

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 DECEMBER 8, 2025

The Planning Board has scheduled a regular meeting on **Monday December 8, 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 the Chair Time: 6:05 P.M.**
2. **Pledge of Allegiance led by the Chair**
3. **Reading of notice in compliance with Open Public Meetings Act by Board Secretary**

This is the regular meeting of **December 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:**

	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		✓

**December 8, 2025
Planning Board Regular Meeting**

5. Communications, reports, and administrative matters:

a. RE: Establishing Meeting Dates for the 2026 Calendar Year:

Motion to **APPROVE** DENY

Clara Herrera (CH)	Andrea Bounsiar (AB)	Jonathan Castaneda (JC)	Marcos Arroyo (MA)	Steven Ferrales (SF)	Alain Gomez (AG)	Hector Yanez (HY)	Israel Fuentez (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 Fuentez	✓			
Member Gutierrez	✓			
Alt. Member 1 Rehfeld	✓			
Alt. Member 2 Burgos				✓

**December 8, 2025
Planning Board Regular Meeting**

6. **Minutes of Previous Meetings:** Motion to **APPROVE** / DENY the *November 3, 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

December 8, 2025
Planning Board Regular Meeting

10. New Business:

a. Preliminary Investigation of an area in need of Redevelopment (Non-condemnation):
560-55th Street Block: 118 Lot: 3

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

Planner Francis Reiner of FAR Planning, appearing on behalf of the Board of Commissioners, presented an Investigation Study Without Condemnation for 560–55th Street (Block 118, Lot 3). He explained that the Commissioners adopted a resolution on October 29, 2025 authorizing the study and that the Planning Board’s role is to determine whether the property meets statutory criteria for designation as an Area in Need of Redevelopment (non-condemnation) and to issue a recommendation back to the Commissioners. Mr. Reiner emphasized that such a designation does not change the underlying zoning, does not authorize new uses, and allows existing uses to continue, but it provides the municipality greater development control if redevelopment proceeds. Based on site inspections (interior and exterior), photographic documentation, and zoning and master plan review, the study concludes that the property meets Criteria A and D of the Redevelopment Law. Under Criterion A, the building exhibits unsafe, substandard conditions including widespread brick and CMU cracking, deteriorated and boarded windows, rotted framing, and lack of ADA accessibility. Under Criterion D, the structure is obsolete and faultily arranged for contemporary uses: the existing warehouse configuration has inadequate elevator capacity, insufficient column spacing (approximately 20–22 feet versus modern warehouse standards of about 48 feet), and inadequate floor-to-ceiling heights (approximately 20 feet versus current expectations approaching 40 feet). Mr. Reiner testified that these deficiencies prevent adaptive reuse for modern warehouse operations and make residential conversion infeasible due to excessive floor-plate depth and lack of viable interior light and air. In summary, Block 118, Lot 3 is dilapidated, unsafe, obsolete, and not readily adaptable for permitted uses, and therefore should be recommended for designation as an Area in Need of Redevelopment (non-condemnation). Both Board professionals stated that they had no questions, and no members of the public came forward with inquiries.

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WEST NEW YORK
IN THE COUNTY OF HUDSON, NEW JERSEY RECOMMENDING THAT BLOCK 118,
LOT 3 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS
560 55th STREET, BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT

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

December 8, 2025
Planning Board Regular Meeting

Resolution (Con't):

WHEREAS, on October 29, 2025, the Board of Commissioners (the “**Commissioners**”) of the Town of West New York, in the County of Hudson, New Jersey (the “**Town**”), adopted Resolution #R25-264, directing the Town Planning Board (the “**Planning Board**”) to conduct a preliminary investigation of the property identified on the official tax maps of the Town as Block 118, Lot 3, commonly known as 560 55th Street, along with all streets and rights of way appurtenant thereto (the “**Study Area**”), and to recommend to the Commissioners whether the Commissioners should designate all or a portion of the Study Area as a non-condemnation “area in need of redevelopment”; and

WHEREAS, FAR Planning LLC, Northvale, New Jersey (the “**Redevelopment Planner**”) conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated as an area in need of redevelopment, and prepared a preliminary investigation report of the Study Area in accordance with the Redevelopment Law, entitled “Preliminary Investigation of an Area in Need of Redevelopment (Non-condemnation), Block 118, Lot 3, 560 55th Street” dated December, 2025 (the “**Study**”); and

WHEREAS, the Study sets forth the basis for the investigation of the Study Area and a map depicting the Study Area, and concludes that the Study Area qualifies as an area in need of redevelopment pursuant to the Redevelopment Law, for the reasons set forth in the Study; and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its recommendation whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, the Planning Board published notice of said public hearing in *The Star Ledger*, a newspaper of general circulation in the Town, on November 21, 2025 and November 28, 2025, the latter being at least ten days prior to the date of such public hearing, and the Planning Board mailed a copy of such notice to the last owner of each parcel of property within the Study Area on November 20, 2025, such date being at least ten days prior to the date of such public hearing, all in accordance with *N.J.S.A. 40A:12A-6(b)(3)(d)*; and

WHEREAS, on December 8, 2025, the Planning Board reviewed the Study, conducted a public hearing during which members of the general public were given an opportunity to present their own evidence and to address questions to the Planning Board and its representatives, concerning the potential designation of the Study Area as a non-condemnation area in need of redevelopment; and

**December 8, 2025
Planning Board Regular Meeting**

Resolution (Con't):

WHEREAS, after careful consideration of all evidence presented and all testimony, if any, offered,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWN OF WEST NEW YORK, COUNTY OF HUDSON, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Study, and the findings of fact and conclusions contained therein, are hereby incorporated herein by reference in their entirety. The Planning Board Secretary is hereby directed to transmit a copy of the Study and this resolution to the Commissioners.

Section 3. After consideration of all evidence presented and all testimony, if any, offered, the Planning Board accepts and adopts the recommendation contained in the Study, and hereby recommends that the Study Area be declared a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law, for the reasons set forth in the Study.

Section 4. This resolution shall take effect immediately.

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				✓

December 8, 2025
Planning Board Regular Meeting

b. Preliminary Investigation of an area in need of Redevelopment (Non-condemnation):
590-56th Street Block: 123 Lot: 24

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

Francis Reiner of FAR Planning, presented an investigation study without condemnation for 590-56th Street (Block 123, Lot 24), pursuant to a Board of Commissioners resolution directing the review. He described site inspections of the interior and exterior, review of zoning and master plan documents, and preparation of a photo inventory. He explained that the Planning Board must determine whether the statutory redevelopment criteria are met and then provide a recommendation to the Commissioners, noting that designation does not change zoning or permit new uses but provides greater development control. Mr. Reiner stated that the property satisfies redevelopment criterion B because it has been vacant for more than two consecutive years and has fallen into disrepair, citing municipal records confirming prolonged vacancy, water damage, security issues, and evidence of break-ins and deterioration. No board professionals raised questions; board members acknowledged the building's condition.

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WEST NEW YORK
IN THE COUNTY OF HUDSON, NEW JERSEY RECOMMENDING THAT BLOCK 123,
LOT 24 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS
590 56th STREET, BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT

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 October 29, 2025, the Board of Commissioners (the “**Commissioners**”) of the Town of West New York, in the County of Hudson, New Jersey (the “**Town**”), adopted Resolution #R25-265, directing the Town Planning Board (the “**Planning Board**”) to conduct a preliminary investigation of the property identified on the official tax maps of the Town as Block 123, Lot 24, commonly known as 590 56th Street, along with all streets and rights of way appurtenant thereto (the “**Study Area**”), and to recommend to the Commissioners whether the Commissioners should designate all or a portion of the Study Area as a non-condemnation “area in need of redevelopment”; and

WHEREAS, FAR Planning LLC, Northvale, New Jersey (the “**Redevelopment Planner**”) conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated as an area in need of redevelopment, and prepared a preliminary investigation report of the Study Area in accordance with the Redevelopment Law, entitled “Preliminary Investigation of an Area in Need of Redevelopment (Non-condemnation), Block 123, Lot 24, 590 56th Street” dated December, 2025 (the “**Study**”); and

December 8, 2025
Planning Board Regular Meeting

Resolution (Con't):

WHEREAS, the Study sets forth the basis for the investigation of the Study Area and a map depicting the Study Area, and concludes that the Study Area qualifies as an area in need of redevelopment pursuant to the Redevelopment Law, for the reasons set forth in the Study; and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its recommendation whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, the Planning Board published notice of said public hearing in *The Star Ledger*, a newspaper of general circulation in the Town, on November 21, 2025 and November 28, 2025, the latter being at least ten days prior to the date of such public hearing, and the Planning Board mailed a copy of such notice to the last owner of each parcel of property within the Study Area on November 20, 2025, such date being at least ten days prior to the date of such public hearing, all in accordance with *N.J.S.A.* 40A:12A-6(b)(3)(d); and

WHEREAS, on December 8, 2025, the Planning Board reviewed the Study, conducted a public hearing during which members of the general public were given an opportunity to present their own evidence and to address questions to the Planning Board and its representatives, concerning the potential designation of the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, after careful consideration of all evidence presented and all testimony, if any, offered,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWN OF WEST NEW YORK, COUNTY OF HUDSON, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Study, and the findings of fact and conclusions contained therein, are hereby incorporated herein by reference in their entirety. The Planning Board Secretary is hereby directed to transmit a copy of the Study and this resolution to the Commissioners.

Section 3. After consideration of all evidence presented and all testimony, if any, offered, the Planning Board accepts and adopts the recommendation contained in the Study, and hereby recommends that the Study Area be declared a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law, for the reasons set forth in the Study.

Section 4. This resolution shall take effect immediately.

**December 8, 2025
Planning Board Regular Meeting**

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 Fuentez (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 Fuentez	✓			
Member Gutierrez	✓			
Alt. Member 1 Rehfeld	✓			
Alt. Member 2 Burgos				✓

**c. Preliminary Investigation of an area in need of Redevelopment (Non-condemnation):
5308 Palisade Avenue Block: 93 Lot: 2**

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

Francis Reiner of FAR Planning presented an investigation study without condemnation for 5308 Palisade Avenue (Block 93, Lot 2), explaining that the property consists of two structures, including a former synagogue, and that the analysis included site inspections, meetings with the owner, and a review of zoning and master plan documents pursuant to a Board of Commissioners resolution. He stated that a redevelopment designation would not alter existing zoning or authorize new uses, but would provide the municipality with greater development oversight. Mr. Reiner testified that the property meets redevelopment criteria A, B, and D due to prolonged vacancy, significant deterioration, partial demolition, structural instability, and unsafe conditions, and he referenced photographs documenting missing building elements and stabilization activities. Board Member Fuentez inquired about visible scaffolding, and Mr. Reiner clarified that ongoing work relates to demolition and structural reinforcement intended to preserve portions of the building. Board professionals confirmed that the criteria were satisfied and offered no further questions. No member of the public had questions.

December 8, 2025
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**RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WEST NEW YORK
IN THE COUNTY OF HUDSON, NEW JERSEY RECOMMENDING THAT BLOCK 93,
LOT 2 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS
5308 PALISADE AVENUE, BE DESIGNATED AS A NON-CONDEMNATION AREA IN
NEED OF REDEVELOPMENT**

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 November 12, 2025, the Board of Commissioners (the “**Commissioners**”) of the Town of West New York, in the County of Hudson, New Jersey (the “**Town**”), adopted Resolution #R25-274, directing the Town Planning Board (the “**Planning Board**”) to conduct a preliminary investigation of the property identified on the official tax maps of the Town as Block 93, Lot 2, commonly known as 5308 Palisade Avenue, along with all streets and rights of way appurtenant thereto (the “**Study Area**”), and to recommend to the Commissioners whether the Commissioners should designate all or a portion of the Study Area as a non-condemnation “area in need of redevelopment”; and

WHEREAS, FAR Planning LLC, Northvale, New Jersey (the “**Redevelopment Planner**”) conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated as an area in need of redevelopment, and prepared a preliminary investigation report of the Study Area in accordance with the Redevelopment Law, entitled “Preliminary Investigation of an Area in Need of Redevelopment (Non-condemnation), Block 93, Lot 2, 5308 Palisade Avenue” dated December, 2025 (the “**Study**”); and

WHEREAS, the Study sets forth the basis for the investigation of the Study Area and a map depicting the Study Area, and concludes that the Study Area qualifies as an area in need of redevelopment pursuant to the Redevelopment Law, for the reasons set forth in the Study; and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its recommendation whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, the Planning Board published notice of said public hearing in *The Star Ledger*, a newspaper of general circulation in the Town, on November 21, 2025 and November 28, 2025, the latter being at least ten days prior to the date of such public hearing, and the Planning Board mailed a copy of such notice to the last owner of each parcel of property within the Study Area on November 20, 2025, such date being at least ten days prior to the date of such public hearing, all in accordance with *N.J.S.A. 40A:12A-6(b)(3)(d)*; and

**December 8, 2025
Planning Board Regular Meeting**

Resolution (Con't):

WHEREAS, on December 8, 2025, the Planning Board reviewed the Study, conducted a public hearing during which members of the general public were given an opportunity to present their own evidence and to address questions to the Planning Board and its representatives, concerning the potential designation of the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, after careful consideration of all evidence presented and all testimony, if any, offered,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWN OF WEST NEW YORK, COUNTY OF HUDSON, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Study, and the findings of fact and conclusions contained therein, are hereby incorporated herein by reference in their entirety. The Planning Board Secretary is hereby directed to transmit a copy of the Study and this resolution to the Commissioners.

Section 3. After consideration of all evidence presented and all testimony, if any, offered, the Planning Board accepts and adopts the recommendation contained in the Study, and hereby recommends that the Study Area be declared a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law, for the reasons set forth in the Study.

Section 4. This resolution shall take effect immediately.

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 Fuentez (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 Fuentez	✓			
Member Gutierrez	✓			
Alt. Member 1 Rehfeld	✓			
Alt. Member 2 Burgos				✓

**December 8, 2025
Planning Board Regular Meeting**

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

12. **Adjournment:**

Motion to **Adjourn at 6:41 P.M.**

Clara Herrera (CH)	Andrea Bounsiar (AB)	Jonathan Castaneda (JC)	Marcos Arroyo (MA)	Steven Ferrales (SF)	Alain Gomez (AG)	Hector Yanez (HY)	Israel Fuentez (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 Fuentez	✓			
Member Gutierrez	✓			
Alt. Member 1 Rehfeld	✓			
Alt. Member 2 Burgos				✓

Chairwoman Brito-Herrera

Attest: _____
Joseph E. Roque
Board Secretary