



Clara Brito-Herrera, **Chairwoman**
Andrea Bounsiar, **Vice-Chairman**
Jonathan Castañeda, **Board Member**
Comm. Marcos Arroyo, **Board Member**
Alain Gomez, **Board Member**
Hector Yanez, **Board Member**
ALT. NO. 1 Markus Rehfield, **Member**
ALT. NO. 2 Marelin Burgos, **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
Caridad Rodriguez

Board Attorney
Robert Ferraro

Board Engineer
Giselle Diaz

Board Planner
David Spatz

PLANNING BOARD TOWN OF WEST NEW YORK COUNTY OF HUDSON

AGENDA REGULAR PLANNING BOARD MEETING MONDAY, August 19, 2024

The Planning Board has scheduled a regular meeting on Monday August 19, 2024 at 6:00PM prevailing time in the Municipal Chambers at 428-60th 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 crodriguez@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 to request electronic copies of said documents or you may visit the municipal website at [westnewyorknj.org](http://www.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, August 19, 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 August 19, 2024.

, 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

Member Appointments – Re-Appointments – Oaths of Office

- R24-206 RESOLUTION – Re: Authorizing the Appointment of Steven Ferrales to Serve as Class IV Member of the Town of West New York Planning Board (Term: January 17, 2023 – January 16, 2027)
- R24-207 RESOLUTION – Re: Appointing Marelin Burgos as Alternate No. II Member to the Town of West New York Planning Board (Term: May 10, 2024 – May 9, 2025)
- R24-208 RESOLUTION – Re: Re-Appointing Commissioner Marcos Arroyo to Serve as Class III Member of the Town of West New York Planning Board (Term: June 8, 2024 – June 7, 2025)

- R24-209 RESOLUTION – Re: Authorizing the Reappointment of Clara Brito-Herrera as Class IV Member of the Town of West New York Planning Board 2023-2027 (Term: January 21, 2023 – January 20, 2027)
- R24-210 RESOLUTION – Re: Re-Appointing Jonathan Castaneda to Serve as Class I Member of the Town of West New York Planning Board (Term: May 18, 2024 – May 17, 2028)

6. Communications, reports, and administrative matters: NONE

7. Minutes for approval: Regular Planning Board of July 15, 2024

8. Acceptance/Completeness: NONE

9. Resolutions:

- a.** Planning Board Resolution #R24-214 - re: the 67th Street Redevelopment Plan (Block 4, Lots 1 and 2) on the Official Tax Maps of the Town of West New York Planning Board pursuant to the Local Redevelopment and Housing Law.
- b.** Planning Board Resolution re: the Madison Street Redevelopment Plan (Block 125, Lot 1) on the Official Tax Maps of the Town of West New York Planning Board Pursuant to the local Redevelopment and Housing Law.
- c.** Planning Board Resolution 2024 - granting Toll Parcel F Urban Renewal, LLC, the owner of Block 169.01, Lot 7.09, and Toll Parcel H Urban Renewal, LLC, the owner of Block 168.01, Lot 7.11 (collectively, the “Applicant”) an extension of vesting of Amended Final Site Plan Approval for One Year at the July 15, 2024 WNY Planning Board Meeting. Prior Approval is hereby extended for one (1) year from September 11, 2024, i.e., to September 11, 2025.

10. Old Business: NONE

11. New Business:

a. Introduction of Ordinance #27/24 An Ordinance of the Town of West New York, in the County Hudson, New Jersey Adopting a Redevelopment Plan for Block 4, Lots 1 and 2 on the Official Tax Maps of the Town. The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **August 7, 2024** and ordered published, for consideration before final passage at a public hearing on **August 21, 2024 at 12:00 p.m.** held remotely or in person. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/> .

b. Introduction of Ordinance #28/24 An Ordinance of the Town of West New York, in the County Hudson, New Jersey Adopting a Redevelopment Plan for Block 125, Lot 1 on the Official Tax Maps of the Town. The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **August 7, 2024** and ordered published, for consideration before final passage at a public hearing on **August 21, 2024 at 12:00 p.m.** held remotely or in person. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/> .

12. Meeting Open to the Public

13. Motion to adjourn.

Next meeting date: **Monday, September 9, 2024 at 6:00PM** - *Formal notice will be given prior to the meeting. Feel free to email questions or concerns to crodriguez@westnewyorknj.org*