



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, April 14, 2025

The Planning Board had a regular meeting on Monday, April 14, 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 Hector Yanez and Member Markus Brehfield – We had a Quorum

5. Communications, reports, and administrative matters: NONE

6. Minutes for approval: March 24, 2025

A motion to approve minutes for the March 24, 2025 meeting was made by Chair Clara Herrera, seconded by Member Alain Gomez and approved by the Board.

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 62nd Street and 65th Street, in the Town's R-M, Medium Density Residential Zone. At Planner David Spatz' testimony conclusion, Member Angie Gutierrez made a Motion to deem this application complete, seconded by Member Commissioner Arroyo and declared complete by the Board. **This application was set for 1st hearing at the Zoning Meeting of May 15, 2025. Public Notices are required.**

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 66th Street and 65th Street, in the Town's C-H, Heavy Impact Commercial Zone. Board members had other questions of the experts and applicant's attorney – **in conclusion Member Jonathan Castaneda made a Motion to approve the application with some conditions, seconded by Chair Herrera and approved by the Board.**

9. Old Business:

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 28, 2025, at 6:00PM** **Via Zoom with appropriate notice to be posted.**
Feel free to email questions or concerns to crodriguez@WestNewYorkNJ.org