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**TOWN OF WEST NEW YORK**  
COUNTY OF HUDSON, NEW JERSEY



**DEPARTMENT OF PUBLIC AFFAIRS**  
**PLANNING BOARD**  
428-60<sup>th</sup> STREET  
WEST NEW YORK, NEW JERSEY 07093  
(201).295.5009

CLARA BRITO-HERRERA | CHAIRWOMAN  
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ANGIE GUTIERREZ | BOARD MEMBER  
MARKUS REHFELD | ALT. MEMBER #1  
MARELIN BURGOS | ALT. MEMBER #2

**PLANNING BOARD – REGULAR MEETING**  
**MONDAY, May 11, 2026 AT 6:00 P.M.**  
**AGENDA**

The **Planning Board** has scheduled a regular meeting on **Monday, May 11, 2026 at 6:00 PM** prevailing time at 428-60<sup>th</sup> 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, May 11, 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 **May 11, 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: None**
6. **Minutes for approval: April 27, 2026**
7. **Resolutions:**
  - a. **Memorializing: 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)**
  - b. **Memorializing: 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)**
8. **Acceptance/Completeness:**
  - a. **Planning Board Docket #PB 2026-05; filed April 23, 2026**  
**Winston 590 Holdings, LLC site plan – 590-56<sup>th</sup> Street (Block: 123 Lot: 24**

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

The applicant proposes to demolish an existing two-story brick industrial building, located on the above noted site, and construct a new 5 story, 41 unit, multi family building. The building will consist of three residential floors over two levels of parking; there will be 33, one-bedroom units and 8, two-bedroom units. The property is located on the northern side of 56th Street, between Jackson Street and Jefferson Street, in the Town of West New York's 590 56th Street Redevelopment Area.

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

10. **New Business:**

- a. **Preliminary Investigation of an area in need of Redevelopment (Non-condemnation):**  
*111-60<sup>th</sup> Street, 5915 Park Avenue / 103-60<sup>th</sup> Street, 5909 Park Avenue*  
*Block: 59 Lot(s) 4, 5, & 6*
- b. **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. **This application was deemed complete at the April 13, 2026 Regular Meeting. The Board subsequently has scheduled the first hearing for this matter for today, May 11, 2026. (Public Notices are required)**

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, June 8, 2026 at 6:00 PM**. Formal notice will be given prior to the meeting. Feel free to email any questions to **[jeroque@westnewyorknj.org](mailto:jeroque@westnewyorknj.org)**

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