MAYOR
ALBIO SIRES | PUBLIC SAFETY
COMMISSIONER
MARIELKA A. DIAZ | PUBLIC AFFAIRS

BOARD SECRETARY
JOSEPH E. ROQUE
BOARD ATTORNEY
ROBERT FERRARO, ESQ.
BOARD ENGINEER
GISELLE DIAZ, P.E.
BOARD PLANNER
DAVID SPATZ, P.P., AICP

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

MINUTES FOR REGULAR MEETING MONDAY JULY 27, 2026

The Planning Board has scheduled a regular meeting on **Monday July 27, 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: 6:01 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 **July 27, 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	✓	

5. Communications, reports, and administrative matters:

a. Amending Memorializing Resolution #PB 2024-01; Memorialized July 15, 2024
HCA WNY, LLC – 420-53rd Street (Block: 94 Lot: 10)

1. Adolfo Lopez, Esq – 6120 Bergenline Avenue:
Applicant's counsel explained that the Board had previously approved the application on May 13, 2024, with the resolution adopted on June 10, 2024. The project involved the conversion of a former factory building extending from 53rd Street to 54th Street into a daycare center. During construction, the North Hudson Sewerage Authority required the installation of a stormwater retention system because of the scope of the work. Installation of that system required excavation and repaving of a portion of the existing parking lot. Because the parking area was disturbed, the Building Department required that the parking spaces be restriped and brought into compliance with current dimensional standards. The original approved plan identified 19 existing parking spaces, several of which were substandard in size. The revised site plan provides 15 parking spaces measuring approximately 9 feet by 16 feet. Counsel clarified that the proposed use is a daycare center rather than a residential development and that no parking variance is required for the use. He requested that the Board amend the previously approved plans and resolution solely to reflect the revised parking configuration, reducing the number of spaces from 19 to 15 in accordance with the Building Department's requirements.

Motion to **APPROVE** / **DENY** Amendment.

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)

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	✓			

6. **Minutes of Previous Meetings:** Motion to **APPROVE** / **DENY** the ***June 8, 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)

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	✓			

7. **Resolutions:**

   a. **Memorializing: Planning Board Docket #PB 2026-05; filed April 23, 2026**
   Winston 590 Holdings, LLC site plan – 590-56th Street (Block: 123 Lot: 24

Motion to **APPROVE** / **DENY** Memorializing Resolution.

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)

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	✓			

8. Acceptance/Completeness: None

9. Old Business – Applications: None

10. New Business:

a. Preliminary Investigation of an area in need of Redevelopment (Non-Condemnation): ***6120 Buchanan Place, WNY (Block: 40 Lot: 5)***

1. Francis Reiner, LLA-PP – : FAR Planning LLC

Fran Reiner, P.P., was sworn and accepted by the Board as an expert in professional planning. Mr. Reiner testified that the Board of Commissioners had adopted a Resolution directing that the property be investigated under the statutory redevelopment criteria. He explained that the investigation included a site inspection, review of existing zoning and Master Plan considerations, and preparation of a photographic inventory. Mr. Reiner stated that the Planning Board's role was to determine whether the property satisfied one or more statutory criteria and to provide a recommendation to the Board of Commissioners. He clarified that a redevelopment designation would not itself change the existing zoning, permit new uses, or terminate any existing lawful use. Any zoning or redevelopment plan changes would require a separate subsequent action. Mr. Reiner testified that the property satisfied Criterion D of the Local Redevelopment and Housing Law, which applies to properties containing buildings or improvements affected by conditions such as dilapidation, obsolescence, faulty arrangement or design, inadequate light or ventilation, excessive land coverage, deleterious land use, obsolete layout, or other conditions detrimental to the safety, health, morals, or welfare of the community. He described the property as the site of a former warehouse that was demolished in 2025. The parcel is situated between Buchanan Place and Johnson Place within an area developed primarily with attached and detached residential buildings ranging from approximately two to five stories. Mr. Reiner testified that the former warehouse represented an incompatible nonresidential use within the surrounding residential neighborhood.

Mr. Reiner reviewed photographs of the former structure and noted that the Johnson Place façade contained no windows, while the Buchanan Place façade contained only two windows, resulting in limited natural light. He further testified that the site contained no meaningful landscaping or street trees and had nearly 100 percent impervious coverage. With respect to the current condition of the vacant property, Mr. Reiner stated that the site continued to lack stormwater management facilities, landscaped areas, and street trees along both Buchanan Place and Johnson Place. He also identified a significant grade differential along the southern property boundary adjacent to residential properties, with no protective barrier or other separation. In addition, he referenced a lengthy history of parking violations associated with the former use, which he attributed to the limited parking available on the property. Based on the incompatible former warehouse use, obsolete site layout, absence of landscaping and street trees, lack of stormwater management, extensive impervious coverage, unsafe grade conditions, and history of parking deficiencies, Mr. Reiner concluded that the property satisfied Criterion D and could be designated as a non-condemnation area in need of redevelopment.

New Business (Cont'd):

In response to a Vice Chair Fuentes' question regarding environmental conditions, Mr. Reiner stated that no environmental investigation had been conducted as part of the redevelopment study. He understood, however, that the property owner was pursuing a development application and would be required to establish that the property was environmentally suitable for the proposed residential use before construction could proceed. Mr. Reiner further testified that any future development would be required to comply with current stormwater management regulations, resulting in improved post-construction drainage conditions compared with the prior warehouse use. He also stated that the anticipated future development would provide on-site parking, thereby reducing the parking demand previously imposed on surrounding streets and neighboring properties. The hearing was opened to the public. No members of the public appeared or offered comments regarding the redevelopment investigation.

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WEST NEW YORK IN THE COUNTY OF HUDSON, NEW JERSEY RECOMMENDING THAT BLOCK 40, LOT 5 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS 6120 BUCHANAN PLACE, BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq*. (the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land within the municipality constitute an "area in need of redevelopment," as defined in the Redevelopment Law; and

WHEREAS, on June 17, 2026, the Board of Commissioners (the "**Commissioners**") of the Town of West New York, in the County of Hudson, New Jersey (the "**Town**"), adopted Resolution #R26-135, directing the Town Planning Board (the "**Planning Board**") to conduct a preliminary investigation of the property identified on the official tax maps of the Town as Block 40, Lot 5, commonly known as 6120 Buchanan Place, along with all streets and rights of way appurtenant thereto (the "**Study Area**"), and to recommend to the Commissioners whether the Commissioners should designate all or a portion of the Study Area as a non-condemnation "area in need of redevelopment"; and

WHEREAS, FAR Planning LLC, Northvale, New Jersey conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated as an area in need of redevelopment, and prepared a preliminary investigation report of the Study Area in accordance with the Redevelopment Law, entitled "Preliminary Investigation of an Area in Need of Redevelopment (Non-condemnation), Block 40, Lot 5 - 6120 Buchanan Place" dated June, 2026 (the "**Study**"); and

WHEREAS, the Study sets forth the basis for the investigation of the Study Area and a map depicting the Study Area, and concludes that the Study Area qualifies as an area in need of redevelopment pursuant to the Redevelopment Law, for the reasons set forth in the Study; and

Resolution (Cont'd):

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its recommendation whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, the Planning Board published notice of said public hearing pursuant to P.L. 2025, c.72 on July 9, 2026 and said notice remained prominently posted on the Planning Board's public notices website as of July 16, 2026, the latter being at least ten days prior to the date of such public hearing, and the Planning Board mailed a copy of such notice (i) to the last owner of each parcel of property within the Study Area, and (ii) to all persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any parcel of property within the Study Area, July 9, 2026, such date being at least ten days prior to the date of such public hearing, all in accordance with *N.J.S.A.* 40A:12A-6(b)(3)(d) and P.L. 2025, C.72; and

WHEREAS, on July 27, 2026, the Planning Board reviewed the Study, conducted a public hearing during which members of the general public were given an opportunity to present their own evidence and to address questions to the Planning Board and its representatives, concerning the potential designation of the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, after careful consideration of all evidence presented and all testimony, if any, offered,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWN OF WEST NEW YORK, COUNTY OF HUDSON, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Study, and the findings of fact and conclusions contained therein, are hereby incorporated herein by reference in their entirety. The Planning Board Secretary is hereby directed to transmit a copy of the Study and this resolution to the Commissioners.

Resolution (Cont'd):

Section 3. After consideration of all evidence presented and all testimony, if any, offered, the Planning Board accepts and adopts the recommendation contained in the Study, and hereby recommends that the Study Area be declared a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law, for the reasons set forth in the Study.

Section 4. This resolution shall take effect immediately.

Motion to **APPROVE** / **DENY** **Resolution**

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)

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	✓			

b. <u>Review of a Proposed Amendment to the Redevelopment Plan:</u>
6205-6219 Madison Street, WNY (Block: 152 Lot(s): 26, 26.01, 29, and 30)

<u>Note:</u> **Board Counsel explained that the redevelopment plan had previously been approved by the governing body and adopted by ordinance. The proposed amendment would expand the permitted accessory uses to include certain professional offices and related uses, including medical, accounting, legal, and architectural offices, as well as art studios and tutoring facilities. The amendment would also add a prohibited-use section expressly prohibiting spas, massage parlors, and tattoo parlors. The Board's responsibility was to determine whether the proposed amendment was consistent with the Town's Master Plan and, if so, recommend its adoption to the governing body. Board Counsel stated that, based upon his review, the proposed amendment appeared to be consistent with the Master Plan. In response to a Board question, Board Counsel clarified that professional office uses had not previously been permitted as accessory uses under the redevelopment plan. He further explained that any parking required for the newly permitted uses would be calculated in accordance with the applicable parking standards in the zoning ordinance and would form part of the overall parking requirement for any future development application. Board Counsel advised that no public hearing was required for the Board's consistency review. The Chairman then invited questions from Board members and, seeing none, requested a motion to adopt the resolution finding the proposed amendment consistent with the Master Plan and recommending its adoption by the governing body.**

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY RECOMMENDING THE REDEVELOPMENT PLAN AMENDMENT FOR BLOCK 152, LOTS 25, 26, 26.01, 29 AND 30 ON THE OFFICIAL TAX MAPS OF THE TOWN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* as amended and supplemented (the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on February 12, 2025, the Board of Commissioners (the "**Board of Commissioners**") of the Town of West New York (the "**Town**") adopted Resolution #R25-061, directing the Town Planning Board (the "**Planning Board**") to conduct a preliminary investigation of the properties identified on the official tax maps of the Town as Block 152, Lots 26, 26.01, 29 and 30, along with all streets and rights of way appurtenant thereto (the "**Original Study Area**"), and to recommend to the Board of Commissioners whether the Board of Commissioners should designate all or a portion of the Original Study Area as a non-condemnation "area in need of redevelopment"; and

WHEREAS, on June 25, 2025, the Board of Commissioners adopted Resolution #R25-166, further directing the Planning Board to conduct a preliminary investigation of the properties identified on the official tax maps of the Town as Block 151, Lot 6 and Block 152, Lot 25, along with all streets and rights of way appurtenant thereto (the "**Additional Study Area**"), and to recommend to the Board of Commissioners whether the Board of Commissioners should designate all or a portion of the Additional Study Area as a non-condemnation "area in need of redevelopment"; and

Resolution (Cont'd):

WHEREAS, on July 14, 2025, the Planning Board conducted such investigation, held a public hearing and determined that the Original Study Area and Block 152, Lot 25 (together, the "**Block 152 Study Area**") met one or more criteria set forth in the Redevelopment Law to designate the Block 152 Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, on July 30, 2025, the Board of Commissioners adopted Resolution #R25-183, designating the Block 152 Study Area (the "**Redevelopment Area**"), as a non-condemnation area in need of redevelopment according to the criteria set forth in the Redevelopment Law; and

WHEREAS, on behalf of the Town and pursuant to the Redevelopment Law, DMR Architects, Hasbrouck Heights, New Jersey, prepared a redevelopment plan for the Redevelopment Area, entitled "Madison Street Redevelopment Plan, Block 152, Lots 25, 26, 26.01, 29 & 30, 6205-6219 Madison Street & 6301 Madison Street Rear" dated September 2025 (in the form on file in the office of the Town Clerk and available for public inspection, the "**Original Redevelopment Plan**"); and

WHEREAS, pursuant to the Redevelopment Law, specifically *N.J.S.A.* 40A:12A-7(e), prior to the adoption of a redevelopment plan, the municipality's planning board shall provide to the governing body of the municipality a report containing the planning board's recommendations concerning the redevelopment plan pursuant to *N.J.S.A.* 40A:12A-7(e); and

WHEREAS, on October 8, 2025, the Board of Commissioners introduced Ordinance #15/25 authorizing and directing the Planning Board to review the Original Redevelopment Plan and provide a report to the Board of Commissioners pursuant to *N.J.S.A.* 40A:12A-7(e); and

WHEREAS, on October 20, 2025 after due consideration of the Original Redevelopment Plan at a duly noticed and constituted public meeting, the Planning Board determined the Original Redevelopment Plan is consistent with the Town's Master Plan and recommended that the Board of Commissioners enact the Original Redevelopment Plan; and

WHEREAS, on October 29, 2025, the Board of Commissioners finally adopted Ordinance #15/25 approving and adopting the Original Redevelopment Plan; and

WHEREAS, the Town desires to amend the Original Redevelopment Plan (1) specifically Section 4.B., to permit as permitted accessory uses in the Redevelopment Area: (i) professional offices, including but not limited to medical, accounting, legal, architectural and other professional offices, (ii) art studio and (iii) tutoring facility and (2) specifically by adding a new Section 4.E entitled "Prohibited Uses" to specifically prohibit as a permitted use in the Redevelopment Area: (i) spas, (ii) massage parlors and (iii) tattoo parlors (the "**Redevelopment Plan Amendment**"); and

WHEREAS, pursuant to the Redevelopment Law, specifically *N.J.S.A.* 40A:12A-7(e), prior to the adoption of any revision to or amendment of a redevelopment plan, the municipality's planning board shall provide to the governing body of the municipality a report containing the planning board's recommendations concerning such revision or amendment pursuant to *N.J.S.A.* 40A:12A-7(e); and

WHEREAS, on July 15, 2026, the Board of Commissioners introduced Ordinance #17/26 authorizing and directing the Planning Board to review the Redevelopment Plan Amendment and provide a report to the Board of Commissioners pursuant to *N.J.S.A.* 40A:12A-7(e); and

WHEREAS, after due consideration of the Redevelopment Plan Amendment at a duly noticed and constituted public meeting held on the date hereof, the Planning Board determined that the Redevelopment Plan Amendment is consistent with the Town's Master Plan and recommended that the Town enact the Redevelopment Plan Amendment.

NOW THEREFORE BE IT RESOLVED, by the Planning Board of the Town of West New York, in the County of Hudson, New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length herein.

Section 2. The Planning Board hereby finds and determines that the Redevelopment Plan Amendment is consistent with the Town's Master Plan. The Planning Board hereby makes the additional recommendations with respect to the Redevelopment Plan Amendment as set forth in **Exhibit A**, attached hereto and incorporated herein. The Planning Board hereby recommends to the Board of Commissioners that the Redevelopment Plan Amendment be adopted.

Section 3. The Planning Board Secretary is hereby directed to transmit a copy of this resolution to the Board of Commissioners. This resolution shall serve as the report to the governing body pursuant to *N.J.S.A.* 40A:12A-7(e) of the Redevelopment Law.

Section 4. This resolution shall take effect in accordance with applicable law.

Motion to **APPROVE / DENY Resolution**

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)

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	✓			

July 27, 2026
Planning Board Regular Meeting

11. Privilege of the Floor: None

12. Adjournment:

Motion to **Adjourn at 6:29 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)

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	✓			

_____
Vice-Chair Fuentes

Attest: _____
Joseph E. Roque
Board Secretary