

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
ISRAEL FUENTEZ | VICE-CHAIRMAN
JONATHAN CASTANEDA | BOARD MEMBER
COMM. MARCOS ARROYO | BOARD MEMBER
STEVEN FERRALES | BOARD MEMBER
ALAIN GOMEZ | BOARD MEMBER
HECTOR YANEZ | BOARD MEMBER
ANDREA BOUNSIAR | 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 JANUARY 5, 2026

The Planning Board has scheduled a regular meeting on **Monday January 5, 2026 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: 6:01 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 **January 5, 2026** 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	✓	

**January 5, 2026
Planning Board Regular Meeting**

5. Communications, reports, and administrative matters:

- a. Confirming Alain Gomez as Class II Member of The Town of West New York Planning Board (Term: October 20, 2025 – October 19, 2026)**

Note: Oath of office was administered by Planning Board Attorney Robert Ferraro, Esq.

- b. Appointment of Chairperson for 2026**

Motion to Appoint as Clara Brito-Herrera as CHAIRPERSON

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	✓			

**January 5, 2026
Planning Board Regular Meeting**

c. Appointment of Vice- Chairperson for 2026

Motion to **Appoint as Israel Fuentes as VICE-CHAIRPERSON**

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	✓			

d. Confirmation of Joseph E. Roque as Board Secretary

Motion to **Confirm as Board Secretary**

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

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

**January 5, 2026
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e. Confirmation of Robert A. Ferraro, Esq. as Planning Board Attorney

Motion to Confirm as Planning Board Attorney

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

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

f. Confirmation of Giselle Diaz, PE as Planning Board Engineer

Motion to Confirm as Planning Board Engineer

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

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

**January 5, 2026
Planning Board Regular Meeting**

g. Confirmation of David Spatz, P.P., AICP as Planner for the Planning Board

Motion to Confirm as Planning Board Planner

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

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

**January 5, 2026
Planning Board Regular Meeting**

6. **Minutes of Previous Meetings:** Motion to **APPROVE** / DENY the *December 8, 2025 Minutes*.

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

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

7. **Resolutions:** None

**January 5, 2026
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8. Acceptance/Completeness:

- a. *Planning Board Docket #ZB 2025-06; filed December 10, 2025
Art Realty, LLC site plan – 6044 Monitor Place (Block: 36 Lot: 3)*

The applicant is represented by Bianca Pereiras, Esq.

The applicant proposes to subdivide the above noted, vacant lot into two lots and construct a new two-family dwelling on each lot; each building will consist of parking on the ground floor and three-bedroom units on the second and third floors. The property is located on the eastern side of Monitor Place, between Boulevard East and 62nd Street, in the Town of West New York’s R-M, Medium Density Residential Zone.

1. Board Expert’s:

Mr. Spatz (Planner) and Ms. Diaz (Engineer) advised that they had reviewed the submission and determined that several required items were missing. While the applicant provided a limited number of additional materials at the meeting, the submission did not address outstanding engineering comments. Ms. Diaz confirmed that the application lacked subdivision plans signed and sealed by a licensed land surveyor, as well as a site plan signed and sealed by a licensed professional engineer. These items remain outstanding and are required for the application to be deemed complete.

Motion to deem application COMPLETE / **INCOMPLETE**

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

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

**January 5, 2026
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9. Old Business – Applications: None

10. New Business: None

11. Privilege of the Floor: None

12. Adjournment:

Motion to Adjourn at 6:20 P.M.

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

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

Chairwoman Brito-Herrera

Attest: _____
Joseph E. Roque
Board Secretary