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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

CLARA BRITO-HERRERA | CHAIRWOMAN
 ANDREA BOUNSIAR | VICE-CHAIRWOMAN
 JONATHAN CASTANEDA | BOARD MEMBER
 COMM. MARCOS ARROYO | BOARD MEMBER
 STEVEN FERRALES | BOARD MEMBER
 ALAIN GOMEZ | BOARD MEMBER
 HECTOR YANEZ | BOARD MEMBER
 ISRAEL FUENTEZ | BOARD MEMBER
 ANGIE GUTIERREZ | BOARD MEMBER
 MARKUS REHFIELD | ALT. MEMBER #1
 MARELIN BURGOS | ALT. MEMBER #2

BOARD SECRETARY
 JOSEPH E. ROQUE
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 ROBERT FERRARO, ESQ.
 BOARD ENGINEER
 GISELLE DIAZ, P.E.
 BOARD PLANNER
 DAVID SPATZ, P.P., AICP

MINUTES FOR REGULAR MEETING MONDAY JULY 14, 2025

The Planning Board has scheduled a regular meeting on **Monday July 14, 2025 at 6:00PM** via Teleconference. Call-In Number – **(929) 205- 6099** Meeting ID: **840 0476 7876** Password: **42860**

1. **Meeting called to order by Chairwoman Clara Brito-Herrera Time: 6:07 P.M.**
2. **Pledge of Allegiance led by Chairwoman Clara Brito-Herrera**
3. **Reading of notice in compliance with Open Public Meetings Act by Board Counsel**

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:

	APPROVE	DENY	ABSTAIN	ABSENT
Chair Clara Brito-Herrera	✓			
Vice-Chair Andrea Bounsiar	✓			
Member Jonathan Castaneda	✓			
Member Comm. Marcos Arroyo	✓			
Member Steven Ferrales	✓			
Member Alain Gomez	✓			
Member Hector Yanez	✓			
Member Israel Fuentez	✓			
Member Angie Gutierrez				✓
Alt. Member 1 Markus Rehfield				✓
Alt. Member 2 Marelin Burgos	✓			

July 14, 2025
Planning Board Regular Meeting

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.

It was regularly moved by **Chairwoman Clara Brito-Herrera**, seconded by **Member Steven Ferrales** that the **Communication, reports, and administrative matters** be approved. The motion was carried by the following vote:

	APPROVE	DENY	ABSTAIN	ABSENT
Chair Clara Brito-Herrera	✓			
Vice-Chair Andrea Bounsiar	✓			
Member Jonathan Castaneda	✓			
Member Comm. Marcos Arroyo	✓			
Member Steven Ferrales	✓			
Member Alain Gomez	✓			
Member Hector Yanez	✓			
Member Israel Fuentez	✓			
Member Angie Gutierrez				✓
Alt. Member 1 Markus Rehfield				✓
Alt. Member 2 Marelin Burgos	✓			

6. Minutes of Previous Meetings:

It was regularly moved by **Member Alain Gomez**, seconded by **Chairwoman Clara Brito-Herrera** that the Minutes of Regular Meeting: **April 14, 2025** be approved. The motion was carried by the following vote:

Roll Call	APPROVE	DENY	ABSTAIN	ABSENT
Chair Clara Brito-Herrera	✓			
Vice-Chair Andrea Bounsiar	✓			
Member Jonathan Castaneda	✓			
Member Comm. Marcos Arroyo	✓			
Member Steven Ferrales	✓			
Member Alain Gomez	✓			
Member Hector Yanez	✓			
Member Israel Fuentez	✓			
Member Angie Gutierrez				✓
Alt. Member 1 Markus Rehfield				✓
Alt. Member 2 Marelin Burgos	✓			

July 14, 2025
Planning Board Regular Meeting

7. Resolutions:

TOWN OF WEST NEW YORK PLANNING BOARD
RE: AMENDED RESOLUTION ADOPTING SCHEDULE OF MEETING DATES FOR 2025

PLEASE TAKE NOTICE, in accordance with the Open Public Meeting Law, Chapter 231, P.L. 1975 the public meetings of the Planning Board of the Town of West New York, Hudson County, State of New Jersey will be held on the following dates in the Town of West New York Municipal Building, 428 60th Street, West, New York, New Jersey, at which time formal action may be taken on any matter considered by the Planning Board.

January 6, 2025	6:00 p.m.	Regular Meeting
February 3, 2025	6:00 p.m.	Regular Meeting
February 17, 2025	6:00 p.m.	Regular Meeting
March 10, 2025	6:00 p.m.	Regular Meeting
March 24, 2025	6:00 p.m.	Regular Meeting
April 14, 2025	6:00 p.m.	Regular Meeting
April 28, 2025	6:00 p.m.	Regular Meeting
May 12, 2025	6:00 p.m.	Regular Meeting
June 9, 2025	6:00 p.m.	Regular Meeting
July 14, 2025	6:00 p.m.	Regular Meeting
July 28, 2025	6:00 p.m.	Regular Meeting
August 11, 2025	6:00 p.m.	Regular Meeting
August 25, 2025	6:00 p.m.	Regular Meeting
September 8, 2025	6:00 p.m.	Regular Meeting
September 22, 2025	6:00 p.m.	Regular Meeting
October 6, 2025	6:00 p.m.	Regular Meeting
October 20, 2025	6:00 p.m.	Regular Meeting
November 3, 2025	6:00 p.m.	Regular Meeting
December 8, 2025	6:00 p.m.	Regular Meeting

July 14, 2025
Planning Board Regular Meeting

Resolution (Cont.):

BE IT FURTHER RESOLVED that the Clerk of the West New York Board Adjustment is directed to maintain this schedule in a place of prominence on the bulletin board in the Municipal Building throughout the year 2025. This notice is to be published in the Star Ledger and/or Jersey Journal and El Especialito and posted to the Town of West New York website.

It was regularly moved by **Member Alain Gomez**, seconded by **Chairwoman Clara Brito-Herrera**, to **adopt the foregoing Resolution**. The motion was carried by the following vote:

Roll Call	APPROVE	DENY	ABSTAIN	ABSENT
Chair Clara Brito-Herrera	✓			
Vice-Chair Andrea Bounsiar	✓			
Member Jonathan Castaneda	✓			
Member Comm. Marcos Arroyo	✓			
Member Steven Ferrales	✓			
Member Alain Gomez	✓			
Member Hector Yanez	✓			
Member Israel Fuentez	✓			
Member Angie Gutierrez				✓
Alt. Member 1 Markus Rehfield				✓
Alt. Member 2 Marelin Burgos	✓			

Note: Board Member Angie Gutierrez arrived and joined the meeting.

8. Acceptance/Completeness: None

9. Old Business – Applications: None

July 14, 2025
Planning Board Regular Meeting

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

It was regularly moved by **Member Jonathan Castaneda**, seconded by **Chairwoman Clara Brito-Herrera**, to **adopt the foregoing Resolution**. The motion was carried by the following vote:

Roll Call	APPROVE	DENY	ABSTAIN	ABSENT
Chair Clara Brito-Herrera	✓			
Vice-Chair Andrea Bounsiar	✓			
Member Jonathan Castaneda	✓			
Member Comm. Marcos Arroyo	✓			
Member Steven Ferrales	✓			
Member Alain Gomez	✓			
Member Hector Yanez	✓			
Member Israel Fuentez	✓			
Member Angie Gutierrez	✓			
Alt. Member 1 Markus Rehfield				✓
Alt. Member 2 Marelin Burgos	✓			

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

It was regularly moved by **Member Jonathan Castaneda**, seconded by **Chairwoman Clara Brito-Herrera**, to **adopt the foregoing Resolution**. The motion was carried by the following vote:

Roll Call	APPROVE	DENY	ABSTAIN	ABSENT
Chair Clara Brito-Herrera	✓			
Vice-Chair Andrea Bounsiar	✓			
Member Jonathan Castaneda	✓			
Member Comm. Marcos Arroyo	✓			
Member Steven Ferrales	✓			
Member Alain Gomez	✓			
Member Hector Yanez	✓			
Member Israel Fuentez	✓			
Member Angie Gutierrez	✓			
Alt. Member 1 Markus Rehfield				✓
Alt. Member 2 Marelin Burgos	✓			

July 14, 2025
Planning Board Regular Meeting

c. Planning Board Docket #PB 2025-03; filed June 16, 2025:

Roseland/Port Imperial Partners LP site plan (Lot 7.02 (Bldg. I) 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)**

Applicant's Experts:

1. Emily Weiner, Esq. – Weiner Law Group, on behalf of the applicant:

Ms. Weiner opened by explaining the application is for a new major subdivision and site plan approval for a previously approved development site. The applicant previously received approvals in 2021 for three residential buildings totaling 767 units, including height and parking variances. That approval remains valid, but a new application is being presented due to significant design changes. The revised proposal includes an increase in units from 767 to 829, separation of Buildings I North and South into independently functioning structures, a reduction in Building I South's height to under 100 feet to improve Palisades views, and full compliance with parking requirements. The applicant seeks approval for a major subdivision creating four lots three for buildings and one for a roadway and preliminary and final site plan approval for 829 units, 8,000 sq. ft. of retail, and associated amenities. Variances are requested for minimum lot width, side yard setbacks, building height, parking stall dimensions, and a compact parking ratio of 18.4% (where 15% is permitted).

2. Sean Delany - Bowman Consulting:

Mr. Delany presented the site layout and subdivision plan, detailing the development of three residential buildings over parking garages and a fourth lot for a roadway. He explained that each building will function independently with separate access, loading, and utilities, and that the project complies with FEMA flood zone requirements. Mr. Delany testified that all variances meet C2 criteria, pose no public detriment, and align with the town's master plan.

3. Chris Boone – Lessard Design Group:

Mr. Boone explained that each building is designed to operate independently with its own entrances, parking, loading zones, and amenity spaces. He detailed the unit mix, building heights, and the inclusion of an 8,000 sq. ft. retail space in Building 6. He highlighted improvements in building massing and design that reduce the height of Building I South and improve view corridors from the Palisades. He also noted the use of high-quality materials such as brick, precast masonry, and energy-efficient window systems. He further addressed code compliance, confirming ADA accessibility, fire safety measures, and emergency egress, and emphasized that the new design enhances street-level engagement and overall aesthetics.

July 14, 2025
Planning Board Regular Meeting

4. Tom Carman - Melillo Bauer and Carman:

Mr. Carman presented the landscape and streetscape plans for the development. He described a layered design that includes street-level plantings, raised amenity terraces, and rooftop spaces. Each building will feature its own landscaped amenity areas with pools, lounge seating, barbecue grills, and dog runs. Mr. Carman noted that plantings will include a mix of native and ornamental species suited for sun and shade, with full irrigation throughout. He also addressed lighting, ADA access, and compliance with town standards. Although recreational facilities currently on the site will be removed, Carman confirmed they will be replaced and enhanced in the nearby park adjacent to the site, which will feature new play areas, a dog run, and gathering spaces.

Public Portion:

1. Mary Ellen Liberatore - 55 Harristown Road Glen Rock, NJ:

Ms. Liberatore, representing the Hudson Club Port Imperial Condominium Association which is located adjacent to the east side of the subject property. She stated that the notice was received over the July 4th weekend, leaving insufficient time to review the submitted plans, and therefore requested a postponement of the application. She also raised concerns regarding the potential impact on public transportation in the area. In response, Ms. Weiner stated that the proposed development is located within 50 feet of public transit access, consistent with other buildings in the vicinity. Mr. Delany added that the parking requirements have been met in accordance with the standards set by the Department of Community Affairs (DCA).

2. Andres Calderon - 17 Ave at Port Imperial:

Mr. Calderon inquired about the anticipated start date and duration of the construction. Ms. Weiner, attorney for the applicant, responded that construction is expected to commence in the fourth quarter of 2026. She stated that the overall project is estimated to take approximately 36 months to complete, with each building to be constructed sequentially, one at a time.

3. Emmanuel Aaron (Board of Hudson Club) - 24 Ave at Port Imperial:

Mr. Aaron, who began residing at the property in 2021, expressed his view that the application should be postponed to allow the Hudson Club adequate time to prepare and present their own expert witness. He also questioned how the proposed project would serve the public welfare. In response, Mr. Sean Delany stated that although it is not the applicant's responsibility, there are plans to relocate the existing park to a new location. He further noted that the site is being developed in accordance with an approval that was granted several years ago.

4. Eve Zhang - 24 Ave at Port Imperial:

Ms. Zhang, a resident living directly across from the proposed development site, requested that the applicant cite a specific study demonstrating that the public benefit of the requested variances outweighs the resulting loss of natural light. In response, it was noted that the applicant is proposing a reduction of three stories from the original design, which has improved the angle of sunlight exposure to the surrounding area.

5. Chi Suzanne - 26 Ave at Port Imperial:

Ms. Suzanne reiterated concerns regarding the potential impacts of the proposed development on privacy, air flow, and fire safety. She requested that the Board revisit the application, noting that a significant amount of time has passed since the original approval.

July 14, 2025
Planning Board Regular Meeting

Public Portion (Cont.):

6. Olivia Rios - 26 Ave at Port Imperial:

Ms. Rios asked for clarification regarding the construction timeline. She inquired whether the stated 36-month period applied to each of the three buildings or to the entire project.

The applicant's attorney responded that the 36 months referred to each building, but construction would be staggered, not consecutive. While the exact timeline was not confirmed, there would be some overlap between phases, meaning the total construction period could span several years but not necessarily nine full years. Concerns were raised about the impact on residents, especially those on the waterfront, due to ongoing construction at nearby 28 Avenue, which has already caused noise, traffic, and road closures. Ms. Rios and others expressed worry about further disruptions, including potential road closures during this new project. The applicant's attorney stated that similar to previous developments like the Riverbend buildings, a protocol would be established once building permits are obtained. Residents would be informed about construction schedules, expected impacts, and provided with a contact person for any issues that arise.

7. Dr. Dagmar Sebastian – Kingston Court:

Dr. Sebastian, expressed concerns regarding the parking and traffic study. She questioned whether the data used was from 2025 and specific to the West New York area. As a 25-year resident, she doubted the accuracy of the baseline data, citing issues such as inadequate or overcrowded public transportation and the necessity of owning a car, especially for families likely to occupy multi-bedroom units. She emphasized the likelihood of households having more than one vehicle. The applicant's attorney referenced a vehicle trip generation assessment conducted by their traffic consultant, dated June 11, 2025, and offered to have the consultant testify.

8. Joanne Omar – 26 Ave at Port Imperial:

Ms. Omar, expressed concerns regarding the adequacy of parking and the need for further environmental review. She noted that while studies may have been conducted possibly during the pandemic, they do not reflect the lived experience of residents, emphasizing that one parking spot per unit is insufficient. Ms. Omar urged the Planning Board to reconsider and allow for environmental studies, referencing past flooding during Hurricane Sandy and ongoing flooding issues along Port Imperial Boulevard. She concluded by requesting more time for proper evaluation.

9. Frank Rocco – 24 Ave at Port Imperial:

Frank Rocco, voiced concerns about the relevance and transparency of traffic studies that he deemed to be outdated. Citing the nearby Capstone development, which he claimed has caused constant traffic congestion on Avenue at Port Imperial, Mr. Rocco questioned why newer, more relevant traffic studies haven't been conducted. He also suggested that the West New York Police Department should provide testimony, given their direct involvement in managing traffic flow in the community.

July 14, 2025
Planning Board Regular Meeting

Public Portion (Cont.):

10. Jim Shim – 24 Ave at Port Imperial:

Mr. Shim, raised concerns about the potential long-term health impacts of extended construction in the area. Referring to the term “substantial detriment to public good,” he sought clarification on whether the 36-month construction timeline applied to each building individually or to the entire project. He questioned what measures would be taken to minimize resident exposure to construction-related dust, noise, and air pollution especially for vulnerable populations such as children. Mr. Shim specifically asked whether any health risk assessments had been conducted. In response, the board indicated that a construction protocol would be established and shared with residents, including dust control measures. However, they confirmed that no long-term health risk assessments had been performed by the applicant or developer, noting that environmental compliance would fall under DEP regulations.

11. Mary Ellen Liberatore - 55 Harristown Road Glen Rock, NJ:

Ms. Liberatore questioned the completeness of the traffic assessment submitted with the application. She noted that while the applicant claimed this was a new application, the traffic report only analyzed the increase from a prior approval. She argued the full impact of all 880+ units should be assessed and that the absence of prior reports made it difficult for residents to evaluate the data. Ms. Liberatore requested more time for review and expert consultation. The traffic consultant confirmed the report focused on the 62 additional units, and the board stated all legal notice and submission requirements were met.

12. Karen Lau - 24 Ave at Port Imperial:

Ms. Lau raised concerns about traffic flow and pedestrian safety. She questioned whether any studies were done on how the location of garage entrances would affect traffic patterns and safety, especially with a proposed playground requiring children to cross the road. She noted changes in garage access from the prior plan and urged the board to consider how increased traffic from deliveries and rideshares could endanger children. Ms. Lau requested additional time for residents to review the traffic implications and ensure public safety.

13. Paul Columbo – 24 Ave at Port Imperial:

Mr. Colombo raised two concerns. First, he asked whether any assessments had been conducted on potential construction-related damage to nearby buildings, particularly given known settling issues in Hudson Club. He also inquired about recourse if damage occurs. The applicant responded that vibration monitoring would be conducted and a protocol would be in place outlining how to report and address any damage. Second, Mr. Colombo questioned the accuracy of architectural renderings (Exhibits A2–A4), noting they omitted Hudson Club and misrepresented building proximity, light exposure, and privacy impacts on nearby residents. The applicant acknowledged that solar studies were not conducted for adjacent properties and stated that elements were removed from renderings to better showcase the proposed development.

July 14, 2025
Planning Board Regular Meeting

Public Portion (Cont.):

14. Chi Suzanne - 26 Ave at Port Imperial:

Ms. Suzanne requested clarification on two points. First, she asked what year Mr. Parker’s traffic assessment data was based on. Mr. Parker responded that he could not recall the exact year but emphasized that the trip generation rates used are standard and widely accepted for similar developments. Suzanne expressed concern that if the data were outdated, it could affect the relevance of the findings. Second, she asked when the board would decide on the request for additional review time. The chair responded that a decision could be made after all public questions were heard.

15. Frank Rocco – 24 Ave at Port Imperial:

Mr. Rocco requested additional time for public review. He noted that construction is not scheduled to begin until the fourth quarter of 2026, approximately 15 months away, and asked the board to consider granting extra time for residents to review materials and have their concerns addressed. He emphasized that Hudson Club residents are not opposing the development but seek to ensure safety and fairness. The board acknowledged the comment and proceeded to close the public session.

Note: A motion was made by **Member Jonathan Castaneda**, seconded by **Member Ferralles**, to approve the foregoing application. Member Castaneda set forth two conditions for the approval:

1. The new park must be completed prior to the removal of the existing playground on the project site.
2. All construction must comply with DEP and Town Health protocols.

Roll Call	APPROVE	DENY	ABSTAIN	ABSENT
Chair Clara Brito-Herrera	✓			
Vice-Chair Andrea Bounsiar	✓			
Member Jonathan Castaneda	✓			
Member Comm. Marcos Arroyo	✓			
Member Steven Ferrales	✓			
Member Alain Gomez	✓			
Member Hector Yanez	✓			
Member Israel Fuentez	✓			
Member Angie Gutierrez	✓			
Alt. Member 1 Markus Rehfield				✓
Alt. Member 2 Marelin Burgos	✓			

July 14, 2025
Planning Board Regular Meeting

11. **Privilege of the Floor:** None

12. **Adjournment:**

It was regularly moved by **Member Jonathan Castaneda**, seconded by **Chairwoman Clara Brito-Herrera**, to close the **Public Portion of the meeting and adjourn at 8:47 p.m.** The motion was carried by the following vote:

Roll Call	APPROVE	DENY	ABSTAIN	ABSENT
Chair Clara Brito-Herrera	✓			
Vice-Chair Andrea Bounsiar	✓			
Member Jonathan Castaneda	✓			
Member Comm. Marcos Arroyo	✓			
Member Steven Ferrales	✓			
Member Alain Gomez	✓			
Member Hector Yanez	✓			
Member Israel Fuentez	✓			
Member Angie Gutierrez	✓			
Alt. Member 1 Markus Rehfield				✓
Alt. Member 2 Marelin Burgos	✓			

Chairwoman Clara Brito-Herrera

Attest: _____
Joseph E. Roque
Board Secretary