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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 OCTOBER 5, 2026

The Planning Board has scheduled a regular meeting on **Monday October 5, 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 Board Secretary Time: 6:03 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 **October 5, 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. <u>Communications, reports, and administrative matters</u>: None

6. <u>Minutes of Previous Meetings:</u> Motion to **APPROVE / DENY** the ***September 21, 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: None**

8. **Acceptance/Completeness: None**

9. **Old Business – Applications:**

   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. **The application was originally deemed complete on August 10, 2026, and scheduled for hearing on September 21, 2026. At the Regular Meeting on September 21, 2026 this application was carried to the October 5, 2026 Regular Meeting (Public notices are not required.)**

Note: **The Board resumed consideration of Planning Board Docket No. PB 2026-06, 560 Urban Renewal, LLC, concerning 560 55th Street, Block 118, Lot 3. Board Counsel noted that the application had been carried from the prior meeting without further notice and that all applicant witnesses had previously testified. The matter was continued primarily to receive the Board Planner's review. Board Planner David Spatz stated that he had reviewed the application and confirmed that the proposed development complies with all standards and conditions of the applicable redevelopment plan. He further confirmed that the application requires no variances and that he had no additional planning comments. The Board Engineer confirmed receipt of the traffic impact statement requested at the prior hearing. She stated that the report did not identify any adverse traffic impact but noted inconsistencies between the street-width dimensions shown in the traffic study and the site plans. She requested that those dimensions be reconciled in the compliance submission. Applicant's counsel, Santo Alampi, Esq., confirmed that the traffic impact statement had been submitted and that a traffic engineer was available if needed. Because the report identified no adverse traffic impact, no additional traffic testimony was presented. Counsel agreed that the street-width discrepancy would be addressed as a condition of any approval. The matter was opened to the public for questions and additional testimony. No members of the public came forward. The Chair then closed the testimony and advised that only Board members eligible to vote based on participation in the application could act on the matter.**

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Motion to **APPROVE/DENY Application** **PB 2026-06**

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				✓

10. <u>New Business</u>: None

11. <u>Privilege of the Floor</u>: None

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12. Adjournment:

Motion to **Adjourn at 6:15 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				✓

_____
Chair Clara Brito- Herrera

Attest: _____
Joseph E. Roque
Board Secretary