



Clara Brito-Herrera, **Chairwoman**
Andrea Bounsiar, **Vice-Chairman**
Jonathan Castañeda, **Board Member**
Comm. Marcos Arroyo, **Board Member**
Alain Gomez, **Board Member**
Calixto Leon, Board Member
Ismael Dalia, Board Member
ALT. NO.1 Hector Yanez, **Board Member**
ALT.NO.2 Markus Rehfield
ALT. NO. 3 Marlen Burgos

Town of West New York
Department of Public Affairs
Planning Board
428 60th Street
West New York, NJ 07093

Board Secretary
Caridad Rodriguez

Board Attorney
Robert Ferraro

Board Engineer
Paul D. Cray

Board Planner
David Spatz

Albio Sires
Mayor

Marielka Diaz
Commissioner

PLANNING BOARD
TOWN OF WEST NEW YORK
COUNTY OF HUDSON

REGULAR PLANNING BOARD MEETING MINUTES
MONDAY, January 8, 2024

The Planning Board had a regular meeting on Monday, January 8, 2024 at 6:00 pm in the Municipal Chambers at 428-60th Street in West New York, New Jersey. **Via Zoom**

- 1. Meeting called to order by Board Chair Clara Herrera**
- 2. Pledge of Allegiance led by Board Chair Clara Herrera**
- 3. Oath of New Members – Renewal of reappointed members:**
 - a. Reappointment of Alain Gomez as Class II Member of the Town of West New York Planning Board**
 - b. Appointing Israel Fuentes to Serve as Class IV Member of the Town of West New York Planning Board**
 - c. Appointment of Angie Gutierrez Cuellar as a Class IV Member to the Town of West New York Planning Board**
- 4. Reading of notice in compliance with Open Public Meetings Act led by Board Attorney Robert Ferraro, Esq.**

5. Roll Call.

Present: Chair Clara Herrera, Vice Chair Andrea Bounsiar, Mayor Albio Sires replacing Board Member Jonathan Castaneda, as Member to cover meeting, Board Member II Alain Gomez, Board Member IV Usrael Fuentes, Board Member IV Angie Gutierrez, Board Member Commissioner Marcos Arroyo, ALT. NO1 Hector I. Yanez, Alt. No. II Markus Rehfield, Alt No III, Marlen Burgos,

Absent: Member Dalia

We had a quorum.

6. Communications, reports, and administrative matters.

a. Correspondence from the office of Alvaro Alonso, Esq. dated November 6, 2023, seeking 1-year extension, on behalf of the applicant, 6004 Jefferson St LLC, at 6004 Jefferson Street, Block 144, Lot 3. The Resolution was approved on November 7, 2022 and memorialized on December 12, 2022, approving the subdivision and construction of a two-family house on the new lot. **After examining the request and hearing comments from the Board members, Mayor Sires made a Motion to approve the 1-year extension for the project, seconded by Chair Herrera and approved by the Board.**

b. TOWN OF WEST NEW YORK PLANNING BOARD RESOLUTION ADOPTING SCHEDULE OF MEETING DATES FOR 2024

7. Minutes for approval: October 2, 2023

A motion to approve minutes for the October 11, 2023 meeting was made by Chair Clara Herrera, seconded by Member Alain Gomez and approved by the Board.

8. Acceptance/Completeness. NONE

9. Resolutions:

- a. TOWN OF WEST NEW YORK ZONING BOARD RESOLUTION ADOPTING SCHEDULE OF MEETING DATES FOR 2024 – **Resolution was approved by all Members of the Planning Board.**
- b. RESOLUTION – Re: Reappointing Alain Gomez as the Class II Member of the Town of West New York Planning Board (October 20, 2023- October 19, 2024) – **Resolution was approved by all Members of the Planning Board.**
- c. RESOLUTION – Re: Appointing Israel Fuentes to Serve as Class IV Member of the Town of West New York Planning Board for 2022-2026 - – **Resolution was approved by all Members of the Planning Board.**

- d. RESOLUTION – Re: Authorizing the Appointment of Angie Gutierrez Cuellar as a Class IV Member to the Town of West New York Planning Board. – Resolution was approved by all Members of the Planning Board.

10. Old Business – No Applications

11. New Business-

**a. Preliminary Investigation of an Area in Need of Redevelopment (Non-
Condemnation)**

Block 125, Lot 1 (5700-5722 Madison Street)

Block 126, Lot 28 (5717-5723 Madison Street)

After the presentation of the study was completed and all testimony provided with no opposition expressed, Chair Clara Herrera made a Motion, seconded by Member Alain Gomez to approve the application for the area in need of Redevelopment (Non-Condemnation) and was approved by the Board.

b. First Hearing in the matter of Application PB 2023-03--6117 Bergenline Avenue, WNY (Lot 5, Block 139)

The applicant proposes to construct a new two-story commercial building on the above noted vacant site; the ground floor will contain retail space and two-office spaces will be located on the second floor. The property is located on the western side of Bergenline Avenue, between 61st and 62nd Streets, in the Town's C-R, Retail & Service Commercial Zone. After testimony was provided by the experts and conditions expressed with no opposition, the application was approved by Chair Clara Herrera, seconded by Mayor Sires and approved by all board members.

12. Open to public for comments. NONE

13. Motion to adjourn made by Mayor Albio Sires and seconded by Chair Clara Herrera at 7:00 pm.

Next meeting date: **Monday, January 8, 2023 at 6:00PM** Via Zoom with appropriate notice to be posted. Feel free to email questions or concerns to crodriguez@WestNewYorkNJ.org