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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
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MARKUS REHFELD | ALT. MEMBER #1
MARELIN BURGOS | ALT. MEMBER #2

PLANNING BOARD – REGULAR MEETING
MONDAY, April 13, 2026 AT 6:00 P.M.
AGENDA

The **Planning Board** has scheduled a regular meeting on **Monday, April 13, 2026 at 6:00 PM** prevailing time at 428-60th Street in West New York, New Jersey.

Please be informed that Planning Board Meetings are conducted via Zoom.

Participants opting to call in may participate and must raise their hand during the public session portion by pressing star nine (*9). Once recognized by the host, the participant will be allowed to speak for three minutes. Participants will be asked to provide their name and address for the record.

Instructions for participating in the public hearing are as follows: Town of West New York Planning Board Meeting – **Monday, April 13, 2026 at 6:00 PM** Eastern Standard Time

Join Zoom Meeting

<https://us02web.zoom.us/j/84004767876?pwd=dWVTc3F0Q0IyM1hSTVdTT2lVMDkxZz09>

Call-In Number – (929) 205- 6099 Meeting ID: 840 0476 7876 Password: 42860

As ordered by the Planning Board of the Town of West New York, N.J.

1. **Meeting called to order:**
2. **Pledge of Allegiance:**
3. **Reading of notice in compliance with Open Public Meetings Act:**

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:**
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**
6. **Minutes for approval: **March 23, 2026****
7. **Resolutions:**
 - 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)
 - b. **Planning Board Docket #PB 2026-02; filed February 19, 2026**
6308 Jackson Development, LLC subdivision – 6308 Jackson Street (Block: 153 Lot: 14)

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*.)**

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 on the above noted vacant lot. 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.

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

10. **New Business: None**

11. **Privilege of the Floor:**

12. **Adjournment:**

TAKE NOTICE THAT ACTION MAY BE TAKEN ON THE MATTERS LISTED ON THIS AGENDA OR SUCH OTHER MATTERS AS MAY PROPERLY COME BEFORE THE PLANNING BOARD OF THE TOWN OF WEST NEW YORK

Next meeting date: A Zoom Meeting **on Monday, April 27, 2026 at 6:00 PM**. Formal notice will be given prior to the meeting. Feel free to email any questions to **jeroque@westnewyorknj.org**
