



Clara Brito-Herrera, **Chairwoman**
Andrea Bounsiar, **Vice-Chairman**
Jonathan Castañeda, **Board Member**
Comm. Marcos Arroyo, **Board Member**
Alain Gomez, **Board Member**
Israel Fuentes, Board Member
Angie Gutierrez, 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
Giselle Diaz

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, May 16, 2024

The Planning Board had a regular meeting on Monday, May 16, 2024 at 6:00 pm **Via Zoom**.

- 1. Meeting called to order by Robert Ferraro, Board Attorney**
- 2. Pledge of Allegiance led by Robert Ferraro, Board Attorney**

Reading of notice in compliance with Open Public Meetings Act led by a Bruno and Ferraro, Esq. standing for Robert Ferraro, Board Attorney.

3. Roll Call:

Present: Vice Chair Andrea Bounsiar, Member Jonathan Castaneda, Board Member II Alain Gomez, ALT. NO1, Hector I. Yanez, Alt. No. II, Member Marlen Burgos, Member Commissioner Marcos Arroyo

Absent: Chair Clara B. Herrera, Member Angie Gutierrez, Member Markus Rehfeldt, Member Angie Gutierrez, Member Israel Fuentes

We had a quorum.

5. Re-Organization Nominations: NONE

6. Communications, reports, and administrative matters. NONE

7. Minutes for approval: May 6, 2024

A motion to approve Minutes for the May 6, 2024 meeting was made by Member Alain Gomez, seconded by Vice-Chair Andrea Bounsiar and approved by the Board.

8. Acceptance/Completeness. NONE

9. Resolutions:

a. RESOLUTION DETERMINING THAT THE PROPERTY IDENTIFIED BELOW IS AN AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION): 6600-14 PARK AVENUE BLOCK 4, LOT 1 and 2, IN THE TOWN OF WEST NEW YORK.

A motion to adopt this Resolution was made Member Alain Gomez - seconded by Member Jonathan Castaneda and approved by the Board.

b. RESOLUTION DETERMINING THAT THE PROPERTY IDENTIFIED BELOW IS AN AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION: FOR THE PROPERTY LOCATED AT 6402 KENNEDY BOULEVARD (ALSO KNOWN AS BLOCK 158, LOT 15), 6314-6320 KENNEDY BOULEVARD (ALSO KNOWN AS BLOCK 159, LOT 15), 6400 JEFFERSON AVENUE (ALSO KNOWN AS BLOCK 158, LOT 12.01), AND 6308 JEFFERSON AVENUE (ALSO KNOWN AS BLOCK 158, LOT 9, 10, 11), IN THE TOWN OF WEST NEW YORK.

A motion to adopt this Resolution was made Member Alain Gomez - seconded by Vice Chair Andrea Bounsiar and approved by the Board.

10. Old Business – No Applications

11. New Business:

a. Planning Board Docket PB 2024-01; HCA WNY, LLC site plan 420 – 53rd Street (Lot 10 in Block 94). The applicant proposes to convert a two-story warehouse building for a day care center. The property is located on the northern side of 53rd Street, between Bergenline Avenue and Palisade Avenue, in the Town's R-M, Medium Density Residential Zone. Public Notices were submitted, per Adolfo Lopez, Attorney for the applicant.

After all testimony was concluded and some questions and comments made by the experts, Member Alain Gomez made a Motion to approve, seconded by Member Commissioner Marcos Arroyo and approved by the Board.

12. Open to public for comments. NONE

13. Motion to adjourn was made by Member Jonathan Castaneda, seconded by Member Alain Gomez and the Board at 6:45 pm