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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

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

PLANNING BOARD – *REGULAR MEETING*

MONDAY, August 10, 2026 AT 6:00 P.M.

AGENDA

The **Planning Board** has scheduled a regular meeting on **Monday, August 10, 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, August 10, 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 **August 10, 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: July 27, 2026**

7. **Resolutions:**

   a. **Memorializing Amended Resolution #PB 2024-01**
   HCA WNY, LLC – 420-53rd Street (Block: 94 Lot: 10)

   b. **Recommending the Adoption of the Redevelopment Plan:**
   6120 Buchanan Place (Block: 40 Lot: 5)

8. **Acceptance/Completeness:**

   a. **Planning Board Docket #PB 2026-06; filed July 24, 2026**
   Five Sixty Urban Renewal, LLC site plan – 560-55th Street (Block: 118 Lot: 3)

   The applicant is represented by Santo T. Alampi, Esq.
   The applicant proposes to demolish an existing two-story brick industrial building, located on the above noted site, and construct a new 6 story, 70 unit, multi family building. The building will consist of four residential floors over two levels of parking; there will be 8 studio apartments, 54 one-bedroom units and 8 two-bedroom units.
   The property is bounded by 55th Street, Schley Place and Polk Street, east of Jackson Street, in the Town of West New York's 560 55th 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, August 24, 2026 at 6:00 PM**. Formal notice will be given prior to the meeting. Feel free to email any questions to **jeroque@westnewyorknj.org**