY 13, 2024**

The Planning Board has scheduled a regular meeting on Monday May 13, 2024 at 6:00PM prevailing time in the Municipal Chambers at 428-60<sup>th</sup> Street in West New York, New Jersey.

Please be advised that due to the current state of emergency, in accordance with N.J.S.A. 10:4-8(b), and guidance from the New Jersey Department of Community Affairs, Division of Local Government Services, this public meeting will be held using remote technology.

Details on how to access and participate in the public hearing through remote technology are listed herein and will be posted on the Towns' website at <http://www.westnewyorknj.org/>. Please note, members of the public may submit written questions prior to the meeting via email to [trodriguez@westnewyorknj.org](mailto:trodriguez@westnewyorknj.org) on any matter before the board to allow for any member of the public who may want to participate to do so prior and during the course of the meeting. In order to be considered: (1) written comments must be received at least 48 hours in advance of the meeting if sent via email or received by 12:00p.m. the day prior to the meeting if sent via regular mail and; (2) the commenter/preparer of the written comment must appear via Zoom on order for the written comment to be read aloud and considered by the Board.

Please be advised that due to Covid-19, the municipal building may be closed or access limited or restricted by the Town of West New York for the safety and protection of the public and municipal employees. If there is any development application listed on the Board's agenda, resolution, memorandum, correspondence, you may contact the Board Secretary, Caridad Rodriguez at [crodriguez@westnewyorknj.org](mailto:crodriguez@westnewyorknj.org) to request electronic copies of said documents or you may visit the municipal website at [westnewyorknj.org](http://westnewyorknj.org) as the Board's agenda and documents associated with the agenda are uploaded to the municipal website in advance of each meeting of the Board.

Participants opting to call in may participate and must raise their hand during the public session portion by pressing star nine (\*9). Once recognized by the host, the participant will be allowed to speak for three minutes. Participants will be asked to provide their name and address for the record.

Instructions for participating in the public hearing are as follows: Town of West New York Planning Board Meeting – Monday, May 13, 2024 at 6:00 PM Eastern Standard Time

Join Zoom Meeting

<https://us02web.zoom.us/j/84004767876?pwd=dWVTc3F0Q0IyM1hSTVdTT2lVMDkxZz09>

Call-In Number – (929) 205- 6099 Meeting ID: 840 0476 7876 Password: 42860

- 1. Meeting called to order.**
- 2. Pledge of Allegiance.**
- 3. Reading of notice in compliance with Open Public Meetings Act.**

This is the regular meeting of May 13, 2024 of the Planning Board 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 copies of any hearing are available by contacting the Zoning Board of Adjustment Secretary or the Town Clerk.

- 4. Roll Call.**
- 5. Re-Organization Nominations. NONE**
- 6. Communications, reports, and administrative matters. NONE**
- 7. Minutes for approval:** Regular Planning Board of May 6, 2024
- 8. Acceptance/Completeness:**

**9. Resolutions:**

**a. RESOLUTION DETERMINING THAT 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.**

**b. RESOLUTION DETERMINING THAT 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), IN THE TOWN OF WEST NEW YORK.**

**10. Old Business: NONE**

**11. New Business:**

**a.** Planning Board Docket PB 2024-01; HCA WNY, LLC site plan 420 – 53<sup>rd</sup> Street (Lot 10 in Block 94). The applicant proposes to convert a two-story warehouse building for a day care center. The property is located on the northern side of 53<sup>rd</sup> Street, between Bergenline Avenue and Palisade Avenue, in the Town's R-M, Medium Density Residential Zone. Public Notices were submitted, per Adolfo Lopez, Attorney for the applicant. *After testimony given by the Planner, David Spatz, the application was deemed complete by the WNY Planning Board. Mr. Ferraro, Board Attorney set this application for hearing at the May 13, 2024 Planning Board meeting – public notices were approved - no new public notices required.*

**12. Meeting Open to the Public**

**13. Motion to adjourn.**

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Next meeting date: **Monday, June 10, 2024 at 6:00PM** - *Formal notice will be given prior to the meeting. Feel free to email questions or concerns to [crodriguez@westnewyorknj.org](mailto:crodriguez@westnewyorknj.org)*