

MAYOR
 ALBIO SIRES | PUBLIC SAFETY
 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
 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

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

MINUTES FOR REGULAR MEETING MONDAY NOVEMBER 3, 2025

The Planning Board has scheduled a regular meeting on **Monday November 3, 2025 at 6:00 PM** via Teleconference. Call-In Number – **(929) 205- 6099** Meeting ID: **840 0476 7876** Password: **42860**

1. **Meeting called to order by Board Secretary Time: 6:00 P.M.**
2. **Pledge of Allegiance led by Board Secretary**
3. **Reading of notice in compliance with Open Public Meetings Act by Board Secretary**

This is the regular meeting of **November 3, 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 Brito-Herrera		✓
Vice-Chair Bounsiar		✓
Member Castaneda	✓	
Member Comm. Arroyo	✓	
Member Ferrales		✓
Member Gomez	✓	
Member Yanez	✓	
Member Fuentez	✓	
Member Gutierrez		✓
Alt. Member 1 Rehfeld	✓	
Alt. Member 2 Burgos	✓	

November 3, 2025
Planning Board Regular Meeting

Motion to **APPOINT** Member Jonathan Castaneda as *Acting Chairman*:

Clara Herrera (CH)	Andrea Bounsiar (AB)	Jonathan Castaneda (JC)	Marcos Arroyo (MA)	Steven Ferrales (SF)	Alain Gomez (AG)	Hector Yanez (HY)	Israel Fuentes (IF)	Angie Gutierrez (AG)	Markus Rehfeld (MR)	Marelin Burgos (MB)
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Motion:	CH	AB	JC	MA	SF	AG	HY	IF	AG	MR	MB
Second:	CH	AB	JC	MA	SF	AG	HY	IF	AG	MR	MB

	APPROVE	DENY	ABSTAIN	ABSENT
Chair Brito-Herrera				✓
Vice-Chair Bounsiar				✓
Member Castaneda	✓			
Member Comm. Arroyo	✓			
Member Ferrales				✓
Member Gomez	✓			
Member Yanez	✓			
Member Fuentes	✓			
Member Gutierrez				✓
Alt. Member 1 Rehfeld	✓			
Alt. Member 2 Burgos	✓			

5. Communications, reports, and administrative matters: None

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6. **Minutes of Previous Meetings:** Motion to **APPROVE** ~~DENY~~ the *October 20, 2025 Minutes*.

Clara Herrera (CH)	Andrea Bounsiar (AB)	Jonathan Castaneda (JC)	Marcos Arroyo (MA)	Steven Ferrales (SF)	Alain Gomez (AG)	Hector Yanez (HY)	Israel Fuentes (IF)	Angie Gutierrez (AG)	Markus Rehfeld (MR)	Marelin Burgos (MB)
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Motion:	CH	AB	JC	MA	SF	AG	HY	IF	AG	MR	MB
Second:	CH	AB	JC	MA	SF	AG	HY	IF	AG	MR	MB

	APPROVE	DENY	ABSTAIN	ABSENT
Chair Brito-Herrera				✓
Vice-Chair Bounsiar				✓
Member Castaneda	✓			
Member Comm. Arroyo	✓			
Member Ferrales				✓
Member Gomez	✓			
Member Yanez	✓			
Member Fuentes	✓			
Member Gutierrez				✓
Alt. Member 1 Rehfeld	✓			
Alt. Member 2 Burgos	✓			

7. **Resolutions:** None

8. **Acceptance/Completeness:** None

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

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10. New Business:

a. RE: 56th & Madison Street Redevelopment Plan:
545-56th Street & 5513 Madison Street Block: 117 Lot(s): 13 & 14

1. Francis Reiner, LLA-PP of FAR Planning, LLC, Northvale, New Jersey

Mr. Francis Reiner, LLA-PP of FAR Planning, was sworn and accepted as an expert.

He presented the redevelopment plan for properties located at 545–556 56th Street and 5513 Madison Street (Block 117, Lots 13 and 14), which was designated as an Area in Need of Redevelopment by the Board of Commissioners on October 8, 2025 following this Board’s earlier investigation and recommendation. He explained that the plan establishes new zoning for the site, replacing the existing IL Light Industrial district, and will guide a future site plan application. The illustrative concept envisions a six-story multifamily building with a ground-floor lobby at the corner of 56th and Madison, two levels of structured parking (ground and second floors), and four residential stories above, with up to 40 dwelling units and a rooftop amenity area. Permitted uses are limited to multifamily residential and associated parking, with typical accessory uses such as lobby, management office, resident amenities, storage, and solar; all other uses are prohibited. Key bulk standards include a maximum height of 72 feet / six stories, maximum 90% lot coverage, a 0-foot front setback to the property line (with sidewalk and streetscape remaining in the right-of-way), 4-foot side-yard setback, and a minimum of 52 parking spaces (approximately 1.3 spaces per unit) with required EV-ready spaces. Mr. Reiner noted that the plan mandates architectural and design standards consistent with the 3D renderings, including treatment of the parking levels to visually relate to the residential floors, as well as landscaping, stormwater, flood mitigation, and infrastructure provisions requiring the developer to upgrade on-site systems and ensure post-construction runoff conditions are improved relative to existing. He testified that the plan is consistent with the Town of West New York Master Plan, the Hudson County Master Plan, and the New Jersey State Development and Redevelopment Plan by replacing an obsolete building with new housing, supporting nearby Bergenline Avenue commercial uses, encouraging mid-rise infill, improving deteriorated conditions, promoting economic development and sustainability, and enhancing the pedestrian environment. Mr. Reiner concluded that, in his opinion, the redevelopment plan is fully consistent with the Town’s master planning goals and recommended that the Board transmit a positive consistency finding to the Board of Commissioners. No questions were posed by Board members at the conclusion of his testimony, and the Chair then opened the matter to the public.

Note: Member Ferrales joined the meeting at 6:08 P.M.

November 3, 2025
Planning Board Regular Meeting

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY RECOMMENDING THE ADOPTION OF THE REDEVELOPMENT PLAN FOR BLOCK 117, LOTS 13 AND 14 ON THE OFFICIAL TAX MAPS OF THE TOWN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land within the municipality constitute an “area in need of redevelopment,” as defined in the Redevelopment Law; and

WHEREAS, on July 30, 2025, the Board of Commissioners (the “Board of Commissioners”) of the Town of West New York, in the County of Hudson, New Jersey (the “Town”), adopted Resolution #R25-203, directing the Town Planning Board (the “Planning Board”) to conduct a preliminary investigation of the properties identified on the official tax maps of the Town as Block 117, Lots 13 and 14, along with all streets and rights of way appurtenant thereto (the “Study Area”), and to recommend to the Board of Commissioners whether the Board of Commissioners should designate all or a portion of the Study Area as a non-condemnation “area in need of redevelopment”; and

WHEREAS, on October 6, 2025, the Planning Board conducted such investigation, held a public hearing and determined that the Study Area met one or more criteria set forth in the Redevelopment Law to designate the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, on October 8, 2025, the Board of Commissioners adopted Resolution #R25-254, designating the Study Area (the “Redevelopment Area”) as a non-condemnation area in need of redevelopment according to the criteria set forth in the Redevelopment Law; and

WHEREAS, on behalf of the Town and pursuant to the Redevelopment Law, FAR Planning LLC (the “Redevelopment Planner”) has prepared a redevelopment plan for the Redevelopment Area entitled “56th & Madison Street Redevelopment Plan” dated October 2025 (in the form on file in the office of the Planning Board Secretary and available for public inspection, the “Redevelopment Plan”); and

WHEREAS, pursuant to the Redevelopment Law, specifically N.J.S.A. 40A:12A-7(e), prior to the adoption of a redevelopment plan, the municipality’s planning board shall provide to the governing body of the municipality a report containing the planning board’s recommendations concerning the redevelopment plan pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, on October 29, 2025, the Board of Commissioners introduced Ordinance #18/25 authorizing and directing the Planning Board to review the proposed Redevelopment Plan and provide a report to the Board of Commissioners pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, after due consideration of the Redevelopment Plan at a duly noticed and constituted public meeting held on the date hereof, the Planning Board determined the Redevelopment Plan is consistent with the Town’s Master Plan and wishes to recommend that the Board of Commissioners enact the Redevelopment Plan.

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NOW THEREFORE BE IT RESOLVED, by the Planning Board of the Town of West New York, in the County of Hudson, New Jersey, as follows:

- Section 1. The aforementioned recitals are incorporated herein as though set forth at length herein.
- Section 2. The Planning Board hereby finds and determines that the Redevelopment Plan is consistent with the Town’s Master Plan. The Planning Board hereby makes the additional recommendations with respect to the Redevelopment Plan as set forth in Exhibit A, attached hereto and incorporated herein. The Planning Board hereby recommends to the Board of Commissioners that the Redevelopment Plan be adopted.
- Section 3. The Planning Board Secretary is hereby directed to transmit a copy of this resolution to the Board of Commissioners. This resolution shall serve as the report to the governing body pursuant to N.J.S.A. 40A:12A-7(e) of the Redevelopment Law.

Motion to **APPROVE** ~~DENY~~ the foregoing Resolution.

Clara Herrera (CH)	Andrea Bounsiar (AB)	Jonathan Castaneda (JC)	Marcos Arroyo (MA)	Steven Ferrales (SF)	Alain Gomez (AG)	Hector Yanez (HY)	Israel Fuentes (IF)	Angie Gutierrez (AG)	Markus Rehfeld (MR)	Marelin Burgos (MB)
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Motion:	CH	AB	JC	MA	SF	AG	HY	IF	AG	MR	MB
Second:	CH	AB	JC	MA	SF	AG	HY	IF	AG	MR	MB

	APPROVE	DENY	ABSTAIN	ABSENT
Chair Brito-Herrera				✓
Vice-Chair Bounsiar				✓
Member Castaneda	✓			
Member Comm. Arroyo	✓			
Member Ferrales	✓			
Member Gomez	✓			
Member Yanez	✓			
Member Fuentes	✓			
Member Gutierrez				✓
Alt. Member 1 Rehfeld	✓			
Alt. Member 2 Burgos	✓			

11. Privilege of the Floor: None

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12. Adjournment:

Motion to **Adjourn at 6:18 P.M.**

Clara Herrera (CH)	Andrea Bounsiar (AB)	Jonathan Castaneda (JC)	Marcos Arroyo (MA)	Steven Ferrales (SF)	Alain Gomez (AG)	Hector Yanez (HY)	Israel Fuentes (IF)	Angie Gutierrez (AG)	Markus Rehfeld (MR)	Marelin Burgos (MB)
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Motion:	CH	AB	JC	MA	SF	AG	HY	IF	AG	MR	MB
Second:	CH	AB	JC	MA	SF	AG	HY	IF	AG	MR	MB

	APPROVE	DENY	ABSTAIN	ABSENT
Chair Brito-Herrera				✓
Vice-Chair Bounsiar				✓
Member Castaneda	✓			
Member Comm. Arroyo	✓			
Member Ferrales	✓			
Member Gomez	✓			
Member Yanez	✓			
Member Fuentes	✓			
Member Gutierrez				✓
Alt. Member 1 Rehfeld	✓			
Alt. Member 2 Burgos	✓			

Acting Chairman
Jonathan Castaneda

Attest: _____
Joseph E. Roque
Board Secretary