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TOWN OF WEST NEW YORK
COUNTY OF HUDSON, NEW JERSEY



DEPARTMENT OF PUBLIC AFFAIRS
PLANNING BOARD
428-60th STREET
WEST NEW YORK, NEW JERSEY 07093
(201).295.5009

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MARELIN BURGOS | ALT. MEMBER #2

PLANNING BOARD – REGULAR MEETING
MONDAY, July 14, 2025 AT 6:00 P.M.
AGENDA

The **Planning Board** has scheduled a regular meeting on **Monday July 14, 2025 at 6:00PM** prevailing time 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, July 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

As ordered by the Planning Board of the Town of West New York, N.J.

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 **July 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 Planning Board Secretary or the Town Clerk.

4. **Roll Call**
5. **Communications, Reports, and Administrative Matters:**
 - a. **6004 Jefferson St LLC** - 6004 Jefferson Street - Block: 144 Lot: 3 – Alvaro Alonso, Attorney for the Applicant submitted communication on 12-10-24 requesting that approvals on this application be extended for one (1) year. The applicant proposes to subdivide the above noted site into two parcels; an existing dwelling will remain on one lot and a new two-family dwelling will be constructed on the other lot. The property is located on the eastern side of Jefferson Street, between 60th and 61st Streets, in the Town’s R-M, Medium Density Residential Zone.
6. **Minutes for approval: April 14, 2025**
7. **Resolutions:**
 - a. **RE: Amended Resolution Adopting Schedule of Meeting Dates for 2025**
8. **Acceptance/Completeness: NONE**
9. **Old Business – Applications: NONE**

10. New Business:

- a. Preliminary Investigation of an Area in Need of Redevelopment (Non-condemnation) Block 152 Lots 25, 26, 26.01, 29, & 30 - 6205 - 6219 Madison Street & 6301 Madison Street Rear, WNY
- b. Preliminary Investigation of an Area in Need of Redevelopment (Non-condemnation) Block 133 Lots 1, 2, 3, 4, 5, 6 & 7 - 5900 - 5914 Washington Street 33LI00144300, WNY
- c. **Planning Board Docket #PB 2025-03; filed July 16, 2025**
Roseland/Port Imperial Partners LP site plan (Lot 7.02 (Bldg. 1) 8.05 and 8 (Bldg. 6) in Block 168.01)

The Applicant is seeking Major Subdivision and Preliminary and Final Site Plan approval with associated Variances. Specifically, Applicant seeks to adjust the existing lot lines between Lots 7.02 and 8, to subdivide Lot 7.02 into two new Lots proposed as 7.03 and 7.04, and adjust the existing lines between Lots 8 and 8.05* to conform with the proposed buildings. Applicant is seeking Preliminary and Final Site Plan approval for buildings on Lots 7.03, 7.04, and 8 consisting of 193, 301, and 335 residential units, respectively, along with associated parking and amenity space for each building. **(Notices Required)**

11. Privilege of the Floor:

12. Adjournment:

TAKE NOTICE THAT ACTION MAY BE TAKEN ON THE MATTERS LISTED ON THIS AGENDA OR SUCH OTHER MATTERS AS MAY PROPERLY COME BEFORE THE ZONING BOARD OF ADJUSTMENT OF THE TOWN OF WEST NEW YORK

Next meeting date: A Zoom Meeting **on Monday, July 28, 2025 at 6:00PM**. Formal notice will be given prior to the meeting. Feel free to email any questions to jeroque@westnewyorknj.org
