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BOARD PLANNER
DAVID SPATZ, P.P., AICP

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

MINUTES FOR REGULAR MEETING MONDAY FEBRUARY 2, 2026

The Planning Board has scheduled a regular meeting on **Monday February 2, 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: 6:02 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 **February 2, 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 Fuentez	✓	
Member Castaneda	✓	
Member Comm. Arroyo	✓	
Member Ferrales	✓	
Member Gomez	✓	
Member Yanez	✓	
Member Bounsiar	✓	
Member Gutierrez	✓	
Alt. Member 1 Rehfeld	✓	
Alt. Member 2 Burgos		✓

5. **Communications, reports, and administrative matters**: **None**

6. **Minutes of Previous Meetings:** Motion to **APPROVE / DENY** the ***January 5, 2026 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)

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:**

a. **Recommending the Adoption of the Redevelopment Plan:**
560-55th Street Block: 118 Lot: 3

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 118, LOT 3 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS 560 55th STREET, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* as amended and supplemented (the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land located therein constitute an "area in need of redevelopment"; and

Resolution (Con't):

WHEREAS, on October 29, 2025, the Board of Commissioners (the "**Board of Commissioners**") of 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 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 December 8, 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 December 17, 2025, the Board of Commissioners adopted Resolution #R25-326 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, Northvale, New Jersey, has prepared a redevelopment plan for the Redevelopment Area, entitled "560 55th Street Redevelopment Plan, Block 118, Lot 3" dated January 2026 (in the form on file in the office of the Town Clerk 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 January 21, 2026, the Board of Commissioners introduced Ordinance #1/26 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.

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 fully 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.

Resolution (Con't):

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.

Section 4. This resolution shall take effect in accordance with applicable law.

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

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)

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				✓

b. Recommending the Adoption of the Redevelopment Plan:
590-56th Street Block: 123 Lot: 24

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 123, LOT 24 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS 590 56th STREET, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* as amended and supplemented (the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land located therein constitute an "area in need of redevelopment"; and

Resolution (Con't):

WHEREAS, on October 29, 2025, the Board of Commissioners (the "**Board of Commissioners**") of 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 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 December 8, 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 December 17, 2025, the Board of Commissioners adopted Resolution #R25-327 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, Northvale, New Jersey, has prepared a redevelopment plan for the Redevelopment Area, entitled "590 56th Street Redevelopment Plan, Block 123, Lot 24" dated January 2026 (in the form on file in the office of the Town Clerk 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 January 21, 2026, the Board of Commissioners introduced Ordinance #2/26 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.

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 fully 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.

Resolution (Con't):

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.

Section 4. This resolution shall take effect in accordance with applicable law.

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

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)

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				✓

c. Recommending the Adoption of the Redevelopment Plan:
5308 Palisade Avenue Block: 93 Lot: 2

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 93, LOT 2 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS 5308 PALISADE AVENUE, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* as amended and supplemented (the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land located therein constitute an "area in need of redevelopment"; and

Resolution (Con't):

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, on December 8, 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 December 17, 2025, the Board of Commissioners adopted Resolution #R25-328 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, Northvale, New Jersey, has prepared a redevelopment plan for the Redevelopment Area, entitled "5308 Palisade Avenue Redevelopment Plan, Block 93, Lot 2" dated January 2026 (in the form on file in the office of the Town Clerk 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 January 21, 2026, the Board of Commissioners introduced Ordinance #3/26 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.

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.

Resolution (Con't):

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.

Section 4. This resolution shall take effect in accordance with applicable law.

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

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)

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				✓

Note: Francis Reiner spoke with developer and modify exterior elevations

8. Acceptance/Completeness: None

9. Old Business – Applications: None

10. New Business: None

11. Privilege of the Floor: None

12. Adjournment:

Motion to **Adjourn at 6:15 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)

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