



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
Hector Yanez, **Board Member**
ALT.NO.1 Markus Rehfield
ALT. NO. 2 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, August 19, 2024

The Planning Board had a regular meeting on Monday, August 19, 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 by Robert Ferraro, Esq.**
- 4. Re-Organization Nominations:**

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)**

ALL MEMBERS WERE SWORN IN UNANIMOUSLY by Board Attorney Robert Ferraro prior to the Roll Call

4. Roll Call:

Present: Chair Clara Herrera, Vice-Chair Andrea Bounsiar, Member Jonathan Castaneda, Member II Alain Gomez, Alt. Member Markus Rehfeld, Alt. Member IV Israel Fuentes, Member Hector I. Yanez, Alt. Marlen Burgos, Angie Gutierrez, Member Steven Ferrales

Absent: NONE

We had a quorum

5. Communications, reports, and administrative matters: NONE

6. Minutes for approval: July 15, 2024

A motion to approve minutes for the July 15, 2024 meeting was made by Member Alain Gomez, seconded by Commissioner Marcos Arroyo, with one abstention by Member Steven Ferrales and approved by the Board

7. Acceptance/Completeness. NONE

8. Resolutions:

a. 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. **After review of the Resolution by Board Members with no objections by the Board, a Motion for adoption was made by Chair Clara Herrera, seconded by member Alain Gomez and approved by Board members with one abstention – the Resolution was memorialized**

9. Old Business: None

10. New Business

a. Introduction of Ordinance #27/24 and Planning Board Resolution #R24-214

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.

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.

After Planner Francis Reiner concluded his testimony that Ordinance #27-24, as presented, is in accordance with the WNY Master Plan and some Members expressed their satisfaction and approval of the Re-development Plan, Member Jonathan Castaneda made a Motion to approve the Ordinance and Memorialize the Resolution, seconded by Chair Clara Herrera and approved by the Members of the Board.

b. Introduction of Ordinance #28/24 and Planning Board Resolution re: the Madison Street Redevelopment Plan (Block 125, Lot 1)

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.

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.

After Planner Francis Reiner concluded his testimony, which verified that Ordinance #27-24, as presented, is in accordance with the WNY Master Plan and some Members expressed their satisfaction and approval of the Re-development Plan, Member Steven Ferrales made a Motion to approve the Ordinance and Memorialize the Resolution, seconded by Member Commissioner Marcos Arroyo and approved by the Members of the Board.

11. Open to public for comments. NONE

12. Motion to adjourn was made by Member Jonathan Castaneda , seconded by Member Alain Gomez and the Board at 6:30 pm

Next meeting date: **Monday, October 7, 2024, at 6:00PM** **Via Zoom with appropriate notice to be posted.** *Feel free to email questions or concerns to crodriguez@WestNewYorkNJ.org*