

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 APRIL 13, 2026

The Planning Board has scheduled a regular meeting on **Monday April 13, 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 **April 13, 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 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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5. Communications, reports, and administrative matters:

a. Planning Board Docket #PB 2025-02: Request for a 1-year extension for property located at 6608 Kennedy Boulevard Block: 160 Lot(s): 1, 2, 3, 4 & 5

Motion to **APPROVE** / DENY Extension.

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: Board Counsel briefly explained that the one-year extension was being requested because the applicant did not receive County approval until December 2025, which caused the delay.

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

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7. Resolutions:

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

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				✓

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Resolutions (Cont'd):

b. Memorializing Resolution-Planning Board Docket #PB 2026-02; filed February 19, 2026
6308 Jackson Development, LLC subdivision – 6308 Jackson Street (Block: 153 Lot: 14)

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				✓

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8. Acceptance/Completeness:

- a. Planning Board Docket #PB 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. **(At the January 5, 2026 Regular Meeting, a motion was made by Chairwoman Brito-Herrera and seconded by Vice-Chair Fuentez to deem the application *Incomplete*.)**

Note: Upon the recommendation of our Planner, the application was deemed complete and scheduled for a hearing on May 11, 2026. (Public notices are required.)

- b. Planning Board Docket #PB 2026-04; filed March 16, 2026**
6210-6214 Jefferson Street, LLC site plan – 6210-6214 Jefferson Street (Block: 158 Lot(s): 5.01, 5.02 & 6)

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

The applicant proposes to 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 30, one-bedroom units and 10, two-bedroom units. The property is located on the eastern side of Jefferson Street, between 62nd and 63rd Street, in the Town of West New York's Jefferson 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.)

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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 6:16 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