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Andrea Bounsiar, **Vice-Chairwoman**
Jonathan Castañeda, **Board Member**
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Hector Yanez, **Board Member**
Israel Fuentez, **Board Member**
Angie Gutierrez, **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
Gisele Diaz, Engineer

Board Planner
David Spatz

PLANNING BOARD TOWN OF WEST NEW YORK COUNTY OF HUDSON

AGENDA REGULAR PLANNING BOARD MEETING MONDAY, March 10, 2025

The Planning Board has scheduled a regular meeting on Monday March 10, 2025 at 6:00PM prevailing time in the Municipal Chambers at 428-60th Street in West New York, New Jersey.

Please be informed that Planning Board Meetings are conducted via Zoom.

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, **March 10, 2025** 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 **March 10, 2025** 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. Communications, reports, and administrative matters.

Communication from Alvaro Alonso, Attorney for **Jong Chul Kim and Myung Sook Kim**, seeking an amendment to the memorialized Resolution related to 6117 Bergenline Avenue - Block: 139 Lot: 5



PB 6117 Bergenline
Ave Reso.pdf

6. Minutes for approval: Regular Planning Board of **February 3, 2025**



PB MIN February 3,
2025.docx

7. Acceptance/Completeness.

a. Planning Board Docket #PB 2025-02; filed February 10, 2025
Hudson Auto Sales, Inc. site plan - 6608 Kennedy Boulevard
(Lots 1-5 in Block 160) Applicant is represented by Atty Kevin J. More of Stevens & Lee.
The applicant proposes to demolish all improvements on Lots 1-4 and construct a new two-story building with underground parking and car storage and renovate the existing two-story masonry building on Lot 5 for the service center for the existing auto

dealership. The property is located on the eastern side of Kennedy Boulevard, between 66th Street and 65th Street, in the Town's C-H, Heavy Impact Commercial Zone.

8. Resolutions:

**Town Board of Commissioners Resolution #R25-006 Investigation of Designation of Non-
Condemnation Redevelopment Area Block 158, Lots 5.01, 5.02 and 6 (the "Study Area")**

9. Old Business: NONE

10. New Business:

a. Planning Board investigation to Determine if Block 158 Lots 5.01 and 5.02 and 6 should be declared area in need of redevelopment, non-condemnation.

11. Meeting Open to the Public:

12. Motion to adjourn:

Next meeting date: **Monday, April 14, 2025 at 6:00PM** - *Formal notice will be given prior to the meeting. Feel free to email questions or concerns to crodriguez@westnewyorknj.org*