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MARIELKA A. DIAZ | PUBLIC AFFAIRS

**TOWN OF WEST NEW YORK**  
COUNTY OF HUDSON, NEW JERSEY



**DEPARTMENT OF PUBLIC AFFAIRS**  
**PLANNING BOARD**  
428-60<sup>th</sup> 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  
BOARD ATTORNEY  
ROBERT FERRARO, ESQ.  
BOARD ENGINEER  
GISELLE DIAZ, P.E.  
BOARD PLANNER  
DAVID SPATZ, P.P., AICP

**PLANNING BOARD – REGULAR MEETING**  
**MONDAY, July 28, 2025 AT 6:00 P.M.**  
**AGENDA**

The **Planning Board** has scheduled a regular meeting on **Monday July 28, 2025 at 6:00PM** prevailing time 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, July 28, 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 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**
5. **Communications, Reports, and Administrative Matters: None**
6. **Minutes for approval: July 14, 2025**
7. **Resolutions: None**
8. **Acceptance/Completeness: None**
9. **Old Business – Applications: None**

**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)**

**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, August 11, 2025 at 6:00 PM**. Formal notice will be given prior to the meeting. Feel free to email any questions to **[jeroque@westnewyorknj.org](mailto:jeroque@westnewyorknj.org)**

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