

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 MARCH 9, 2026

The Planning Board has scheduled a regular meeting on **Monday March 9, 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: 6:06 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 **March 9, 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	✓	

**March 9, 2026
Planning Board Regular Meeting**

5. Communications, reports, and administrative matters: None

Note: Before item 6 on the agenda, Chairwoman Brito-Herrera asked Vice-Chairman Fuentez to preside over the meeting.

6. Minutes of Previous Meetings: Motion to **APPROVE / DENY the *February 23, 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)
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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

**March 9, 2026
Planning Board Regular Meeting**

8. Acceptance/Completeness:

a. Planning Board Docket #PB 2026-02; filed February 19, 2026

6308 Jackson Development, LLC subdivision – 6308 Jackson Street (Block: 153 Lot: 14)

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

The applicant proposes to subdivide the above noted 9,779 sq. ft. vacant lot into two parcels; no development is proposed at this time. The property is located on the eastern side of Jackson Street, between 63rd Street and 65th Street, in the Town of West New York’s R-M, Medium Density Residential Zone.

Note: Planning Board Counsel advised that, because this application is for a minor subdivision and does not involve any variances under the Municipal Land Use Law, notice may be waived if the Town grants approval. Hearing has been set for March 23, 2026.

Motion to deem Application **COMPLETE/INCOMPLETE.**

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	✓			

**March 9, 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	✓			

Chairwoman Brito-Herrera

Attest: _____
Joseph E. Roque
Board Secretary