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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**  
Gisele Diaz, Engineer

**Board Planner**  
David Spatz

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

### **AGENDA REGULAR PLANNING BOARD MEETING MONDAY, April 14, 2025**

The Planning Board has scheduled a regular meeting on Monday April 14, 2025 at 6:00PM prevailing time in the Municipal Chambers at 428-60<sup>th</sup> 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, **April 14, 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 **April 14, 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. NONE**

**6. Minutes for approval:** Regular Planning Board of **March 24, 2025**

### **7. Acceptance/Completeness.**

**a. Planning Board Docket #PB 2025-01; filed January 29, 2025  
6308 Jackson Dev, LLC site plan - 6308 Jackson Street (Lot 14 in Block 153)  
The applicant is represented by Alvaro Alonso, Esq.**

The applicant proposes to construct a three story, 16-unit elevator apartment building on the above noted vacant lot. The project consists of two residential floors over one at grade level of parking; there will be 10, one bedroom and 6, two bedroom units. The property is located on the eastern side of Jackson Street, between 62<sup>nd</sup> Street and 65<sup>th</sup> Street, in the Town's R-M, Medium Density Residential Zone.

### **8. Resolutions:**

**a. 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 66<sup>th</sup> Street and 65<sup>th</sup> Street, in the Town's C-H, Heavy Impact Commercial Zone.**

9. **Old Business: NONE**

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10. **New Business: NONE**

11. **Meeting Open to the Public:**

12. **Motion to adjourn:**

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Next meeting date: **Monday, April 28, 2025 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)*