



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, March 24, 2025

The Planning Board had a regular meeting on Monday, March 24, 2025 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. **Roll Call:**

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

Absent: Member Marcos Arroyo – We had a Quorum

5. Communications, reports, and administrative matters: NONE

.6. Minutes for approval: March 10, 2025

A motion to approve minutes for the March 10, 2025 meeting was made by Member Angie Gutierrez, seconded by Chair Clara B. Herrera and approved by the Board.

7. Acceptance/Completeness. NONE

8. Resolutions:

9. Old Business:

a. (Continuation) Planning Board Docket #PB 2025-02; filed February 10, 2024 - 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. **No new notices required.**

Members of the Public and Board Members had comments and questions for the Applicant's experts: Mr. Manilio regarding safety, Mr. Polyniak, PE regarding traffic and Ms. McManus, Planner – Questions were answered to the Board's satisfaction – at the conclusion Member Castaneda made a Motion to approve the application, seconded by Steven M. Ferrales and approved by the Board, with one abstention.

10. New Business: None

11. Open to public for comments. None

12. Motion to adjourn was made by Member Jonathan Castaneda , seconded by Board as a Whole

Next meeting date: **Monday, April 14, 2025, at 6:00PM** **Via Zoom with appropriate notice to be posted.**
Feel free to email questions or concerns to crodriguez@WestNewYorkNJ.org