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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 REHFELD | ALT. MEMBER #1
MARELIN BURGOS | ALT. MEMBER #2

PLANNING BOARD – REGULAR MEETING
MONDAY, September 8, 2025 AT 6:00 P.M.
AGENDA

The **Planning Board** has scheduled a regular meeting on **Monday September 8, 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, September 8, 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 **September 8, 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. **Reappointing Andrea Bounsiar as Class IV Member of The Town of West New York Planning Board (Term: March 17, 2025 – March 16, 2029)**
 - b. **Reappointing Markus Rehfeld as Alternate No. I Member of The Town of West New York Planning Board (Term: June 8, 2025 – June 7, 2027)**
 - c. **Planning Board Docket #PB 2018-02; Toll Port Imperial, LLC:
Request for a 1-year extension for property located at Block: 168.01 Lot: 7.09 Parcel F
Block: 168.01 Lot: 7.11 Parcel H**
6. **Minutes for approval: **August 11, 2025****
7. **Resolutions: None**
8. **Acceptance/Completeness: None**
9. **Old Business – Applications: None**

10. **New Business – Applications:**

a. **Planning Board Docket #PB 2025-05; filed March 4, 2025**

Nasa Realty, LLC – 6402 Kennedy Boulevard (Block: 158 Lot: 15)

6314 Kennedy Boulevard (Block: 159 Lot: 15)

6308 Jefferson Street (Block: 158 Lots: 9, 10, 11)

The applicant proposes to construct two new multifamily buildings and a parking lot on the above noted site. A 5 story, 18-unit building will be constructed at 6308 Jefferson Street and a 7 story, 56-unit building will be constructed at 6402 Kennedy Boulevard. A 10-space parking lot will be constructed at 6314 Kennedy Boulevard. The properties are located at the intersection of Kennedy Boulevard, 64th Street and Jefferson Street, in the Town of West New York's Kennedy Boulevard Redevelopment Area. **(Public Notices are 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 PLANNING BOARD OF THE TOWN OF WEST NEW YORK

Next meeting date: A Zoom Meeting **on Monday, September 22, 2025 at 6:00 PM.**

Formal notice will be given prior to the meeting. Feel free to email any questions to

jeroque@westnewyorknj.org
