

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 FEBRUARY 23, 2026

The Planning Board has scheduled a regular meeting on **Monday February 23, 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 **February 23, 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	✓	

**February 23, 2026
Planning Board Regular Meeting**

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

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	✓			

5. Communications, reports, and administrative matters: None

6. Minutes of Previous Meetings: Motion to **APPROVE** / DENY the *February 2, 2026 Minutes*.

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	✓			

February 23, 2026
Planning Board Regular Meeting

7. Resolutions:

**a. Recommending the Adoption of the Redevelopment Plan:
6600 Hillside Road Block: 167 Lot: 1.02**

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 167, LOT 1.02 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS 6600 HILLSIDE ROAD, 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

WHEREAS, on September 10, 2025, the Board of Commissioners (the “**Board of Commissioners**”) of the Town of West New York (the “**Town**”) adopted Resolution #R25-232, 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 167, Lot 1.02, commonly known as 6600 Hillside Road, 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 #R25-253, 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, DMR Architects, Hasbrouck Heights, New Jersey, has prepared a redevelopment plan for the Redevelopment Area, entitled “Hillside Road Redevelopment Plan, Block 167 Lot 1.02, 6600 Hillside Road” 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 February 4, 2026, the Board of Commissioners introduced Ordinance #4/26 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

**February 23, 2026
Planning Board Regular Meeting**

Resolution (Con't):

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.

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 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	✓			

February 23, 2026
Planning Board Regular Meeting

- b. **Recommending the Adoption of the Redevelopment Plan:**
6210-6214 Jefferson Street Block: 158 Lot(s): 5.01, 5.02 and 6

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 158, LOTS 5.01, 5.02 AND 6 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS 6210-6214 JEFFERSON 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

WHEREAS, on January 8, 2025, the Board of Commissioners (the “**Board of Commissioners**”) of the Town of West New York, (the “**Town**”) adopted Resolution #R25-006, directing the Town of West New York Planning Board (the “**Planning Board**”) to conduct a preliminary investigation of the properties identified on the official tax maps of the Town as Block 158, Lots 5.01, 5.02 and 6, commonly known as 6210-6214 Jefferson 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 March 10, 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 March 12, 2025, the Board of Commissioners adopted Resolution #R25-096, 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, DMR Architects, Hasbrouck Heights, New Jersey, has prepared a redevelopment plan for the Redevelopment Area, entitled “Jefferson Street Redevelopment Plan, Block 158 Lots 5.01, 5.02, & 6, 6210-6214 Jefferson Street” (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 February 4, 2026, the Board of Commissioners introduced Ordinance #5/26 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.

**February 23, 2026
Planning Board Regular Meeting**

Resolution (Con't):

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.

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)
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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	✓			

February 23, 2026
Planning Board Regular Meeting

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 CONFIRMING ITS RECOMMENDATION TO ADOPT 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

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 February 2, 2026, the Planning Board (i) determined the Redevelopment Plan is consistent with the Town’s Master Plan, (ii) did not make any additional recommendations concerning the Redevelopment Plan, and (iii) recommended that the Board of Commissioners enact the Redevelopment Plan; and

**February 23, 2026
Planning Board Regular Meeting**

Resolution (Con't):

WHEREAS, on February 18, 2026, the Board of Commissioners, in lieu of finally adopting Ordinance #3/26, introduced Ordinance #8/26 authorizing and directing the Planning Board to review the same Redevelopment Plan previously reviewed by the Planning Board on February 2, 2026, and provide a report to the Board of Commissioners pursuant to *N.J.S.A.* 40A:12A-7(e); and

WHEREAS, at a duly noticed and constituted public hearing held on the date hereof, the Planning Board wishes to procedurally confirm its previous recommendation to the Board of Commissioners to adopt 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 does not make any other recommendations with respect to the Redevelopment Plan. 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.

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)
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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	✓			

**February 23, 2026
Planning Board Regular Meeting**

8. Acceptance/Completeness:

- a. Planning Board Docket #PB 2026-01; filed January 21, 2026**
RDBB Development, LLC site plan – 5513 Madison Street (Block: 117 Lot(s): 13 & 14)

The applicant is represented by J. Alvaro Alonso, Esq.

The applicant proposes to demolish two buildings and a detached garage, located on the above noted site, and construct a new 6 story, 40-unit, multifamily building. The building will consist of four residential floors over two levels of parking; there will be 28, one-bedroom units and 12, two-bedroom units. The property is located at the southwestern corner of Madison Street and 56th Street, in the Town of West New York’s 56th & Madison Street Redevelopment Area.

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	✓			

**February 23, 2026
Planning Board Regular Meeting**

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

10. **New Business:** None

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

12. **Adjournment:**

Motion to **Adjourn at 6:14 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	✓			

Acting Chairman Castaneda

Attest: _____
Joseph E. Roque
Board Secretary