

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 23, 2026

The Planning Board has scheduled a regular meeting on **Monday March 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: 6:00 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 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	✓	

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

6. **Minutes of Previous Meetings:** Motion to **APPROVE** / DENY the *March 9, 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	✓			

**March 23, 2026
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7. Resolutions:

a. Amending Resolution PB #2025-04 – Meridia West New York 6600 LLC

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			✓	

Note: The Chair requested a brief explanation as to why the resolution was being amended. Board Counsel advised that the amendment involved only minor corrections to numerical figures, including square footage and related measurements, in order to ensure the resolution accurately reflected the approved application. Counsel stated that the corrections were administrative in nature and did not alter the substance of the Board’s prior approval.

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8. Acceptance/Completeness:

a. Planning Board Docket #PB 2026-03; filed March 3, 2026

Meridia West New York 5700, LLC site plan – 5700 Madison Street (Block: 125 Lot: 1)

The applicant is represented by Dennis Liloia, Esq.

The applicant proposes to construct a new 17 story, 375-unit, multifamily building on the above noted lot, which is currently developed with a parking lot. The building will consist of eleven residential floors over two below grade and six above grade levels of parking; there will be 77 studio apartments, 212, one-bedroom units and 85, two-bedroom units; there will also be one management unit. The property is located on the eastern side of Madison Street, between 57th Street and 59th Street, in the Town of West New York’s Madison Street Redevelopment Area.

Note: Upon the recommendation of our Planner, the application was deemed complete and scheduled for a hearing on April 27, 2026. (Public notices are required.)

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	✓			

9. Old Business – Applications: None

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10. New Business:

- 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. **(Public Notices are required.)**

1. **J. Alvaro Alonso, Esq. – 6121 Kennedy Boulevard, Union City, NJ:**

Mr. Alonso, Esq., appeared on behalf of the developer and stated for the record that the application was for site plan approval pursuant to a redevelopment designation. Counsel advised that he had several witnesses to present and identified Chris Pereira, the project architect, as his first witness.

2. **Chris Pereira – CPA Architecture:**

Mr. Pereira., Architect (CPA Architecture), was sworn and accepted as an expert. He presented the proposed redevelopment project, which includes demolition of an existing deteriorated structure and construction of a new mixed-use residential building. Mr. Pereira testified that the project consists of a six-story building with two levels of structured parking and four levels of residential units above, totaling 40 units (28 one-bedroom and 12 two-bedroom), with 52 parking spaces provided in compliance with the redevelopment plan. He explained that the design utilizes the site's grade difference to create efficient parking access from two streets. He described the building layout, including a ground-floor residential lobby, parking areas, and upper residential floors with typical unit layouts and shared amenities such as a fitness center, tenant storage, and a rooftop amenity space. He noted the inclusion of bicycle parking, EV charging stations, and refuse management systems. Mr. Pereira further testified that the building design incorporates modern materials, aligns with surrounding structures, and improves the existing site conditions. He stated the project is consistent with redevelopment plan requirements and represents an appropriate improvement to the neighborhood.

3. **Adnan Khan – AWZ Engineering:**

Mr. Khan, Project Engineer, was sworn and testified regarding the site plan. He confirmed that the plans presented were consistent with those submitted to the Board and that prior testimony addressed much of the project layout, parking, and accessibility. Mr. Khan testified that the project complies with EV parking requirements and provides 52 parking spaces, satisfying redevelopment plan standards and exceeding the minimum parking otherwise required. He described the proposed stormwater management system, consisting of an underground detention system, as well as new utility connections for sewer, water, gas, and electric, subject to outside agency review and approval. He also outlined site improvements, including new sidewalks, curbs, shade trees, landscaping, screening, and a small dog run area. Lighting within the parking levels would consist of LED fixtures designed to provide safe vehicle and pedestrian circulation. With respect to circulation, Mr. Khan testified that vehicles could safely enter, maneuver, and exit the site from both driveway access points. He acknowledged that the applicant was seeking a design waiver for a reduced driveway width on Madison Street and stated that warning devices and signage would be installed to promote safe ingress and egress.

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New Business (Cont'd):

During questioning, Ms. Diaz requested that, if the application were approved, the applicant provide a revised turning-radius analysis using a 19-foot vehicle, rather than the Ford Escape previously used, to confirm the adequacy of the driveway design. She also asked whether the garage doors would operate electronically in order to prevent vehicle queuing at the entrances. Mr. Khan agreed to update the turning analysis, and it was represented that the garage door access was expected to be electronic.

4. Eric Hough, P.E. – Bertin Engineering:

Mr. Hough testified that the application proposes construction of a multi-family residential building consisting of four levels of residential units over two levels of parking, with a total of 40 dwelling units and 52 on-site parking spaces. He stated that the site would be served by two access driveways: one on Madison Street providing access to the upper parking level and one on 56th Street providing access to the lower parking level. He further testified that the 56th Street driveway would be approximately 22 feet wide and the Madison Street driveway approximately 17 feet wide, both providing two-way access, and that flashing warning beacons would be installed at both driveways to assist with safe ingress and egress. Mr. Hough testified that a traffic study was conducted at the intersection of Madison Street and 56th Street during the AM and PM peak hours. He stated that the majority of existing traffic travels westbound on 56th Street toward JFK Boulevard, with greater traffic volumes during the PM peak period. Using ITE trip-generation standards, he testified that the proposed development is expected to generate 14 trips during the AM peak hour and 16 trips during the PM peak hour. Based on his analysis, Mr. Hough concluded that the projected site-generated traffic would not change the existing level of service at the Madison Street/56th Street intersection and that the level of service at both proposed site driveways would remain adequate. He opined that the proposed development would not have a substantial negative traffic impact on the surrounding roadway network.

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New Business (Cont'd):

5. Alex Dougherty, PP, AICP:

Mr. Dougherty testified that the application is fully conforming, requires no variances, and complies with the 56th Street and Madison Street Redevelopment Plan. He stated that the proposal reflects the vision established by the Town through that redevelopment plan and that, from a planning perspective, a variance-free application is significant because sound planning is grounded in adopted zoning and redevelopment standards. He opined that the project advances several purposes of the Municipal Land Use Law, including providing a desirable visual environment, incorporating sound engineering and modern living arrangements, and redeveloping a blighted or underutilized site with a new residential building that would help reactivate and strengthen the area. He further testified that the proposal is appropriate for the site, supported by available infrastructure and utilities, and consistent with the community's redevelopment goals. Mr. Dougherty concluded that the project presents substantial planning benefits and that any potential detriments had effectively already been addressed through the adoption of the redevelopment plan. He stated that the application is appropriate because it is fully compliant with the governing redevelopment standards.

Motion to **APPROVE** / DENY

PB 2026-01

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	✓			

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Note: Prior to the hearing of PB 2026-02, Chairwoman Brito Herrera chose to recuse herself. Vice Chair Fuentes will now chair the remainder of the meeting.

**b. 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. **(Public Notices are not required)**

1. J. Alvaro Alonso, Esq. – 6121 Kennedy Boulevard, Union City, NJ:

Mr. Alonso, Esq., appeared on behalf of the applicant and presented a variance-free minor subdivision application. Counsel explained that, although no variances are requested, the application is being brought before the Board for review and approval in accordance with municipal requirements. Counsel testified that the application consists solely of a proposed subdivision plan to create two lots, each measuring approximately 25 feet by 195 feet. He stated that there are no proposed buildings, encroachments, or easements associated with the application. In response to Board inquiry, counsel confirmed that the proposed lots exceed the minimum zoning requirements for lot area and dimensions and do not require any variances. Vice Chair Fuentes referenced a comment in the Board engineer’s report regarding anticipated future development of the subdivided lots. In response, counsel advised that there are no specific plans for future development at this time. He noted that, under the RM zone, any future development would be limited to permitted uses such as one- or two-family dwellings without variances, and that any other development would require additional approvals and/or variances as applicable.

Motion to **APPROVE** / DENY

PB 2026-02

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	✓			

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11. Privilege of the Floor: None

12. Adjournment:

Motion to **Adjourn at 6:56 P.M.**

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	✓			

Chairwoman Brito-Herrera

Attest: _____
Joseph E. Roque
Board Secretary