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 COMMISSIONER
 MARIELKA A. DIAZ | PUBLIC AFFAIRS

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
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 STEVEN FERRALES | BOARD MEMBER
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 BOARD PLANNER
 DAVID SPATZ, P.P., AICP

MINUTES FOR REGULAR MEETING MONDAY JULY 28, 2025

The Planning Board has scheduled a regular meeting on **Monday July 28, 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: 6:00 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 28, 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:**

	PRESENT	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		✓

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5. **Communications, reports, and administrative matters:** None

6. **Minutes of Previous Meetings:**

It was regularly moved by **Member Comm. Marcos Arroyo**, seconded by **Member Castañeda** that the Minutes of Regular Meeting: **July 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				✓

7. **Resolutions:** None

8. **Acceptance/Completeness:** None

9. **Old Business – Applications:** None

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10. New Business:

a. Planning Board Docket #PB 2025-04; filed June 25, 2025

Meridia West New York 6600 LLC site plan 6600-14 Park Avenue (Block: 4 Lots 1&2)

The applicant proposes to construct a new sixteen story, mixed-use building with 241 residential units, 1,620 sq. ft. of commercial space and 5,507 sq. ft. of restaurant space, on the above noted vacant site (the property contains a municipal parking lot). The building will consist of ten residential floors over two below grade and six above grade levels of parking; there will be commercial space on the ground floor and restaurant space on the ground and first floors; there will be 144 one-bedroom units and 97 two-bedroom units. The property is located on the eastern side of Park Avenue, between 66th Street and 67th Street, in the Town of West New York's 6600-6614 Park Avenue Miralto Redevelopment Area

(Notices Required)

Expert Testimony:

1. Mark J. Sokolich, Esq. – 1223 Anderson Avenue, Fort Lee - On behalf of the applicant:

Mr. Sokolich, attorney for the applicant Meridia West New York 6600 LLC, opened the presentation by outlining the redevelopment proposal under the Meralto Redevelopment Plan, adopted in December 2024. He noted that the project is a 16-story mixed-use building with 241 residential units and a multi-level parking structure. A key feature of the proposal is the inclusion of 250 public parking spaces which is more than triple the 73 spaces currently available on the site. These public spaces are intended to be managed by the West New York Parking Utility. Mr. Sokolich emphasized that the application is designed to be variance-free under the adopted redevelopment ordinance and introduced the applicant's expert witnesses, including professionals in engineering, architecture, traffic, and planning.

2. Michael Nona – Stonefield Engineering & Design:

Michael Nona, a licensed civil engineer with Stonefield Engineering, presented the site plan for the Meridia West New York 6600 redevelopment project. He described the current site as a surface parking lot with 73 spaces and minimal stormwater infrastructure. The proposed development will include a 16-story building with six levels of parking, 241 residential units, and 505 total parking spaces, 255 designated for residents and 250 for public use, managed by the West New York Parking Utility. The building will also feature 4,200 square feet of commercial space, new sidewalks, a streetscape with landscaping and lighting, and a maintained NJ Transit bus stop. Mr. Nona emphasized that the design complies with the Meralto Redevelopment Plan and does not require variances. Stormwater will be managed through green roofs and a detention basin exceeding local requirements. He also confirmed compliance with utility coordination, electric vehicle parking mandates, and lighting standards. He addressed several technical comments from Boswell Engineering's review letter and noted the team's commitment to meeting all conditions.

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New Business (Cont'd):

3. Christiano Pereira – CPA Architecture:

Mr. Pereira, a licensed architect with CPA Architecture, presented the architectural plans for the Meridia West New York 6600 project. He described the 16-story mixed-use development, which includes six levels of parking (three of which are public), ground-floor retail spaces, 241 residential units, and a top-floor amenity space. Mr. Pereira emphasized the project's compliance with the redevelopment plan, including parking separation via access gates, ADA accessibility, building height within the 165-foot limit, and the use of varied façade materials to blend parking and residential elements. He also detailed public and resident circulation, storage areas, refuse handling, EV parking, and rooftop solar provisions, noting that all architectural and signage requirements outlined in the redevelopment plan and engineer's review had been met.

4. Justine Fox – Stonefield Engineering & Design:

Ms. Fox, a licensed professional engineer with over eight years of experience, presented the traffic analysis for the Meridia West New York development. She concluded that the project would not significantly impact traffic operations, citing traffic counts conducted at key intersections and site access points in September 2024. Ms. Fox highlighted the area's strong public transit usage in which over 60% of residents use transit, walk, bike, or work from home, she also noted more than 30% of households do not own vehicles. She confirmed adequate site access, internal circulation, and parking (one space per unit), and that intersections would maintain level of service A or B. Ms. Fox also addressed emergency access, ADA-compliant improvements, and coordination with Boswell Engineering on signal and sidewalk upgrades, stating that the applicant could comply with all review comments and that no variances were triggered within her scope.

5. Thomas Ricci – Stonefield Engineering & Design:

Mr. Ricci, a licensed professional planner with Stonefield Engineering, testified that the proposed Meridia development fully complies with the Miralto Redevelopment Plan and requires no variances. He explained that the plan was a collaborative effort between the municipality and applicant, adopted in December 2024, to transform an underutilized surface parking lot into a vibrant mixed-use development. Mr. Ricci emphasized the project's alignment with the plan's goals, including promoting economic development through ground-floor commercial uses along Park Avenue, significantly increasing public parking through a structured garage, and enhancing the streetscape with landscaping, pedestrian-friendly design, and stormwater improvements. He concluded that the project supports the town's 2015 Master Plan goals and would positively impact the Park Avenue corridor and broader community.

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6. David Spatz, P.P., AICP – Community Housing & Planning (Board Planner):

Mr. Spatz confirmed that the application was deemed complete for hearing purposes. He requested clarification on the floor area ratio (FAR) calculation, noting it appears conforming but wasn't clearly shown on the plans. He also inquired about delivery logistics, to which the applicant's team explained that loading zones on 66th and 67th Streets would accommodate Amazon, FedEx, and similar deliveries, while the front drop-off area on Park Avenue would primarily serve ride-shares and food deliveries. Finally, Mr. Spatz stated that in his professional opinion, the project meets the goals and objectives of the redevelopment plan.

7. Bernard N. Mirandi, P.E., C.M.E. – Boswell Engineering (Board Engineer):

Mr. Mirandi informed the board of an upcoming municipal road program for milling and paving Park Avenue and 67th Street. He recommended that if the applicant begins work after this, they should be required to restore the roads to the newly paved condition. He emphasized that any street openings must match the upgraded surfaces. Mirandi also emphasized the need to upgrade the traffic signal infrastructure at 66th and 67th Streets, including pedestrian crossings, which the applicant agreed to address in coordination with the town. He asked for clarification on stormwater calculations, particularly whether they included runoff from beyond the site boundaries; the applicant confirmed the 19% improvement applied only to the site, but agreed to work with North Hudson for compliance. Lastly, he confirmed that the 22-foot-wide drive aisles, slightly narrower than standard 24-foot aisles, were permitted under the redevelopment plan. He concluded by stating his office is satisfied with the traffic response and supports the requested conditions.

A motion was made by **Member Jonathan Castañeda**, seconded by **Member Alain Gomez**, to approve the foregoing application.

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				✓

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

12. **Adjournment:**

It was regularly moved by **Member Jonathan Castañeda**, seconded by **Chairwoman Clara Brito-Herrera**, to **adjourn at 8:11 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