

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
PLANNING BOARD

REGULAR MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:

City Hall
3715 Palisade Avenue
Union City, New Jersey

Tuesday, November 24, 2015
Commencing at 6:06 p.m.

M E M B E R S P R E S E N T:

YDALIA GENAO, Mayor's Designee
ALICIA MOREJON
JEANNE KOEHLER
JAY SHAH, (Arrived at 6:09 p.m.)
JOSE GUARENO, Alternate No. 2
DIANE CAPIZZI, Vice Chairperson

M E M B E R S A B S E N T:

BRIAN P. STACK, Mayor, Chairman
CELIN VALDIVIA, Commissioner
CAROLINA FERNANDEZ
RUDY RIVERO
FRANKLIN MEDINA
ALEJANDRO VELAZQUEZ, Alternate No. 1

A L S O P R E S E N T:

CARLOS VALLEJO, Secretary to the Board

WILFREDO J. ORTIZ, II, ESQ., Attorney for the Board

DAVID SPATZ, Consultant
Community Housing & Planning Associates, Inc.

A P P E A R A N C E S:

J. ALVARO ALONSO, ESQ.,
Attorney for Applicant, Constantine & Marlene Hinova

CARMINE R. ALAMPI, ESQ.,
Attorney for Applicant, Ronmar Realty, LLC

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I N D E X

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1 THE SECRETARY: May I have your attention,
2 please?

3 Please take notice that on Tuesday,
4 November 24, 2015, at six p.m., a Regular Meeting
5 is scheduled for the City of Union City Planning
6 Board to be held in the Municipal Chamber of the
7 City Hall, 3715 Palisade Avenue, Union City, New
8 Jersey.

9 This meeting is called in compliance with
10 Chapter 231, Public Law 1975, of the Open Public
11 Meetings Act. Notice of this meeting has been
12 provided as follow:

13 Notice of this meeting, setting forth the
14 time, date, location and the agenda, to the
15 extent known, was forward to The Jersey Journal,
16 The Record, The Hudson Reporter, has been posted
17 on the bulletin board in the City Hall, and has
18 been made available to the public in the Office
19 of the Municipal Clerk.

20 Before we call roll for this evening, will
21 everybody kindly rise to salute the flag?

22

23 (Whereupon, the Pledge of Allegiance was
24 said by all.)

25

1 **ROLL CALL:**

2

3 THE SECRETARY: Roll call for tonight's
4 meeting.

5 Mayor Brian P. Stack? Absent.

6 Ydalia Genao?

7 MS. GENAO: Yes.

8 THE SECRETARY: Celin Valdivia? Absent.
9 Alicia Morejon?

10 MS. MOREJON: Yes.

11 THE SECRETARY: Diane Capizzi?

12 VICE CHAIRPERSON CAPIZZI: Here.

13 THE SECRETARY: Carolina Fernandez?
14 Absent.

15 Rudy Rivero? Absent.

16 Jay Shah? Absent.

17 Franklin Medina? Absent.

18 Mrs. Koehler?

19 MS. KOEHLER: Here.

20 THE SECRETARY: Alejandro Velazquez?
21 Absent.

22 Jose Guareno?

23 MR. GUARENO: Here.

24 THE SECRETARY: Let the record indicate
25 that we have five present.

1 Those absent tonight is Commissioner Celin
2 Valdivia, Mayor Brian P. Stack, Carolina
3 Fernandez, Rudy Rivero, Franklin Medina,
4 Alejandro Velazquez.

5 So, we have a Board made up of five
6 members.

7 * * *

1 **RESOLUTIONS:**

2

3 (1) Kevin Ward, 414 Monastery Place, Block
4 110, Lots 35, 37 & 38. Legalization of basement
5 apartment in an existing two floor building.
6 Approved.

7 (2) Luis and Reina Yanqui, 2408 New York
8 Avenue, Block 139, Lot 5. Legalization of
9 basement apartment in an existing two floor
10 building. Approved.

11 (3) Zohara - 4401 LLC - 4401-4403 Bergenline
12 Avenue, Block 255, Lot 21. Mixed six residential
13 units, building shall be four stories tall and
14 three residential floors are proposed over one
15 story commercial space with basement. Approved.

16 (4) Resolution to approve the Planning Board
17 Schedule for the year 2016.

18 (5) Resolution Appointing the Planning Board
19 Secretary for the Year 2016.

20

21 THE SECRETARY: We have five Resolution on
22 tonight's agenda.

23 First Resolution, Kevin Ward, 414 Monastery
24 Place, Block 110, Lot 35, 37 and 38. This was
25 approved on the previous meeting.

1 Resolution number 2.

2 Luis and Reina Yanqui, 2408 New York
3 Avenue, Block 139, Lot 5. This was -- this
4 application was approved in the previous meeting.

5 Number 3.

6 Zohara, 4401, LLC, 4401-4403 Bergenline
7 Avenue, Block 255, Lot 21. This application was
8 approved at the previous meeting.

9 We have the fourth Resolution to approve
10 the Planning Board schedule for the year 2016.

11 And Resolution 5.

12 Appointing the Planning Board Secretary for
13 the year 2016.

14

15 (Whereupon, Jay Shah arrived at 6:09 p.m.)

16

17 MR. ORTIZ: For the record, Mr. Shah is
18 present.

19 THE SECRETARY: Let -- may I have a second
20 please?

21 Let the record indicate that Mr. Shah is
22 present. We have six members now at 6:10 (sic).

23 Can I have a motion to adopt the
24 Resolutions?

25 VICE CHAIRPERSON CAPIZZI: I'll make --

1 THE SECRETARY: Motion by Vice Chairman
2 Capizzi.

3 Second by?

4 Mrs. Koehler.

5 Roll call on the motion.

6 Ydalia Genao?

7 MS. GENAO: Yes.

8 THE SECRETARY: Alicia Morejon?

9 MS. MOREJON: Yes.

10 THE SECRETARY: Diane Capizzi?

11 VICE CHAIRPERSON CAPIZZI: Yes.

12 THE SECRETARY: Jay Shah?

13 MR. SHAH: Yes.

14 THE SECRETARY: Mrs. Koehler?

15 MS. KOEHLER: Yes.

16 THE SECRETARY: Jose Guareno?

17 MR. GUARENO: Yes.

18 THE SECRETARY: Motion carries, six-oh.

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1 **Tati's Small World - 130-140 32nd Street:**

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3 THE SECRETARY: Application on tonight's
4 agenda, Tati's Small World, 130-140 32nd Street.

5 Mr. Ortiz?

6 MR. ORTIZ: Yes.

7 This matter has -- is going to be adjourned
8 to our January meeting, in -- in order to acquire
9 the proper quorum.

10 THE SECRETARY: Thank you, Mr. Ortiz.

11 Can I have a motion to adjourn this
12 application?

13 VICE CHAIRPERSON CAPIZZI: I'll make a
14 motion.

15 THE SECRETARY: Motion by Mrs. Diane
16 Capizzi.

17 Second by?

18 Alicia Morejon.

19 Roll call on the motion.

20 Ydalia Genao?

21 MS. GENAO: Yes.

22 THE SECRETARY: Alicia Morejon?

23 MS. MOREJON: Yes.

24 THE SECRETARY: Diane Capizzi?

25 VICE CHAIRPERSON CAPIZZI: Yes.

1 THE SECRETARY: Jeanne Koehler?

2 MS. KOEHLER: Yes.

3 THE SECRETARY: Jay Shah?

4 MR. SHAH: Yes.

5 THE SECRETARY: Jose Guareno?

6 MR. GUARENO: Yes.

7 THE SECRETARY: Motion carries, six-oh.

8 Let the record indicate that this
9 application has been adjourned for January 26,
10 2016. No further notice required.

11 Thank you.

12 * * *

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1 **Constantine & Marlene Hinoва - 131 48th Street:**

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3 THE SECRETARY: Number 2 on tonight's
4 agenda, Constantine and Marlene Hinoва, 131 48th
5 Street.

6 Mr. --

7 MR. SPATZ: Attorney is not here yet.

8 MR. VALELLA: Good evening.

9 Our attorney is kind of a little late. I
10 don't know what time to expect him, but we're not
11 ready.

12 MR. ORTIZ: Okay. What we can do is go
13 straight to our last presentation.

14 VICE CHAIRPERSON CAPIZZI: Um hum.

15 MR. ORTIZ: If Mr. Navarrete gets here in
16 time, that's fine. If not, the problem becomes,
17 and believe me, I'm -- I'm sorry about this, but
18 since notice -- if he's not here --

19 MR. VALELLA: No, no. I understand.

20 MR. ORTIZ: -- to hand in the notice, it
21 will have to be re-noticed.

22 MR. VALELLA: We'll have to postpone.
23 Okay.

24 I'm sure he's -- he's --

25 MR. ORTIZ: If he's here -- you know, we'll

1 | hear it tonight.

2 | MR. VALELLA: He's always -- he's always --

3 | Thank you.

4 | MR. ORTIZ: Thank you.

5 | MR. VALELLA: Sorry.

6 | MR. ORTIZ: No problem.

7 | * * *

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1 **Ronmar Realty, LLC - 116-120 Peter Street & 121**
2 **34th Street:**

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4 MR. ORTIZ: So, I guess we're going to move
5 on to Ronmar Realty, LLC.

6 THE SECRETARY: And just put on the side
7 those, please. Yes, keep it together.

8 All right. We are going to change the
9 order. We are going to go to Ronmar Realty, LLC,
10 116-120 Peter Street and 131 -- 121 -- I'm sorry
11 -- 34th Street, Block 203, Lots 10-11 and 28-36.

12 Mrs. -- Mr. --

13 MR. ALAMPI: Thank you.

14 Madam Chair, Board of Commissioners, my
15 name is Carmine Alampi. I'm the attorney for
16 Ronmar Realty, who are the owners and the
17 developers of the property at the subject of the
18 application.

19 This is an application this evening to
20 develop on one -- 34th Street and Peter Street.

21 The property is on 34th Street, but a
22 portion of the property actually goes through to
23 the other side of Peter Street. It's like a
24 narrow tail.

25 We're utilizing that section of the

1 property to provide additional parking, to
2 support the application.

3 The application is to develop 72 units.

4 MR. ORTIZ: Mr. Alampi?

5 May I --

6 MR. ALAMPI: We are providing 111 parking
7 spaces.

8 And we have our architect and engineer, who
9 will testify -- actually, the engineer will
10 testify first.

11 I should have stated, but I got all excited
12 and jumped ahead, I should have put on the record
13 that we did provide notice to the property owners
14 within 200 feet, including all of the residents
15 in the area. And we provided publication in the
16 newspaper.

17 All of this was done more than ten days
18 before the hearing.

19 And in our notice, we were very clear to
20 state to people that we would be constructing a
21 five story residential building, with 72 units.
22 And that there would be a small section of
23 retail/commercial, as required by the Ordinance,
24 of 972 square feet of commercial/retail.

25 We were clear as to the lot and block, and

1 the address, because some people don't know from
2 lot and block, and so we gave both, the common
3 address, as well.

4 There are three variances in this
5 application.

6 In your Ordinance, there is a requirement
7 -- what we call the 10/20 requirement, that the
8 building be set back ten feet from the property
9 line, which this is. And then, when you go above
10 the first floor, come back another ten feet, for
11 a total of 20.

12 This development only comes back ten feet
13 straight up and down.

14 So, that's our first variance.

15 The building coverage, with the design, to
16 accommodate the parking that we wanted to
17 maximize, we are 1.2 percent over the 80 percent
18 allowed.

19 And lastly, we are providing 110 -- 111
20 spaces, where 144 are required.

21 MR. ORTIZ: Mr. Alampi, if I could?

22 Madam Chairwoman, I've had an opportunity
23 to review the submissions by counsel. Everything
24 seems to be in order, giving jurisdiction to the
25 Board.

1 The only thing I would ask, Mr. Alampi, is
2 if it's possible, you could have delivered to our
3 Board Clerk, the originals.

4 MR. ALAMPI: I think I provided -- did you
5 get the originals, Carlos?

6 They're in my car.

7 THE SECRETARY: Let me review one more
8 time.

9 MR. ALAMPI: No, no. I have -- I have them
10 in my car, Carlos. I brought them with me
11 tonight.

12 MR. ORTIZ: No, that's fine. That's fine
13 for the moment.

14 MR. ALAMPI: And if they didn't tow away my
15 car, they're in the back seat.

16 Carlos, I'll have those delivered to you.

17 THE SECRETARY: Sure. No problem.

18 MR. ALAMPI: We have -- we have all the
19 answers.

20 Thank you.

21 So, I'd like to call, as our first witness,
22 our site engineer, Perry.

23 You need to be sworn in by the Board.

24 (Whereupon, there was a pause in the
25 proceedings.)

1 MR. ALAMPI: Madam Chair, before we --
2 before we start the testimony, I'd just like the
3 record also to reflect that we completed the site
4 plan checklist, and we attached the required
5 details, including proof of ownership of the
6 property, as well as some photographs.

7 And we did provide the traffic engineer's
8 report. It's dated August 31, 2015.

9 It was addressed originally to the Zoning
10 Board of Adjustment. And there have been no
11 changes to the traffic report.

12 I would want to disclose to the Board that
13 at an earlier time, this summer, we filed an
14 application that included an additional 25 by 100
15 foot lot, that's under our ownership. But that
16 property is outside the gateway commercial zone.
17 And that was creating a variance issue. And we
18 were attempting to create a driveway and the
19 parking configuration.

20 We found a way to improve the building,
21 creating more parking, and avoid going outside of
22 the zone.

23 So, we re-filed this application with the
24 Planning Board, but the building remains
25 untouched.

1 And so, this is a new application, and we
2 withdrew the other application.

3 I consulted your planning -- planning
4 consultant, Mr. David Spatz. You have an
5 Ordinance in Union City that says if you have
6 multiple applications, the -- when you file
7 another application, the earlier application
8 should be withdrawn.

9 There's an issue as to whether that means
10 if the application was approved.

11 We withdrew it even before there was an
12 approval.

13 VICE CHAIRPERSON CAPIZZI: Um hum.

14 MR. ALAMPI: There was one hearing, but
15 there was no decision made.

16 So, that application was withdrawn. We
17 start new tonight.

18 And with that, Perry, were you sworn?

19 MR. FRENZEL: Not yet.

20 MR. ALAMPI: Okay.

21 MR. ORTIZ: And Madam Chairwoman, Mr. Perry
22 has appeared --

23 VICE CHAIRPERSON CAPIZZI: Yes.

24 MR. ORTIZ: -- before this Board, and so
25 ask that you recognize him as an expert in his

1 field.

2 VICE CHAIRPERSON CAPIZZI: Sure. Yes.

3 MR. FRENZEL: Thank you.

4 Do I need to be sworn?

5 MR. DILLON: Please raise your right hand.

6 Do you swear the testimony you're about to
7 give this Board is the whole truth?

8 MR. FRENZEL: I do.

9 MR. DILLON: State your name and spell it
10 for the record.

11 MR. FRENZEL: Perry Frenzel, F-R-E-N-Z-E-L.

12 MR. ALAMPI: Now, Perry, you've been
13 accepted as an expert witness in civil
14 engineering, but just give us your professional
15 address.

16 MR. FRENZEL: It's 30 Madison Avenue,
17 Paramus, New Jersey.

18 MR. ALAMPI: And that's with the Azzolina
19 Feury Engineering Company.

20 Correct?

21 MR. FRENZEL: Yes, it is.

22 MR. ALAMPI: Now, Perry, you are familiar
23 with this property?

24 MR. FRENZEL: Yes, I am.

25 MR. ALAMPI: And you have visited the site

1 with your colleagues?

2 MR. FRENZEL: I have.

3 MR. ALAMPI: And you then worked with the
4 survey crew, and the engineering crew, to develop
5 a site plan.

6 Correct?

7 MR. FRENZEL: Yes, I did.

8 MR. ALAMPI: And this is the site plan that
9 we filed.

10 If you would go to the board.

11 This is the site plan dated September 14,
12 2015.

13 MR. FRENZEL: That is correct.

14 MR. ALAMPI: And your set of plans is seven
15 pages, including the cover sheet itself.

16 Correct?

17 MR. FRENZEL: Also correct.

18 MR. ALAMPI: Why don't we mark that as A-1?

19 And what you have mounted on the -- on the
20 board is exactly what we filed with the Board.
21 There's no changes to that plan, are there?

22 MR. FRENZEL: This is what has been filed
23 with the Board. That's correct.

24 MR. ALAMPI: Thank you.

25 So, we're going to mark the entire set,

1 Perry, as A-1.

2

3 (Whereupon, Site Plan dated 9/14/15, was
4 received and marked as Exhibit A-1.)

5

6 MR. ALAMPI: And would you just bring us
7 through the plan?

8 I see that you have an aerial, and that you
9 have a property that's outlined in yellow.

10 Is that the subject property?

11 MR. FRENZEL: Yes, it is. This is the
12 entire assemblage of lots.

13 There is a total of 11 lots in this
14 particular parcel, nine of those lots fronting on
15 34th Street, and two fronting on Peter Street.

16 MR. ALAMPI: And that property is owned by
17 the applicant, Ronmar Realty, LLC.

18 MR. FRENZEL: Yes, it is.

19 MR. ALAMPI: And it looks like an L or an
20 inverted L configuration.

21 Could you just explain that while we have
22 that visual in front of the Board?

23 MR. FRENZEL: Sure.

24 The bulk of the property fronts on 34th
25 Street, 231 feet from one end of the property to

1 the other.

2 There is, for lack of a better term, a tail
3 or an appendage that extends across two lots,
4 that front on Peter Street, having a frontage on
5 Peter Street of about 60 feet.

6 Total depth of the lot approximately 200
7 feet.

8 MR. ALAMPI: Okay. Besides the aerial, of
9 course, you have the list of property owners that
10 were notified, as well.

11 Correct?

12 MR. FRENZEL: That appears on the cover
13 sheet, as well.

14 MR. ALAMPI: Okay. Can we go on to the
15 next -- next sheet?

16 (Whereupon, there was a pause in the
17 proceedings.)

18 MR. ALAMPI: The next exhibit, Sheet number
19 2, is the existing conditions plan.

20 MR. FRENZEL: Yes, it is.

21 MR. ALAMPI: Explain that to us. What's
22 there.

23 MR. FRENZEL: The existing conditions plan
24 replicates the boundary survey that was done to
25 identify all of the lots and the totality of the

1 property, showing their bearings and distances
2 for each course of the perimeter of the property.

3 It also shows some of the physical
4 features, primarily the -- the one story
5 commercial warehouse that occupies the bulk of
6 the lot along 34th Street, and the parking area
7 that occupies the two lots that front on Peter
8 Street.

9 MR. ALAMPI: Now, Perry, if you would, with
10 your hand, just show us the warehouse on 34th
11 Street. Just show us the outline of it.

12 You could use a pen or whatever. Just show
13 us the image of it.

14 MR. FRENZEL: There --

15 MR. ALAMPI: Is that the entire frontage,
16 except for the 20 -- 25 or 26 feet?

17 MR. FRENZEL: It's the entire frontage,
18 except for the easterly 26 and a half feet here.
19 It extends fully across the 231 foot frontage,
20 except for that piece.

21 From the front property line to the rear
22 property line, on the westerly end; from the
23 front property line to within a couple of feet of
24 the rear property line on the easterly end; and
25 almost fully toward the -- the rear of the 34th

1 Street lots.

2 It's -- it's this area, which makes up the
3 bulk of the property.

4 MR. ALAMPI: And that's about 80 percent of
5 the property.

6 MR. FRENZEL: At least.

7 MR. ALAMPI: And then, on the side, about
8 26 feet by a hundred is vacant area.

9 MR. FRENZEL: Yes, it is.

10 MR. ALAMPI: And in the back, 60 by a
11 hundred or so is the -- is also a parking area
12 that's vacant.

13 MR. FRENZEL: Yes. This is parking back
14 here.

15 MR. ALAMPI: Okay.

16 MR. ORTIZ: If -- if I may?

17 MR. ALAMPI: You have some photographs --

18 MR. ORTIZ: Mr. Alampi, if I -- just so --
19 is Lot 36 included in -- I'm not -- because
20 there's two thick lines, so I'm not sure, on our
21 copies.

22 MR. FRENZEL: Yes. Lot 36 is included.

23 MR. ORTIZ: Okay.

24 MR. FRENZEL: The blue line --

25 MR. ORTIZ: All right.

1 MR. FRENZEL: -- delineates the --

2 VICE CHAIRPERSON CAPIZZI: Um hum.

3 MR. FRENZEL: -- outside of the property.

4 MR. ORTIZ: I wasn't sure.

5 VICE CHAIRPERSON CAPIZZI: Um hum.

6 MR. ORTIZ: Okay.

7 Thank you.

8 MR. FRENZEL: Okay.

9 MR. ALAMPI: And -- and Perry, I see that
10 you have photographs marked from 1 through 5.

11 Do you want to just briefly, just show us,
12 with your hand, when you show the photograph,
13 show us where it is on the plot plan --

14 MR. FRENZEL: Okay.

15 MR. ALAMPI: -- itself.

16 MR. FRENZEL: Photo 2, if we start from the
17 top left, photo 2 is a shot at the front of the
18 building, from approximately this location,
19 looking towards --

20 MR. ALAMPI: So, if you're on 34th Street,
21 looking southward, you would see that.

22 MR. FRENZEL: Looking south toward the
23 building.

24 The second photo, photo 3, from 34th Street
25 looking in the opposite direction, toward the --

1 toward the west.

2 MR. ALAMPI: And that shows this warehouse
3 building.

4 Is that it?

5 MR. FRENZEL: It does. Across this entire
6 frontage.

7 MR. ALAMPI: Okay.

8 MR. FRENZEL: In both -- both photos.

9 Photo 1 is taken from the -- the Peter
10 Street side, showing the -- the parking area.

11 This is the orientation of that photo,
12 basically from Peter Street looking east.

13 Photo number 5 is taken head-on looking
14 into the parking area from Peter Street.

15 And photo number 4 is actually taken at
16 this corner of the property here, looking down
17 the -- the empty piece between the property of
18 others to the east, and the building, the 26 feet
19 that we've spoken about all along the easterly
20 edge.

21 MR. ALAMPI: So, the three photos, on the
22 bottom, 1, 4, and 5 show the parking area behind
23 and adjacent to the building, and the two top
24 photos are the warehouse building.

25 MR. FRENZEL: That's correct.

1 MR. ALAMPI: Okay.

2 Are there any other features of the
3 existing conditions that you'd want to bring to
4 the Board's attention?

5 MR. FRENZEL: I think that pretty well
6 covers it.

7 MR. ALAMPI: Is the property fairly flat,
8 or is there any --

9 MR. FRENZEL: There --

10 MR. ALAMPI: -- change in topography?

11 MR. FRENZEL: There's quite a change in
12 topography from -- if we look at the 34th Street
13 side, there's a change in elevation from about
14 208 feet in the -- the westerly corner of the 34th
15 Street frontage, which drops down to
16 approximately 194 feet, a change of about 14 feet
17 across the 14th (sic) Street frontage, dropping
18 down from west to east.

19 The Peter Street frontage is at
20 approximately 200 feet on the westerly edge,
21 approximately 196 feet on the easterly end of the
22 Peter Street frontage.

23 Generally, the property slopes toward the
24 east, in this general direction, from the -- the
25 lower left corner of the -- the drawing, toward

1 the upper right. That would be in a
2 southeasterly direction.

3 MR. ALAMPI: So, in other words, 34th
4 Street is a -- is a slight hill, or not so slight
5 hill dropping down, as it goes to the eastern
6 direction.

7 Correct?

8 MR. FRENZEL: It's a significant slope.

9 MR. ALAMPI: And because of that, were you
10 able to take advantage of designing the two
11 parking levels?

12 MR. FRENZEL: Yes. The 14 foot difference
13 allows us to provide a point of entry toward the
14 westerly end of the frontage, for the grade
15 level, or ground level parking.

16 And then, we drop down and toward the
17 easterly end, we have actually the access to the
18 basement parking, significantly below the ground
19 level.

20 MR. ALAMPI: And so you could use the --
21 the elevations of the street in order to enter
22 one level below the other level.

23 MR. FRENZEL: Yes. And by doing so, we
24 avoided needing any interior ramps.

25 MR. ALAMPI: Good.

1 Could you take us to the next sheet, the
2 third sheet? And I believe that's your site
3 grading and drainage plan.

4 MR. FRENZEL: Yes, it is.

5 MR. ALAMPI: Now, this is your main
6 exhibit.

7 Is that correct?

8 MR. FRENZEL: Yes. This is the drawing
9 that shows the -- what's termed to be the ground
10 level.

11 MR. ALAMPI: Okay.

12 MR. FRENZEL: What it shows is a total of
13 45 parking spaces under the portion of the
14 building that fronts on 34th Street, with another
15 22 spaces on the two lots that front onto Peter
16 Street.

17 MR. ALAMPI: Now, Perry, if we take the 45
18 space garage, the entrance is on the west side of
19 the building.

20 Correct?

21 MR. FRENZEL: Yes, it is. In this
22 location.

23 MR. ALAMPI: And the 22 spaces that goes
24 out to Peter Street, is that on the same level of
25 that -- of the 45 spaces, or is there a

1 differential?

2 MR. FRENZEL: It's close to the same level,
3 but the two are not interconnected.

4 MR. ALAMPI: In other words, a vehicle
5 cannot travel from the one space to the other,
6 because there is a slight difference in
7 elevation.

8 Correct?

9 MR. FRENZEL: That's true.

10 MR. ALAMPI: And so, the Peter Street
11 section, how is the ingress and egress managed?

12 MR. FRENZEL: Ingress and egress is via a
13 curb cut, at this particular location, in the
14 middle of the Peter Street frontage.

15 MR. ALAMPI: But then, the vehicles on
16 Peter Street could only access the 22 parking
17 space area.

18 Correct?

19 MR. FRENZEL: That is correct.

20 MR. ALAMPI: They can't cut through here
21 and go out to 34th Street.

22 MR. FRENZEL: No, they can't.

23 MR. ALAMPI: And vice-versa.

24 MR. FRENZEL: True.

25 MR. ALAMPI: The vehicles coming in, under

1 the building proper, they can't cut through and
2 come out Peter Street either.

3 MR. FRENZEL: No, they cannot.

4 MR. ALAMPI: That's an intentional design
5 to prevent -- for purposes of circulation and
6 control.

7 MR. FRENZEL: Absolutely.

8 MR. ALAMPI: Okay. So, you're providing
9 that parking.

10 Is there anything underneath the 45 parking
11 spaces? Is that the next level below that of
12 parking?

13 MR. FRENZEL: That would be shown on the
14 next sheet, which is Sheet number 4.

15 MR. ALAMPI: I didn't mean to make you go
16 to that yet.

17 MR. FRENZEL: Okay.

18 MR. ALAMPI: Could you just take us through
19 your zoning notes on the right hand side of the
20 plan, indicating the zone and confirming my
21 opening remarks, as to what variances are
22 applicable?

23 MR. FRENZEL: Sure.

24 The -- the map in the upper right hand
25 corner is actually taken from the -- the City Tax

1 Map, showing the location of the property in red,
2 with the 200 foot radius, shown in red around
3 that, in slightly different orientation than the
4 plan.

5 The property is within the CG commercial
6 gateway zone of Union City. It's approximately
7 28,700 feet in size, or --

8 MR. ALAMPI: And Perry, that commercial --
9 the CG gateway commercial allows for multiple
10 dwelling building --

11 MR. FRENZEL: It does.

12 MR. ALAMPI: -- with a small component of
13 commercial/retail.

14 MR. FRENZEL: Yes, it does.

15 MR. ALAMPI: So, those are all permitted
16 uses.

17 MR. FRENZEL: Yes, they are.

18 MR. ALAMPI: Do we comply -- do we comply
19 not only with the use, but the height of the
20 building, the number of stories, and the number
21 of units?

22 MR. FRENZEL: Yes, we do. The -- the
23 permitted height is 60 feet, five stories, and we
24 propose 60 feet, and five stories.

25 MR. ALAMPI: Could you highlight, then, the

1 | variances that exist?

2 | MR. FRENZEL: There is a variance for
3 | building coverage, 81.2 percent is proposed,
4 | whereas 80 percent is permitted in this
5 | particular zone.

6 | There is a variance for step backs in the
7 | rear of the building. Ten feet is required at
8 | the lower elevation, stepping back to 20 above.
9 | The rear of the building maintains a minimum of a
10 | ten foot setback all the way up to the roof
11 | level.

12 | The last variance is for the number of
13 | parking spaces. By your Ordinance, two spaces
14 | are required for each unit, for 144. And three
15 | spaces would be required for the
16 | retail/commercial component, for a total of 147;
17 | 111 spaces are proposed.

18 | MR. ALAMPI: And Perry, if we used the RSIS
19 | standard for new residential construction, the
20 | residential component would drop by three spaces,
21 | 141, and we would still need three spaces for the
22 | retail.

23 | Correct?

24 | MR. FRENZEL: That's correct.

25 | MR. ALAMPI: And so, that's how we

1 | calculated a total of 144 spaces required.

2 | MR. FRENZEL: That's correct.

3 | MR. ALAMPI: Going back, just briefly, to
4 | the building coverage. One point two percent of
5 | this lot is something like 320 square feet of
6 | area.

7 | MR. FRENZEL: That's 300, 320 square feet.
8 | That's about all it is.

9 | MR. ALAMPI: Okay.

10 | And that was necessary due to the
11 | configuration of the parking spaces and to -- and
12 | to create the maximum number of parking for this
13 | building.

14 | MR. FRENZEL: Yes. Reducing that would
15 | have had a -- quite a noticeable impact on the
16 | ability to park under the building. We would
17 | have lost either a row in the north/south
18 | direction, or cramped the east/west direction,
19 | and had a significant bearing on that parking
20 | number.

21 | MR. ALAMPI: Thank you.

22 | Are there other features of your notice, of
23 | your notes, rather, regarding your calculations
24 | number 6 and 7 of your notes?

25 | You did the math and put it on the plan to

1 show the Board how you calculated the numbers in
2 your zoning notes.

3 Correct?

4 MR. FRENZEL: Yes, we did.

5 MR. ALAMPI: You don't need to do the math
6 for us. I'm sure everybody can do their own
7 calculations.

8 I'd like to point your attention to the
9 lower left side of the plan, and it looks like
10 the perimeter of the building, or the footprint
11 of the building, and you have some numbers there.
12 What do those numbers represent?

13 MR. FRENZEL: The -- the numbers are shown
14 at each corner of the building. Those being the
15 finished elevations.

16 The height is calculated from the average
17 of those points to the roof peak. And that fits
18 within the zoning.

19 MR. ALAMPI: And then, you did the math,
20 based on these eight points -- eight points
21 around the perimeter of the elevations, averaging
22 it out, and that's how you calculated the height.

23 MR. FRENZEL: Yes, that is.

24 MR. ALAMPI: And is that in conformance
25 with the Ordinances of the City of Union City?

1 MR. FRENZEL: Yes, it is.

2 MR. ALAMPI: I want to just note, Perry, if
3 you would, the elevations on Peter Street vary
4 from 196 to 200, approximately four -- not quite
5 four feet, three and a half feet.

6 That is lower than the elevations on 34th
7 Street.

8 MR. FRENZEL: Yes, it is.

9 MR. ALAMPI: And that would confirm with
10 your testimony that that 22 parking space area is
11 a few feet lower than the 45 foot parking space
12 that's on 34th Street.

13 Correct?

14 MR. FRENZEL: It is. Yes.

15 MR. ALAMPI: Now, we can turn, I believe,
16 to the next sheet, Perry.

17 (Whereupon, there was a pause in the
18 proceedings.)

19 MR. ALAMPI: Thank you.

20 Perry, Sheet 4 is referred to as basement
21 grading. That's the lower level parking
22 facility.

23 MR. FRENZEL: Yes, it is.

24 MR. ALAMPI: And show us, once again with
25 your hand, where is the ingress/egress located?

1 MR. FRENZEL: The point of ingress and
2 egress would be toward the easterly end of the
3 34th Street frontage, near this corner of the
4 building that I'm pointing to.

5 MR. ALAMPI: Now, this level is primarily
6 parking. Just parking. But there is some
7 storage area down there, as well.

8 Correct?

9 MR. FRENZEL: Parking, storage, and
10 utilities.

11 MR. ALAMPI: Now, in the corner of that
12 lower level, it says bike storage.

13 MR. FRENZEL: Yes.

14 MR. ALAMPI: And there's another facility.

15 Is that in keeping with the other
16 development that these clients have developed
17 across the street from here, where they're
18 providing an area for people to store bicycles
19 and things of that like?

20 MR. FRENZEL: Yes. It's -- it was provided
21 on this plan, based on the comments that were
22 presented to us on the last application.

23 MR. ALAMPI: And -- and lastly, when we go
24 to the Peter Street appendage, are there any
25 improvements, or any parking on that level, the

1 lower level?

2 MR. FRENZEL: No. On Peter Street, the
3 piece that is shown would be well below grade.

4 MR. ALAMPI: Will there be any
5 infrastructure there, the drainage or anything of
6 that nature?

7 MR. FRENZEL: Not on the Peter Street side.

8 MR. ALAMPI: So, on Peter Street, it's
9 essentially surface parking. And then, the
10 building will be built above it.

11 MR. FRENZEL: That's true.

12 MR. ALAMPI: Okay.

13 MR. ORTIZ: Mr. Alampi, when you're talking
14 about grade and drainage, the question -- on the
15 last presentation, since you're linking the two
16 of them, does this property or these properties
17 have any of the same tunnel issues that the other
18 property did?

19 MR. FRENZEL: Not that I'm aware of.

20 MR. ALAMPI: The property -- you recall the
21 property across the street. There was some
22 history of tunnels in that property.

23 You haven't had a chance, yet, in that --
24 in that application -- we haven't done any
25 demolition or anything yet.

1 MR. FRENZEL: No, but I remember the issue
2 arising.

3 MR. ORTIZ: No, but we --

4 MR. ALAMPI: Right.

5 MR. ORTIZ: -- knew they exist and I just
6 don't know if they --

7 MR. ALAMPI: But we don't know whether that
8 condition applies on this side of the Peter
9 Street.

10 MR. FRENZEL: It's not come up in any
11 discussion I've had concerning this property.

12 MR. ALAMPI: We're going to do the same
13 review. When we engage demolition and such,
14 we're going to be looking at the subsurface
15 conditions though, aren't we?

16 MR. FRENZEL: Certainly.

17 MR. ALAMPI: Okay.

18 Are there any other features of the -- of
19 this sheet that you could just draw a few -- for
20 a moments, the drainage plan.

21 What is the plan for drainage, and how does
22 it drain?

23 MR. FRENZEL: The drainage plan is -- is
24 quite simple.

25 If you look in the middle of this level,

1 | you see a double blue line that starts on the
2 | westerly end, goes toward the east, makes a left
3 | turn, and then goes out toward the street.

4 | That's 220 feet of 36 inch diameter pipe
5 | that's installed in that location, to capture the
6 | roof drainage from rainfall events.

7 | By doing so, it holds that water and
8 | discharges it into the municipal system, at a
9 | very, very slow rate, compared to what happens
10 | today, where it basically just runs off and
11 | instantaneously overloads the system.

12 | The drainage plan also, if you go back to
13 | the prior sheet, looks at the surface condition
14 | in this particular corner of the lot. That would
15 | be the southeast corner. There is an area drain
16 | installed in that corner to capture any runoff
17 | that would fall in that corner of the building,
18 | to keep it from flowing onto adjoining properties
19 | to the east.

20 | That's also directed into that same
21 | drainage system.

22 | MR. ALAMPI: And did you do preliminary
23 | calculations with regard to the sufficiency of
24 | that drainage system you designed?

25 | MR. FRENZEL: We did.

1 MR. ALAMPI: Could you just tell us,
2 briefly, what was involved, and your opinion as
3 to its sufficiency?

4 MR. FRENZEL: The system is designed to
5 handle storm events up to 25 years in frequency.

6 The -- the idea, again, is to hold the
7 water, similar to a bathtub. It has a great
8 holding capacity, but the outlet is very small,
9 which allows it to trickle into the municipal
10 system and discharge over a period of time that
11 is much, much longer than the storm, so that the
12 impact on the municipal system is far less than
13 the prior development.

14 MR. ALAMPI: And this is a system that you,
15 through your experience, have found as an
16 acceptable method of capturing rainwater, holding
17 it, and releasing it slowly, that that's an
18 acceptable methodology?

19 MR. FRENZEL: This is a very, very common
20 way of managing this problem. Almost every
21 project has something like this. If it's not in
22 this fashion, on a larger suburban lot, it could
23 be a pond, but it's the same type of situation.

24 MR. ALAMPI: And when you refer to the 25
25 year storm, is that the criteria that's required

1 to be reviewed?

2 MR. FRENZEL: I believe it is.

3 MR. ALAMPI: And any other features here on
4 the drainage?

5 Or is it that simple?

6 MR. FRENZEL: It's that simple.

7 MR. ALAMPI: I don't mean to make light of
8 it, but it's a basic system of capturing roof
9 water and bringing it down underneath the
10 basement, holding it, and then releasing it.

11 Correct?

12 MR. FRENZEL: Very true.

13 MR. ALAMPI: It will be released into the
14 storm system in the street.

15 MR. FRENZEL: It will.

16 MR. ALAMPI: Any other details on this
17 sheet you need to discuss?

18 MR. FRENZEL: Not really.

19 MR. ALAMPI: Okay.

20 And then, I know that you have some
21 technical sheets; soil, sediment, things of that
22 nature. Sheet number 5, that is required by the
23 site plan checklist that you do that review and
24 provide that -- provide that information to the
25 Board.

1 MR. FRENZEL: True. It's also required by
2 the Soil Conservation District, that requires a
3 permit for any disturbance in excess of 5,000
4 square feet.

5 MR. ALAMPI: And so, has an application yet
6 been filed with the Soil Conservation District?

7 MR. FRENZEL: Not yet, but it certainly
8 will prior to construction.

9 MR. ALAMPI: Okay.

10 And the next sheet is the landscape plan.

11 Just very briefly tell us about the
12 landscaping. Is it mostly around the perimeter
13 of the building to provide some repose from the
14 property line?

15 MR. FRENZEL: Landscaping plan basically
16 does two things. It provides four Callery pear
17 trees which is a -- a very colorful, spring
18 ornamental tree along the street frontage, to
19 give some color and some vegetation to that area.

20 And around the perimeter of the building,
21 we're providing another tree species, which is
22 actually -- it's a tall, vertical growing tree,
23 called European hornbeam, which is quite an
24 interesting tree, to provide some greenery in
25 that particular area.

1 The ground around the building that would
2 be exposed would be covered with river stone, to
3 basically keep the -- river stone over landscape
4 fabric, which is intended to keep the weed growth
5 down. And it also mitigates any flow of drainage
6 from these areas, toward the street or the
7 sidewalks. It slows down and holds that water,
8 as well, to some minor degree.

9 MR. ALAMPI: And this is an attractive
10 material, this -- what do you call it? River
11 grow?

12 MR. FRENZEL: It's river stone. It's round
13 stones, approximately two to four inches in
14 diameter. You've seen it in a number of
15 locations --

16 MR. ALAMPI: Is this similar --

17 MR. FRENZEL: -- in other landscape --

18 MR. ALAMPI: -- to what you proposed for
19 the project that was recently approved by the
20 Board, the -- the one on Peter Street? Is it
21 somewhat similar?

22 MR. FRENZEL: We had -- we had proposed
23 similar plantings on that property.

24 MR. ALAMPI: Now, I note that the -- your
25 plan says that one tree is going to be removed,

1 | but that's going to be replaced by one of the
2 | four trees, the Callery pear trees you referred
3 | to.

4 | MR. FRENZEL: That's true. There are
5 | actually two to be removed. One at the -- the
6 | basement entrance to the garage, and one at the
7 | ground level entrance to the garage.

8 | MR. ALAMPI: And that's in order to create
9 | the curb cut and an entryway for the vehicles.

10 | MR. FRENZEL: Yes.

11 | MR. ALAMPI: So, it's necessary to remove
12 | those two trees.

13 | MR. FRENZEL: Yes, it is.

14 | MR. ALAMPI: And then being replaced with
15 | four trees, all totaled.

16 | MR. FRENZEL: It will be.

17 | MR. ALAMPI: Any other features of that
18 | that you'd like to present?

19 | MR. FRENZEL: No. That -- that's basically
20 | it.

21 | MR. ALAMPI: I know your last sheet is
22 | really just a construction detail. I don't think
23 | you need to go into that.

24 | But I would like to ask you about lighting
25 | on the building, if you know. You can defer to

1 | the architect, but do you know what type of
2 | lighting is planned? Any -- any wall mounted
3 | lighting on the building?

4 | MR. FRENZEL: I'd have to defer to the
5 | architect on --

6 | MR. ALAMPI: Okay.

7 | MR. FRENZEL: -- that issue.

8 | MR. ALAMPI: That's fine.

9 | (Whereupon, there was a pause in the
10 | proceedings.)

11 | MR. ALAMPI: Madam Chair, that concludes
12 | the direct examination of our engineer.

13 | (Whereupon, there was a pause in the
14 | proceedings.)

15 | VICE CHAIRPERSON CAPIZZI: Thank you.

16 | (Whereupon, there was a pause in the
17 | proceedings.)

18 | MR. ORTIZ: Do any members of the Board
19 | have any questions for the planner (sic)?

20 | Anybody of the public, any questions?

21 | MR. PRICE: Are you going to take questions
22 | witness by witness?

23 | VICE CHAIRPERSON CAPIZZI: At the
24 | conclusion?

25 | MR. ORTIZ: Yeah.

1 MR. PRICE: Or all at the end?

2 MR. ORTIZ: No. We're going to take them
3 witness by witness, since we have him here.

4 VICE CHAIRPERSON CAPIZZI: Yes.

5 MR. DILLON: Please raise your right hand.
6 Do you swear the testimony you're about to
7 give this Board is the whole truth?

8 MR. PRICE: Yes.

9 MR. DILLON: State your name for the
10 record.

11 MR. PRICE: Larry Price.

12 MR. DILLON: Thank you.

13 MR. PRICE: I have a question about the 25
14 by a hundred lot.

15 Okay. That is owned by the developers, but
16 is not part of this application.

17 Correct?

18 MR. FRENZEL: That's true.

19 MR. PRICE: Okay. That lot is in the
20 residential zone.

21 Correct?

22 MR. FRENZEL: That is also correct.

23 MR. PRICE: Okay. There's a requirement in
24 the CG zone that if you abut a residential zone,
25 there has to be a buffer of half the building

1 height, or 20 -- a minimum of 20 feet.

2 MR. ALAMPI: We'll -- we'll concede that,
3 that Mr. Price is correct in his --

4 VICE CHAIRPERSON CAPIZZI: Okay.

5 MR. ALAMPI: And I omitted to relate that.
6 That is a setback requirement between the two
7 zones. He's correct.

8 MR. PRICE: Okay. Okay. Well then --
9 okay.

10 So that will be an additional fourth
11 variance.

12 Correct?

13 MR. ALAMPI: Correct.

14 MR. FRENZEL: It would.

15 MR. PRICE: Okay.

16 And the variance will be -- that you're
17 asking for, applying for would be -- your
18 building height is 60 feet.

19 Correct? At that point.

20 MR. FRENZEL: It's 60 feet, calculated on
21 the -- the City's formula, which is the average
22 across the frontage.

23 MR. ORTIZ: Okay. Mr. Price, then at this
24 point, I have a question.

25 Is that part of the design presently, or

1 it's not?

2 MR. FRENZEL: The buffer?

3 MR. ORTIZ: The buffer.

4 MR. FRENZEL: It's not.

5 MR. ORTIZ: Okay. Then, I'll let you
6 finish with this witness, Mr. Price, but with
7 that being said, I think we would need a redesign
8 before we continue the -- the presentation.

9 We need to see that if it's a requirement,
10 don't you think, Mr. -- Mr. Spatz?

11 MR. SPATZ: Well -- well, they're not -- as
12 I understand it, they're not physically providing
13 the buffer, and that's the variance that --

14 MR. ORTIZ: Oh, you're not going to provide
15 it? Is that --

16 MR. SPATZ: Right.

17 MR. ORTIZ: Oh, okay.

18 MR. SPATZ: The building -- that lot is not
19 being developed and it --

20 MR. ORTIZ: No, but the buffer is still a
21 requirement.

22 Am I correct?

23 MR. ALAMPI: But we're seeking a variation.

24 MR. ORTIZ: Okay.

25 MR. SPATZ: Right.

1 MR. ALAMPI: We're not providing the
2 buffer.

3 MR. ORTIZ: Okay. Understood.

4 MR. SPATZ: Right.

5 MR. ORTIZ: Then I -- I misunderstood.

6 MR. ALAMPI: But that is a variance that is
7 being --

8 MR. SPATZ: Right.

9 MR. ORTIZ: I understood -- I
10 misunderstood.

11 MS. KOEHLER: Is it in the paperwork?

12 MR. ALAMPI: Yes.

13 MS. KOEHLER: Okay.

14 MR. PRICE: Okay. So, the buffer that
15 you're -- variance that you're seeking is for --

16 Well, let me go back. Let me trace
17 backwards.

18 The buffer requirement is a minimum of 20
19 feet, half the building height. The 60 feet
20 height that you refer to is apparently an average
21 of the four points of the building, or whatever.

22 What is the height of the building
23 immediately adjacent to that spot?

24 Don't you have that in a little box down in
25 the lower left hand corner?

1 MR. ALAMPI: Counsel, if I may, could you
2 turn the heat up a little bit more? I'm not
3 perspiring through my jacket yet.

4 MR. ORTIZ: I have a lot of roles in the
5 City of Union City, but that's not one of them.

6 MR. ALAMPI: Open the window.

7 VICE CHAIRPERSON CAPIZZI: We -- you know
8 what? We did open that.

9 If you want to open another one, go -- it
10 was warm in here.

11 MR. FRENZEL: At that --

12 MR. ALAMPI: I'm going to go over there.

13 MR. FRENZEL: I got 53 feet.

14 VICE CHAIRPERSON CAPIZZI: Yeah. It was.
15 I agree. It's kind of hot.

16 MS. KOEHLER: You can open the one next to
17 it.

18 VICE CHAIRPERSON CAPIZZI: Yeah.

19 MR. FRENZEL: To answer your question, at
20 that corner of the building, which is actually
21 the highest corner of the lot, the building
22 height is approximately -- would be approximately
23 53 feet.

24 MR. PRICE: Fifty-three feet?

25 MR. FRENZEL: Yes.

1 MR. PRICE: So, you require a buffer
2 variance. Half of that, or roughly 27.

3 MR. FRENZEL: Twenty-seven would be half of
4 that.

5 MR. PRICE: Which is roughly the width of
6 -- I assume that the residential is a 25 by a
7 hundred lot.

8 MR. FRENZEL: It is. We can give you a
9 precise size, if you'd like.

10 MR. PRICE: No, no.

11 MR. FRENZEL: There's also a setback along
12 that side of the building that varies from six
13 feet toward the back corner, up to about eight
14 feet at the front corner. So that --

15 MR. ORTIZ: Mr. Alampi? You'd probably be
16 a little better away from the window --

17 MR. FRENZEL: -- credits toward that
18 buffer.

19 MR. ORTIZ: -- simply because those are
20 where the radiators are as well.

21 MR. PRICE: Okay. So, six feet plus 25
22 feet is 31.

23 MR. FRENZEL: Right.

24 MR. PRICE: So, you -- you do provide a
25 buffer from any parts of the residential zone,

1 | that you don't -- or that the developers don't
2 | own.

3 | MR. FRENZEL: That's true.

4 | MR. PRICE: That's the combination of the
5 | six feet and the --

6 | MR. FRENZEL: And the -- and the lot.

7 | MR. PRICE: -- 25.

8 | MR. FRENZEL: Yes.

9 | MR. PRICE: But the developers could, upon
10 | the completion of this building, sell that lot,
11 | or put a two family -- a three family house on it
12 | or --

13 | MR. FRENZEL: That's true, but I believe
14 | that would bring it back before this Board.

15 | MR. PRICE: Okay.

16 | Why?

17 | MR. ALAMPI: Well, I'm going to object to
18 | that, Mr. Price. He's not qualified to give a
19 | legal opinion. That's the good legal question.

20 | The question is, the 25 by a hundred lot is
21 | also owned by this applicant under separate deed.

22 | VICE CHAIRPERSON CAPIZZI: Um hum.

23 | MR. ALAMPI: That property could be
24 | conveyed. We'll concede that. What Mr. Price is
25 | asking, the answer would be yes.

1 This witness can't answer legal questions.

2 MR. ORTIZ: I think that's fair, Mr. Price.
3 That objection.

4 MR. PRICE: But there are no plans
5 submitted that they're going to -- the only thing
6 -- you said at the very beginning, the 25 by a
7 hundred lot is not part of this application. It
8 is owned by the developers, but it's not part of
9 this application.

10 So, I'm saying, there's a buffer required.
11 That lot, together with the six feet of setback
12 on the side, 31 feet provides the buffer. But
13 the buffer is not permanent. The -- you know --

14 MR. ALAMPI: We never said it provided the
15 buffer. We're asking for relief from the buffer.
16 We're asking for relief from the buffer.

17 As you know, that's in the residential
18 zone, so we couldn't use it as a buffer legally.
19 We couldn't use that as the buffer, to comply
20 with your Ordinance.

21 There's a two family house on that lot.

22 MR. ORTIZ: Quite frankly, I don't -- I
23 don't see the relevance of who owns that lot,
24 quite frankly. Whether it's the same owner or
25 not.

1 MR. ALAMPI: Right.

2 MR. ORTIZ: What if it wasn't? What if it
3 wasn't the same developer? It's -- it's --

4 MR. PRICE: Okay. Then -- then, they just
5 -- then they take their --

6 MR. ORTIZ: They're looking for a variance
7 on the buffer.

8 MR. PRICE: Correct.

9 MR. ORTIZ: Forget about who owns that lot,
10 one way or the other. I don't see that relevant.

11 MR. PRICE: Okay. So okay.

12 Then there -- then they need a variance for
13 a buffer.

14 MR. ORTIZ: Correct. I agree with that.

15 MR. PRICE: Okay.

16 Thank you.

17 MR. ALAMPI: We acknowledge that, and
18 that's the relief we're asking for, is a variance
19 from the buffer.

20 I don't know if there are other questions.

21 VICE CHAIRPERSON CAPIZZI: Any other
22 questions of this witness?

23 No.

24 MR. ALAMPI: Can I call our next witness?

25 VICE CHAIRPERSON CAPIZZI: Yes.

1 MR. ALAMPI: Alberto?

2 (Whereupon, there was a pause in the
3 proceedings.)

4 MR. ARENCIBIA: Good evening.

5 VICE CHAIRPERSON CAPIZZI: Hi.

6 MR. ORTIZ: Do your thing.

7 MR. DILLON: Oh, you want me to swear him
8 in now? Okay.

9 Please raise your right hand.

10 Do you swear the testimony you're about to
11 give this Board is the whole truth?

12 MR. ARENCIBIA: I do.

13 MR. DILLON: State your name and spell it
14 for the record.

15 MR. ARENCIBIA: Albert Arencibia,
16 A-R-E-N-C-I-B-I-A.

17 MR. DILLON: Thank you.

18 MR. ORTIZ: Madam Chairman, our architect
19 has been before this Board --

20 VICE CHAIRPERSON CAPIZZI: Yes.

21 MR. ORTIZ: -- at least once or twice.

22 VICE CHAIRPERSON CAPIZZI: Yes.

23 MR. ORTIZ: And I say that sarcastically.

24 VICE CHAIRPERSON CAPIZZI: Yes, definitely.

25 MR. ARENCIBIA: Thank you very much.

1 MR. ALAMPI: Thank you --

2 MR. ARENCIBIA: Appreciate it.

3 MR. ALAMPI: -- for qualifying.

4 Alberto -- has he been placed oath?

5 MR. ORTIZ: Yes.

6 VICE CHAIRPERSON CAPIZZI: Yes.

7 MR. ALAMPI: Could you just orientate us to
8 the building?

9 You had drawn a set of architectural plans
10 for this development.

11 MR. ARENCIBIA: Yes, we did.

12 MR. ALAMPI: And we submitted to the Board.
13 The plans are dated October 19, 2015.

14 Is that correct?

15 MR. ARENCIBIA: That is correct. Yes.

16 MR. ALAMPI: And how many sheets are
17 contained in that exhibit?

18 We're going to mark it as A-2.

19

20 (Whereupon, Architectural Plans, Six
21 Sheets, dated 10/19/15, were received and marked
22 as Exhibit A-2.)

23

24 MR. ARENCIBIA: Six sheets.

25 MR. ALAMPI: Thank you.

1 I notice that there's a -- is that a
2 rendering that's also mounted?

3 MR. ARENCIBIA: Yes. This will be a new
4 exhibit for --

5 MR. ALAMPI: Yes.

6 MR. ARENCIBIA: -- for the Board.

7 MR. ALAMPI: Why don't we mark that as A-3?

8 MR. ARENCIBIA: Okay.

9 MR. ALAMPI: You can just write it right on
10 the -- on the margin of the plan, up on top.
11 Yeah. A-3, with today's date.

12 This would be A-2.

13

14 (Whereupon, Artist Rendering was received
15 and marked as Exhibit A-3.)

16

17 MR. ALAMPI: We'll just stay first. Which
18 do you prefer to work with?

19 MR. ARENCIBIA: Well, both. I mean, I
20 think it's important.

21 Perry really explained quite well how the
22 site works.

23 MR. ALAMPI: Okay.

24 MR. ARENCIBIA: The setbacks of the actual
25 site, the number of stories in the building, how

1 the parking works.

2 I thought one of those important things
3 really to see here is basically to see the
4 direction that we're taking with this building.
5 We're trying to do something really beautiful,
6 modern, classic style, to get a little bit modern
7 twist to it.

8 So, I think it's important for everybody to
9 look at, that we are trying to really make Union
10 City a beautiful city, a beautiful city where
11 they have wonderful building -- building
12 structures, with gorgeous buildings. Really
13 gorgeous buildings.

14 MR. ALAMPI: Now, Alberto, underneath the
15 rendering, I see -- I believe that's French, Le
16 Moderne?

17 MR. ARENCIBIA: Yes. Le Moderne. I would
18 -- I would have brought my beret, but I left it
19 at home today.

20 MR. ORTIZ: No comment.

21 MR. ARENCIBIA: Sorry.

22 MR. ALAMPI: But go ahead. Show us -- it's
23 a beautiful looking building. Tell us what we
24 have.

25 MR. ARENCIBIA: In any case, so one of the

1 | things that's important to note, of course, in
2 | the rendering, as you can see in the rendering,
3 | some of the Park benefits by the pitch of the
4 | land, you could actually see the pitch of the
5 | property, on the rendering that you see itself.

6 | You also see, basically, the fact that we
7 | have a nice brick section of the building, that
8 | continues all the way from the fourth floor all
9 | the way down, hit the ground on the corners, and
10 | in the sections where we have, on both sides of
11 | the actual entrance, lobby of the building
12 | itself, where we have the -- the store on the
13 | ground floor, and where we have the lobby on the
14 | opposite side.

15 | It's clear to see here, as well, too, the
16 | two entrances to the garage. One that's lower,
17 | as you're going further down 34th Street, closer
18 | to Park Avenue. And the one on the upper level
19 | here, too.

20 | But it's important to note that the -- the
21 | way you see the building, really balances really
22 | well.

23 | We anchored the corner with the bricks in
24 | the corner, and we also -- also set apart, from
25 | the entrance, and flanked the entrance with also

1 the brick, the same ornamental brick work, which
2 actually really enhances and frames the actual
3 entrance of the building itself.

4 Above the top of the building, we actually
5 put a statement, a nice floating canopy above the
6 entrance. And in the entrance itself, we have a
7 glass and metal modern kind of canopy, that's
8 going to project out to the street.

9 Again, it's really rich materials, stone
10 along the base, brick and hard stucco along the
11 top framing of the building. So, really bringing
12 a really rich look to the actual site itself.

13 So, that's really important to note,
14 because you see a nice balance of the entire
15 building.

16 With respect to the actual building, the
17 way it's configured, of course, we talked about
18 -- Perry talked about, of course, the two levels
19 of parking.

20 So, we actually have two levels of parking
21 fronting on 34th Street. One that acts as the
22 lower level, again, closer to Park Avenue. And
23 the other one acts as the 34th Street, on the
24 western side of that.

25 And we also have access to parking off of

1 Peter Street, along the rear. So, in essence, we
2 basically have three parking areas to the actual
3 building itself.

4 As it was noted before, the parking off of
5 Peter Street is not accessible to the actual
6 parking from 34th Street. We did that for
7 security purpose.

8 However, we do have an elevator along the
9 Peter Street side, and also an access stair, that
10 accesses the units from upstairs.

11 So, if someone parks on this side of the --
12 of the parking area off of Peter Street, they can
13 access a small little lobby, an elevator. Take
14 it up to their apartment, or they can go in
15 through the stairs, as well.

16 So, there is ample access for these people
17 to actually go into their apartments from this
18 area, as well.

19 MR. ORTIZ: What kind of security are you
20 going to provide there?

21 MR. ARENCIBIA: There will be security
22 cameras throughout for the parking area. There
23 will be rollup gates for the parking area.

24 And of course, in all of the locations
25 where we're going to have the gates fronting the

1 street, there will be horn, strobes, mirrors, in
2 order to make sure that pedestrians are aware
3 that when a gate is opening or closing, we're
4 visual -- they can see it and they can hear it.
5 So, there will be auditory and also visual
6 signals for the actual pedestrians crossing the
7 area.

8 MR. ORTIZ: Is there going to be any on-
9 site security?

10 MR. ARENCIBIA: Excuse me?

11 MR. ORTIZ: Any on-site security?

12 It's a large building and a lot of nooks
13 and crannies.

14 MR. ARENCIBIA: I do not have an answer to
15 that. Possibly, maybe, we could ask my client
16 later on.

17 But we will have support security cameras
18 along. This will be connected, of course, to the
19 Police Department, as well, so they'll have --
20 you know, on-time availability for any kind of
21 like possible issues that might come up around
22 the perimeter of the building.

23 MR. ORTIZ: Mr. Alampi, could we address
24 that question?

25 I think it's a concern for the Board,

1 | because as far as the design of the parking, that
2 | seems pretty good, but there are a lot of nooks
3 | and crannies in this building as designed, so
4 | would there be live security on -- on the site?

5 | MR. ALAMPI: We had not contemplated a
6 | concierge or doorman, which would serve as a live
7 | security.

8 | MR. ORTIZ: Right.

9 | MR. ALAMPI: I think I'd have to address
10 | that with the clients, but I -- I don't recall
11 | that the -- that a doorman facility was
12 | contemplated.

13 | MS. MOREJON: Excuse me, if I may?

14 | There's a building not too far from that
15 | building, The Altessa?

16 | MR. ARENCIBIA: Yeah.

17 | MS. MOREJON: And they have a security.
18 | Not a doorman, a security, with a counter, 24
19 | hours.

20 | MR. ALAMPI: They do?

21 | MS. MOREJON: They do.

22 | MR. ARENCIBIA: They have more units, too,
23 | I think, too.

24 | MR. ALAMPI: Excuse me?

25 | MR. ARENCIBIA: A lot more units.

1 MR. ALAMPI: We'll -- we'll discuss that,
2 if we may.

3 MR. ORTIZ: Sure. Okay.

4 MR. ALAMPI: We were not prepared for that
5 large a decision, but it's an important issue.
6 We'll talk about it.

7 MR. ARENCIBIA: In any event, let me just
8 go into a little bit the -- the ground floor,
9 basically, it breaks down. You have the lobby
10 off the entrance, two elevators towards the rear
11 of the entrance, you come on. To one side, to
12 the right hand side, you have a nice lobby area,
13 very large and spacious.

14 Behind that area, you also have an area for
15 the mailboxes, as people come in to the -- from
16 the parking, they can go in to get their mail,
17 then go up to their apartments.

18 To the opposite side, there is a
19 retail/commercial space component, a little bit
20 under a thousand square feet. And that would be
21 something for -- for lease and for rent.

22 But these areas, basically, in the front of
23 the building, as you could see here, are the
24 areas here where we've kind of set off, and we
25 have these canopies also. So, they -- they help

1 to give some --

2 Should I just keep speaking or --

3 MR. ALAMPI: Keep talking, Alberto.

4 MR. ARENCIBIA: Okay. They just --

5 MR. ALAMPI: Don't mind me. I'm just the
6 attorney here.

7 MR. ARENCIBIA: I'm sorry.

8 MR. ALAMPI: Go, go for it.

9 MR. ARENCIBIA: They help to give some
10 dimensional aesthetics to the actual front of the
11 building. So, I had actually -- to break some of
12 the massing, on some of the brick coming down, as
13 well, too.

14 As Perry indicated, you could see some of
15 the landscaping along the front of the building,
16 which helped to soften the edge of the building
17 itself, on the outside of the building.

18 MR. ALAMPI: Alberto, if I may, I don't
19 mean to break your thought, but you have quite a
20 bit of brick work throughout the property.

21 That lighter toned application, what is
22 that material?

23 MR. ARENCIBIA: This is cement stucco on
24 the very top.

25 MR. ALAMPI: Okay.

1 Are there any other features around the
2 windows themselves? Any other molding, or
3 application around the windows?

4 MR. ARENCIBIA: Sure.

5 As you can see, we have -- you know, some
6 detailed attenuation along the actual tops of the
7 actual windows themselves.

8 These are all going to be also a cement
9 stucco finish, so it will be all hard material
10 finishes.

11 MR. ALAMPI: Okay.

12 MR. ARENCIBIA: The windows, as you could
13 see here, we're proposing on having a dark frame
14 window. You could see underneath here, we're
15 going to have grills, where we're going to have
16 the HVAC units underneath the actual buildings
17 themselves.

18 But they're -- they're nicely done in dark
19 color and elegant, so they basically are nice --
20 nice and concealed, and flush out with the actual
21 other panels within the building itself.

22 MR. ALAMPI: Those will be the mechanicals
23 that you can see from outside.

24 MR. ARENCIBIA: That is --

25 MR. ALAMPI: And what's the name of that --

1 | that system?

2 | MR. ARENCIBIA: Well, this will be --

3 | MR. ALAMPI: What type of system?

4 | MR. ARENCIBIA: -- PTAC units.

5 | MR. ALAMPI: PTAC?

6 | MR. ARENCIBIA: But there will be a louver
7 | on the outside that will be covering that, so
8 | that will flush out with the rest of the space.

9 | In between there, we'll have the metal
10 | panels. So, in essence, it will give a nice
11 | contrast between the brick and the actual metal.
12 | So, it will be stone, against the metal, which is
13 | always a nice look that you want to have.

14 | VICE CHAIRPERSON CAPIZZI: So, the material
15 | on the front that -- is that all brick?
16 | Different colored brick, or some of that stucco?

17 | MS. MOREJON: It's stucco.

18 | MR. ARENCIBIA: Yes. Down here, we'll have
19 | the cast stone.

20 | VICE CHAIRPERSON CAPIZZI: Right.

21 | MR. ARENCIBIA: Which is artic -- we'll
22 | have the articulated, horizontal grooves in -- in
23 | the --

24 | VICE CHAIRPERSON CAPIZZI: Okay.

25 | MR. ARENCIBIA: -- actual stone itself.

1 And these are going to be two different
2 colors of brick. This is a darker brick here,
3 and in between here, that's a lighter brick.

4 This section in here, in the corners, this
5 is where you're going to have the hard cement
6 stucco. It happens here.

7 VICE CHAIRPERSON CAPIZZI: What is that?
8 I'm sorry. I couldn't hear that.

9 MR. ARENCIBIA: Cement stucco.

10 VICE CHAIRPERSON CAPIZZI: Is it --

11 MR. ARENCIBIA: Yeah.

12 VICE CHAIRPERSON CAPIZZI: Is it possible
13 to make that brick, as well? Different colored
14 --

15 MR. ARENCIBIA: Well, I think you want to
16 keep that a little lighter. I think that's
17 really want --

18 VICE CHAIRPERSON CAPIZZI: Could they use
19 light --

20 MR. ARENCIBIA: -- you want to do.

21 VICE CHAIRPERSON CAPIZZI: -- brick?

22 MR. ARENCIBIA: Excuse me?

23 VICE CHAIRPERSON CAPIZZI: Light -- light
24 colored brick?

25 MR. ARENCIBIA: Well --

1 VICE CHAIRPERSON CAPIZZI: Is that
2 possible?

3 MR. ARENCIBIA: It could, but I think,
4 architecturally --

5 VICE CHAIRPERSON CAPIZZI: No?

6 MR. ARENCIBIA: -- it would be terrible. I
7 think this is much nicer because I think you
8 have, again, if you pick up the actual -- if you
9 look, we have the horizontal detail, and we're
10 picking up --

11 VICE CHAIRPERSON CAPIZZI: Um hum.

12 MR. ARENCIBIA: -- along the bottom of the
13 grills themselves, so it ties together -- it ties
14 together the top of the arches coming across in
15 here.

16 And again, it's not a stucco.

17 VICE CHAIRPERSON CAPIZZI: Right.

18 MR. ARENCIBIA: It's a cement stucco.

19 VICE CHAIRPERSON CAPIZZI: Okay.

20 MR. ARENCIBIA: So, it's not the -- the
21 EIFS --

22 VICE CHAIRPERSON CAPIZZI: Right.

23 MR. ARENCIBIA: -- the acrylic stucco that
24 everybody is always concerned about.

25 VICE CHAIRPERSON CAPIZZI: Yeah. That

1 chips off.

2 MR. ARENCIBIA: We're -- we're quite aware
3 of that.

4 VICE CHAIRPERSON CAPIZZI: After like two
5 months, it chips off and it looks --

6 MR. ARENCIBIA: Correct.

7 VICE CHAIRPERSON CAPIZZI: -- ugly.

8 MR. ARENCIBIA: This is -- this is not
9 that.

10 MR. ALAMPI: But --

11 MR. ARENCIBIA: This is a cement stucco.

12 MR. ALAMPI: -- Alberto, we've seen these
13 concrete applications, sometimes they refer to
14 them as limestone, or the appearance of
15 limestone.

16 Is that -- like on the bottom, will they
17 have that appearance? They --

18 MR. ARENCIBIA: No, this will be stone.
19 This -- this will --

20 MR. ALAMPI: It's actual stone?

21 MR. ARENCIBIA: This will be stone.

22 VICE CHAIRPERSON CAPIZZI: Stone.

23 MR. ALAMPI: Okay.

24 MR. ARENCIBIA: This will be stone.

25 The only place where we'll have the --

1 again, it's cement --

2 VICE CHAIRPERSON CAPIZZI: Um hum.

3 MR. ARENCIBIA: -- is on the top. But the
4 thing is, you want to have these nice little
5 details --

6 VICE CHAIRPERSON CAPIZZI: Um hum.

7 MR. ARENCIBIA: -- because what I want to
8 do is soften up a little bit, these corners, so
9 it kind of gives a little more of a modern flair
10 to it.

11 VICE CHAIRPERSON CAPIZZI: Um hum.

12 MR. ARENCIBIA: But again, all this
13 detailing wraps around. All of the visible areas
14 of the actual building have the same detailing
15 throughout. We'll show you some elevations
16 further on, that we have in the actual plans.

17 MR. ALAMPI: In other words, all --

18 MR. ARENCIBIA: And we'll walk it through.

19 MR. ALAMPI: -- there's actually six
20 elevations, isn't there?

21 MR. ARENCIBIA: There's a whole lot. Yeah.

22 MR. ALAMPI: In this building?

23 Maybe eight, because of the shape --

24 MR. ARENCIBIA: The ins and outs of the
25 building.

1 MR. ALAMPI: -- of the building.

2 MR. ARENCIBIA: Correct.

3 MR. ALAMPI: So, all those facades will be
4 of the same quality material throughout?

5 MR. ARENCIBIA: Yeah. All of the visible
6 parts.

7 There is -- let me get into the site a
8 little bit, and then I'll explain some of the
9 other areas.

10 MR. ALAMPI: Okay.

11 MR. ARENCIBIA: But in any case, on the --
12 on the floor plan, again, we have the parking
13 entrance from the west side, lobby area,
14 commercial space on the ground floor.

15 Also, you're going to have your -- the area
16 for the chute. You're going to have a water
17 sprinkler room. And of course, your two egress
18 stairs, fronting and going out toward 34th Street.
19 And the other egress stairs and the elevator
20 fronting on Peter Street, as well.

21 We do have also a little area. We have a
22 space for visitor's parking. Say, for a pick up
23 or drop off, something like that. Something
24 really fairly quick.

25 And we also have a little landscaped area

1 on the Peter Street side, as well, too.

2 Basically, the floor plans are fairly
3 typical. I believe it's 18 units per floor.
4 Fourteen two bedrooms, and four one bedroom
5 floors -- units.

6 MR. ALAMPI: Alberto, just go --

7 MR. ARENCIBIA: The one bedrooms --

8 MR. ALAMPI: Go over those numbers a little
9 slowly.

10 On each floor, what is the bedroom count?

11 MR. ARENCIBIA: Eighteen.

12 MR. ALAMPI: Eighteen units.

13 MR. ARENCIBIA: Yes.

14 MR. ALAMPI: Four one bedrooms --

15 MR. ARENCIBIA: Four --

16 MR. ALAMPI: -- 14 two bedrooms.

17 MR. ARENCIBIA: Four one bedrooms, and 14
18 two bedrooms.

19 The one bedrooms are -- are anywhere in
20 size between 700 and roughly 850 square feet.

21 And the two bedrooms run from 1045 to
22 approximately 1250 square feet.

23 All of the -- all of the apartments are
24 accessed through a center corridor, with the
25 exception of the area where it kicks out toward

1 Peter Street.

2 That basically has a corridor on one end of
3 the actual building, and we actually put it onto
4 the west side of the building, so the units
5 themselves, the windows face east.

6 But the main bulk of the building, it's a
7 center loaded corridor, with apartments on either
8 side of the corridor, access by the double
9 elevators in the middle of the building. Also
10 has access to the egress stairs.

11 There is a trash chute room, with also
12 recycling room on the actual floor, so the
13 residents can just drop it into a chute, and it
14 goes down into the garbage.

15 And each of the units will have their own
16 hot water heater, washer, dryer. So, it will be
17 a nice, modern building, modern amenities. All
18 of the kitchens will have eating function areas,
19 with seating.

20 So, the -- the building itself will be, of
21 course, up-to-date, sprinklers, fire alarm, all
22 the fire ratings required.

23 And the way we designed the building, we
24 have nice large windows in a lot of the building,
25 so it's going to be quite transparent, nice and

1 open building itself.

2 MR. ALAMPI: You mentioned the building is
3 sprinklered, of course.

4 Do you know what standard is being used or
5 designed?

6 MR. ARENCIBIA: Thirteen.

7 MR. ALAMPI: Is that the -- the issue at
8 hand, is although the State has not changed the
9 Code, is that the upgraded version of our
10 sprinkler system?

11 MR. ARENCIBIA: Well, 13 is the upgraded.

12 MR. ALAMPI: Right.

13 MR. ARENCIBIA: You can go 13R, but we're
14 going to go with a 13, which in essence, what
15 happens is, even in some of the closet areas,
16 which is the 13R system, you --

17 MR. ALAMPI: That's what I'm asking.

18 MR. ARENCIBIA: -- wouldn't have to cover.

19 MR. ALAMPI: Okay.

20 MR. ARENCIBIA: You'd be able to cover them
21 the 13. So, it actually makes it for a much more
22 safer building.

23 MR. ALAMPI: Okay.

24 Now, Alberto, you showed us one floor plan,
25 but that would be carried through each floor.

1 Correct?

2 MR. ARENCIBIA: That is correct. That's
3 the same floor plan going up the four floors of
4 residential.

5 MR. ALAMPI: And what are the ceiling
6 heights of the -- of the units?

7 MR. ARENCIBIA: Nine foot.

8 MR. ALAMPI: Have you calculated that?

9 MR. ARENCIBIA: We're looking at ten foot
10 six, floor to floor. So, we're looking at nine
11 foot ceilings.

12 Again, nice, modern building, high
13 ceilings, open spaces. It's -- we're trying to
14 do something really very nice for the town.

15 MR. ALAMPI: That's on a more upscale
16 level, with the higher ceilings.

17 Correct?

18 MR. ARENCIBIA: Absolutely. Yes.

19 So, here, again, you -- this is, basically,
20 again, it shows you the same elevation, the one
21 on the top of the page here, shows the elevation
22 on 34th Street.

23 And again, you could see the actual line,
24 where you see the actual slope of the street
25 itself. You see the center of the -- the

1 building itself -- of the building, with a nice,
2 big open storefront glazing throughout.

3 You see also the large storefront glazing
4 on both sides of the entrances.

5 And the -- you know, it's better to see it
6 on the rendering, of course, but the dark areas
7 is the darker brick, and the light areas, you see
8 some -- some detailing on the brick, but I think
9 the rendering really shows you exactly where the
10 brick is going to go.

11 Now, what happens is, I was getting to the
12 fact that all of the visible areas of this
13 building are all clad in the same stone, and two
14 tone bricks, and the hard stucco.

15 The only place where we deviated from that
16 was there's a large American Storage area,
17 building, right smack behind this building.

18 So, in that -- in those locations, what
19 we've done is we've kept the hard stucco along
20 the upper -- upper side of the area, and what
21 we've done is we actually picked a color of a
22 vinyl siding that would kind of match the lighter
23 color brick that we're using and the darker color
24 brick, and kind of played off with that, because
25 you're never going to see that. That whole

1 building is going to cover all those areas.

2 So, any area that front -- like any area
3 that fronts on Peter Street, any area that fronts
4 to the east elevation of the actual building,
5 anything that fronts on 34th Street, anything that
6 fronts to the west, those areas are all clad in
7 all of the materials that you will be able to see
8 throughout.

9 The only particular areas where we'll make
10 the change will be in that area where we're going
11 to have that large building behind, that covers
12 the entire massing of the rear of the building,
13 along Peter Street. And this one little section,
14 if you go to A-201 --

15 MR. ALAMPI: Alberto, if you use the
16 engineer's site plan, I think he shows the
17 perimeter of each of the facades.

18 The next sheet -- or maybe right there
19 even.

20 MR. ARENCIBIA: Right there.

21 MR. ALAMPI: If you could just show us with
22 your hand, if you turn the other way so the Board
23 can see you.

24 MR. ARENCIBIA: Sure.

25 MR. ALAMPI: What element of the building

1 are you referring to, facing the storage
2 building, that would be in the vinyl material.

3 MR. ARENCIBIA: Okay.

4 All of these areas here, facing west, all
5 fronting 34th Street facing east, all of these
6 areas in here.

7 Peter Street. All of these areas will be
8 all the same material finish.

9 We're actually returning Peter Street, the
10 actual finish material, all the way back, 25
11 feet, in order to wrap ourselves behind the
12 building itself.

13 So, it will only be the internal leg along
14 the inside of Peter Street here, and the back
15 side of Peter Street.

16 So, this all should be turned, as well,
17 too. So, it would just be the small little L
18 section here that we'll be making the change in
19 material there.

20 Again, nobody's ever going to see that
21 change in material in those two locations.

22 MR. ALAMPI: And that's the element of the
23 building that faces a multi-story storage
24 building.

25 Correct?

1 MR. ARENCIBIA: Yes. Not a very attractive
2 building.

3 MR. ALAMPI: Well, right.

4 MR. ARENCIBIA: Compared to ours, without a
5 doubt.

6 MS. MOREJON: I just have a question.

7 Where's the laundry room? Is there a
8 laundry room in the building?

9 MR. ALAMPI: Laundry room?

10 MS. MOREJON: Yes.

11 MR. ALAMPI: Could you show us on the floor
12 plan if -- are there individual -- well, there
13 are individual washers and --

14 MR. ARENCIBIA: No, no.

15 Each of the units --

16 MS. MOREJON: Each unit --

17 MR. ALAMPI: -- dryers in each --

18 MS. MOREJON: -- has a washer and dryer.
19 Really?

20 MR. ARENCIBIA: -- have washer/dryers in
21 the -- in the units themselves.

22 MR. ALAMPI: Each unit.

23 MR. ARENCIBIA: Yes. Again, we're trying
24 to do a very modern building, and trying to bring
25 a good -- good resident into the --

1 VICE CHAIRPERSON CAPIZZI: Um hum.

2 MR. ARENCIBIA: -- premises.

3 That's pretty much it.

4 VICE CHAIRPERSON CAPIZZI: Okay.

5 MR. ALAMPI: Alberto, just with the roof
6 itself. I see that the roof line façade, you've
7 created a -- a flat line in the front, with
8 architectural elements.

9 Is the roof itself a little bit lower than
10 the façade? And is there a -- what kind of wall
11 do you call that? A --

12 MR. ARENCIBIA: Yeah, a little parapet.

13 MR. ALAMPI: Parapet wall?

14 MR. ARENCIBIA: Yes. It's a little --

15 MR. ALAMPI: How high of a parapet wall is
16 it?

17 MR. ARENCIBIA: It depends on the area, but
18 anywhere between a foot, about a foot, and then
19 -- and four feet.

20 So, it changes. As you can see, the
21 elevation of the actual building, so along --
22 this little section where we actually dropped off
23 below here, that's just about a foot below these
24 sections here. And these, could go anywhere
25 between 30 inches and this section in the front

1 is probably about four and a half feet in the
2 middle.

3 MR. ALAMPI: Right. So, you -- you've
4 raised some elements, and lowered some elements
5 to have different features.

6 MR. ARENCIBIA: Correct.

7 MR. ALAMPI: Correct?

8 MR. ARENCIBIA: We want to give -- of
9 course, the building some movement, give it some
10 activity, some life to the building.

11 Again, the canopies help to give it width
12 to the building, and the brick, the way it's
13 designed, give it some breadth of the building
14 here.

15 So, what we wanted to do was anchor the
16 building, but not just set it at one level, we
17 want to kind of play with the -- the heights of
18 the actual --

19 MR. ALAMPI: Now --

20 MR. ARENCIBIA: -- masses.

21 MR. ALAMPI: -- along the upper floor, it
22 looks like you have an architectural application
23 at the base of the windows, on the upper floor,
24 in different sections.

25 MR. ARENCIBIA: Yes.

1 MR. ALAMPI: Can you -- can you tell us --

2 MR. ARENCIBIA: Those will be an --

3 MR. ALAMPI: -- how much of a protrusion
4 that would -- that you anticipate?

5 MR. ARENCIBIA: About six -- something like
6 that.

7 MR. ALAMPI: Okay.

8 And on the roof itself, are there any -- is
9 there any mechanical equipment anticipated with
10 the system that you have individualized from the
11 units?

12 MR. ARENCIBIA: There will probably be some
13 condensing units there for the public corridors
14 and for the lobby areas, possibly.

15 MR. ALAMPI: And will they -- they be --

16 MR. ARENCIBIA: But it will not be visible
17 from -- from anywhere at all.

18 MR. ALAMPI: I imagine they'll be recessed
19 from the perimeter of the roof.

20 MR. ARENCIBIA: That's correct. They have
21 to be, by Code, anyway. So, we have to do that.

22 MR. ALAMPI: Is there any bulkhead in order
23 to get up onto the roof, a room, a walkout room,
24 to support that? Or is that not necessary?

25 MR. ARENCIBIA: Well, they have the stairs

1 | there, so it will be a stairs for access for --
2 | for the equipment.

3 | MR. ALAMPI: And that will not be visible
4 | as well.

5 | MR. ARENCIBIA: That is -- that's correct.

6 | MR. ALAMPI: Okay.

7 | Any other features of -- of these
8 | apartments?

9 | You indicated they're going to be high
10 | ceilings, they have individual washer/dryers and
11 | such.

12 | Any other features?

13 | MR. ARENCIBIA: Yes. Well, I did, because
14 | I want to touch upon, because you also discussed
15 | the lighting before. I think that was --

16 | MR. ALAMPI: Yes.

17 | MR. ARENCIBIA: -- one of the questions
18 | that came up.

19 | MR. ALAMPI: Yes.

20 | MR. ARENCIBIA: So, as you could see here,
21 | what we have, in these vertical areas where we
22 | have the brick, we show lighting. We're
23 | basically going to have light fixtures along the
24 | base of these brick columns, let's call them.

25 | They're going to be shining up and down, so

1 | visually you're not going to see anything. It's
2 | not going to be glare in your face, but it will
3 | wash beautifully all of these columns up, and
4 | also down, to give a nice light of illumination
5 | along the perimeter of the building, very -- make
6 | it safe for all pedestrians walking around.

7 | And also, I wanted to note that we have
8 | sort of design almost like a -- like a blade sign
9 | design for the actual name of the building. And
10 | we actually have this mass above the garage
11 | entrances on both sides of the building itself.
12 | So, we designed this vertical element, with the
13 | name of Le Moderne on there.

14 | And we're also proposing on having lights
15 | below that and above that, to really wash that,
16 | as well, too. To kind of give it a nice glow to
17 | the actual name of the building.

18 | Again, visually seeing it from Park Avenue,
19 | you can see the blade sign in the other
20 | direction.

21 | MR. ALAMPI: And that's called a blade
22 | sign.

23 | Is that it?

24 | MR. ARENCIBIA: Correct. Yes.

25 | MR. ALAMPI: Do you have an idea of the

1 height of that, or the length of it?

2 MR. ARENCIBIA: Well, right now, we're
3 showing it about -- about ten feet, something
4 like that. Ten, 11 feet.

5 MR. ALAMPI: Well, it has to be large
6 enough to carry the name.

7 Correct?

8 MR. ARENCIBIA: Le Moderne.

9 MR. ALAMPI: I think that concludes your --
10 your testimony.

11 Are there any other features of this
12 building we need to discuss?

13 MR. ARENCIBIA: I just want to say to the
14 Board that I'm really thrilled to be a part of
15 this project.

16 Our client really basically said, let's do
17 something really special here and kind of -- I
18 think we've accomplished that in the design we've
19 come up with here. I really do.

20 MR. ALAMPI: Thank you.

21 VICE CHAIRPERSON CAPIZZI: Thank you.

22 MR. ALAMPI: Madam Chair, I have nothing
23 further of the witness.

24 VICE CHAIRPERSON CAPIZZI: Any Board member
25 have any questions?

1 MS. KOEHLER: One thing. I -- I tend to
2 agree that the top part, making all the different
3 color bricks, that it --

4 VICE CHAIRPERSON CAPIZZI: Um hum.

5 MS. KOEHLER: -- it makes it look too
6 disjointed.

7 MR. ALAMPI: Too mixed?

8 MS. KOEHLER: Right.

9 And then, also, I think that -- sorry -- I
10 know it's like we've got all this cooking to do
11 for Thanksgiving -- I do.

12 It looks -- it has a very column effect
13 because of what you have in between the windows,
14 vertically.

15 MR. ARENCIBIA: Yes.

16 MS. KOEHLER: Yeah. I don't know what you
17 have in between there. Are you --

18 MR. ARENCIBIA: Well, it will be like a --

19 MS. KOEHLER: You mentioned you --

20 MR. ARENCIBIA: It will be -- it will be --

21 MS. KOEHLER: -- were hiding something,
22 some HVAC?

23 MR. ARENCIBIA: Yeah. It will be like a
24 dark metal cladding on there. So, to match --

25 MS. KOEHLER: Wouldn't you have like the

1 same color brick, so that it doesn't look like --
2 I think I overheard some Board member say it
3 looks like a hotel.

4 MR. ARENCIBIA: I --

5 MR. ALAMPI: Boy --

6 MS. KOEHLER: A little --

7 MR. ARENCIBIA: -- don't know.

8 MR. ALAMPI: You really --

9 MS. KOEHLER: No. I'm --

10 MR. ALAMPI: The poor architect.

11 MS. KOEHLER: No. I think it -- I think it
12 looks nice.

13 MR. ALAMPI: He just went down two inches.

14 MS. KOEHLER: No. I think -- it looks
15 nice, it really does.

16 MS. MOREJON: It's beautiful.

17 MS. KOEHLER: It's just there's a coldness
18 to it. That's all. To make -- and that might be
19 because of the -- it has -- looking at it from
20 here, it looks -- it has -- you know, tall
21 columns -- imposing --

22 The picture, however, the architectural
23 drawings, it doesn't look like that. I don't see
24 that in the architectural drawings.

25 But then, when I see the photograph, or the

1 rendering, it has the column effect.

2 Am I going somewhere off -- into --

3 MS. MOREJON: No.

4 MS. KOEHLER: Lala --

5 MR. ORTIZ: No.

6 MS. KOEHLER: Lala land?

7 MS. MOREJON: No.

8 MR. ORTIZ: It's a --

9 MS. KOEHLER: Okay.

10 MR. ORTIZ: You have every right to -- to
11 make these comments and suggestions.

12 MS. KOEHLER: But am -- are we -- I'm going
13 to say it --

14 VICE CHAIRPERSON CAPIZZI: So, what would
15 -- what are you --

16 MS. KOEHLER: Is it possible to -- I mean,
17 just that -- like the façade have maybe not so
18 many different elements --

19 MS. MOREJON: Elements.

20 MS. KOEHLER: -- in the front so that
21 there's some sort of uniformity, and make -- so
22 that it doesn't look like there are so many
23 columns.

24 MR. ARENCIBIA: I disagree completely.

25 MS. KOEHLER: Of course you do. That makes

1 a hundred --

2 MR. ARENCIBIA: I think if you --

3 MS. KOEHLER: -- percent sense.

4 MR. ARENCIBIA: -- do that, you're
5 basically trying to make a square box building,
6 like you do everywhere else you go.

7 MS. MOREJON: It's beautiful.

8 MR. ARENCIBIA: And that's something we're
9 trying to do something much nicer than that here.

10 MS. MOREJON: But what you're talking about
11 is different materials --

12 MR. ALAMPI: Well, Albert, maybe you could
13 --

14 MS. MOREJON: That's what I'm talking
15 about.

16 MR. ALAMPI: -- explain, from your trained
17 eye, why that would be. What is the --

18 MR. ARENCIBIA: Because it gives --

19 MR. ALAMPI: What is the --

20 MR. ARENCIBIA: It gives such beautiful --

21 MR. ALAMPI: Let me ask the question.

22 MR. ARENCIBIA: -- lift to this building.

23 MR. ALAMPI: Let me ask the question.

24 Don't get nervous.

25 What is the length of the building?

1 MR. ARENCIBIA: It's 230 feet.

2 MR. ALAMPI: If you're on 34th Street, how
3 long -- how wide is it?

4 MR. ARENCIBIA: Two hundred and thirty
5 feet.

6 MR. ALAMPI: Now, do you -- is it your
7 opinion that this design makes it more sleek than
8 if we were to revert --

9 MS. KOEHLER: I -- I see where you're
10 going. It's because of the length that you want
11 to break it up like this.

12 MR. ALAMPI: Yes.

13 MS. KOEHLER: But I think that where --
14 what you're doing that's good is giving different
15 heights. Right? I see that. And I think that
16 breaks it up very nicely.

17 And then, having the -- you're separating
18 it with this little awning here and there. But I
19 think the column makes it -- gives it sort of an
20 imposing hotel look to it. That visually, it --
21 it looks like columns because of the -- you have
22 --

23 MR. ARENCIBIA: The vertical element.

24 MS. KOEHLER: -- in -- yes. In between the
25 windows, vertically --

1 MR. ARENCIBIA: Um hum. Because we just --
2 because we --

3 MS. KOEHLER: -- you have that dark --

4 MR. ARENCIBIA: -- we break it up. Sure.
5 I understand.

6 MS. KOEHLER: Right.

7 MR. ARENCIBIA: And that -- that was

8 MS. KOEHLER: Just --

9 MR. ARENCIBIA: -- the design --

10 VICE CHAIRPERSON CAPIZZI: That was the
11 intent.

12 MR. ARENCIBIA: -- intent. Actually.

13 MS. KOEHLER: I see.

14 MR. ARENCIBIA: That was -- we were --

15 MS. KOEHLER: To make it look like --

16 MR. ARENCIBIA: We were going for that,
17 actually.

18 MS. KOEHLER: Right.

19 VICE CHAIRPERSON CAPIZZI: Okay.

20 MS. KOEHLER: All right. I mean, yeah.

21 I don't care that much. I think it's nicer
22 than what's there.

23 MS. MOREJON: That's right.

24 MS. KOEHLER: So --

25 VICE CHAIRPERSON CAPIZZI: Right.

1 MR. ARENCIBIA: Thank you.

2 MS. KOEHLER: Oh, my God, I'm sorry.

3 MR. ARENCIBIA: And I was going to give you
4 bicycle racks on this one, too.

5 MR. ALAMPI: He'll never come back.

6 MR. ARENCIBIA: No more bikes.

7 MS. KOEHLER: I'm so sorry.

8 MR. ARENCIBIA: Ouch.

9 MS. KOEHLER: I'm so sorry. It's very
10 pretty.

11 MR. ALAMPI: Why don't you go there and pet
12 the rendering?

13 MR. ARENCIBIA: Wait. Let me get it out.

14 VICE CHAIRPERSON CAPIZZI: Anybody else?

15 MS. KOEHLER: No.

16 MS. MOREJON: No. It's a beautiful
17 building.

18 MR. ALAMPI: I think -- I think what
19 Alberto is saying to you is trust his idea as to
20 -- because you probably do not see this in the
21 immediate area. This building.

22 MS. KOEHLER: I like the architectural
23 drawing better. I'll leave it at that.

24 MR. ALAMPI: And I -- I see that it looks
25 completely different --

1 MS. KOEHLER: Yes.

2 MR. ALAMPI: -- in the rendering. There's
3 no question that it looks completely different.

4 I'm happy, though, that he produced the
5 rendering.

6 MS. KOEHLER: Yes.

7 MR. ALAMPI: Because if the building were
8 to be built, you'd say, that's looks nothing like
9 what I thought we were approving.

10 Alberto, is there any slight adjustment you
11 could make on the multiple tones that -- in any
12 area? Or do you feel this is a --

13 MR. ARENCIBIA: I think that once she sees
14 it built, God willing, if we get an approval,
15 you're going to come back and say, you were
16 right.

17 MS. KOEHLER: You're right. And I'll
18 probably buy an apartment there.

19 VICE CHAIRPERSON CAPIZZI: There you go.
20 There you go.

21 MR. ORTIZ: Mrs. Koehler, you're going to
22 cause him to go home and cut off his ear.

23 MR. ALAMPI: Will you cut your ear off
24 tonight?

25 I have no further questions on direct.

1 VICE CHAIRPERSON CAPIZZI: Okay. Okay.

2 MR. ORTIZ: Any members of the -- any other
3 members of the Board?

4 VICE CHAIRPERSON CAPIZZI: Board members or
5 members of the public?

6 Sure. Come on up.

7 MR. GUARENO: I have a --

8 VICE CHAIRPERSON CAPIZZI: Oh.

9 MR. GUARENO: I have a question.

10 VICE CHAIRPERSON CAPIZZI: You have a
11 question? I'm sorry.

12 MR. GUARENO: Regardless of the elevation
13 of the -- of the street, whether on Saint Peters
14 (sic) or -- Peter Street or 34th Street, the
15 floors of each is level.

16 MR. ARENCIBIA: Yes. Yes.

17 MR. GUARENO: What is the -- the height of
18 the parking lot on Peter Street, versus the one
19 on 34th Street?

20 MR. ARENCIBIA: The height?

21 MR. GUARENO: Or what's the --

22 MR. ARENCIBIA: What do you mean?

23 MR. GUARENO: What's the difference, I
24 should say, because I heard before that it was
25 not on the same level.

1 MR. ARENCIBIA: No. It wouldn't -- it
2 doesn't line up, the actual parking area.

3 It's about eight feet different.

4 Yeah. So, it's not -- doesn't all line up.
5 But that's why there's a separate lobby and
6 stairs off of that, they'll have access to that
7 different level, as well. And that's another
8 reason why the two -- the parking isn't
9 connected.

10 MR. GUARENO: Well, the reason why I ask
11 this, as far as the -- the other members of the
12 Board that are concerned regarding security,
13 because you're looking at about four separate
14 entrance, not counting the emergency exits, that
15 you have -- pretty much everybody has to be
16 concerned.

17 MR. ARENCIBIA: Right. Peter Street --

18 MR. GUARENO: So if you --

19 Correct.

20 MR. ARENCIBIA: -- and you have 34th
21 Street, although three points. Yes.

22 MR. GUARENO: Correct.

23 MR. ARENCIBIA: Correct. Um hum.

24 MR. GUARENO: Because I was thinking which
25 might eliminate one and just it will be -- if it

1 | was level, if it could be done, as far as the
2 | entrance and the exit of -- the parking lot on
3 | Peter Street could go in --

4 | MR. ARENCIBIA: Couldn't happen.

5 | MR. GUARENO: -- through the other way.

6 | MR. ARENCIBIA: Wouldn't happen. You'd
7 | also lose parking spaces, as well, too, when we
8 | make that opening, too, as well.

9 | MR. GUARENO: So, I mean, that's -- even as
10 | far as the parking spaces, because I was looking
11 | at -- and I don't have my glasses, mind you, so I
12 | wasn't --

13 | MR. ARENCIBIA: Here.

14 | MR. GUARENO: Can't see too well.

15 | Because I saw that you have a stairwell, in
16 | between the two buildings, and as far as the --
17 | the elevator, that could have been placed closer
18 | to that one --

19 | MR. ARENCIBIA: The one in the rear? Which
20 | one -- on Peter Street or which --

21 | MR. GUARENO: Yes.

22 | MR. ARENCIBIA: We have three elevators.
23 | Two together.

24 | MR. GUARENO: The one by Peter Street.

25 | MR. ARENCIBIA: Okay. Yeah.

1 What was the question? I'm sorry.

2 MR. GUARENO: That could have been placed
3 close to the stairwell near by -- to the right.
4 Yes. Correct.

5 And that will take care as far as,
6 hopefully, alleviate the issue with the parking.

7 MR. ARENCIBIA: Okay. I'm trying to
8 understand.

9 MR. GUARENO: But again, it's -- it's only
10 a matter of whether or not you would be able to
11 use the exits on 34th Street, and -- and entrance,
12 instead of the Peter Street.

13 MR. ARENCIBIA: Well, you couldn't get
14 access to the building through here. So that you
15 can get access to all the floors through here.

16 MR. GUARENO: Um hum.

17 MR. ARENCIBIA: You don't have to go --
18 you're not going through the building here.
19 You're going right to the lobby and it takes you
20 up.

21 MR. GUARENO: No, no. Again, I was just
22 concerned about the lot -- closing off that exit.

23 MR. ARENCIBIA: Closing off this exit?

24 MR. GUARENO: Correct. And everybody using
25 the one on 34th Street, that you would have to

1 | build somehow -- bring it down to -- at that
2 | level.

3 | MR. ARENCIBIA: Right. And -- yeah. Yeah.

4 | MR. ORTIZ: And -- and I think a lot of
5 | your -- your fellow Board members had that
6 | problem. So --

7 | VICE CHAIRPERSON CAPIZZI: Right.

8 | MR. ORTIZ: -- why don't we just address it
9 | now?

10 | VICE CHAIRPERSON CAPIZZI: Right.

11 | MR. ORTIZ: I think most of the Board
12 | members, if they were to consider to approve
13 | this, have a very large concern about live
14 | security being on-site.

15 | And, in fact, you saw the whispering back
16 | and forth, they even have a number of live
17 | security that they think is appropriate.

18 | VICE CHAIRPERSON CAPIZZI: Um hum.

19 | MR. ORTIZ: They make one door -- door
20 | person, I don't want to call him a doorman or --
21 | or security person in the front, and one, I
22 | guess, wandering, if you will, for lack of a
23 | better term, throughout the building.

24 | That is a very severe -- a very large
25 | concern of this Board right now. I mean, like I

1 | said, you heard the whispering back here.

2 | So, we kind of need an answer on that,
3 | before we even consider approving it.

4 | MR. ALAMPI: Well, we haven't contemplated
5 | --

6 | MS. MOREJON: If I may?

7 | MR. ALAMPI: -- that security.

8 | MS. MOREJON: Excuse me?

9 | Is this going to be apartment for rent, or
10 | they going to sell to condominiums? Is that
11 | going to --

12 | MR. ALAMPI: Well, it may convert to
13 | condominiums.

14 | MS. MOREJON: Well, the market is good now.

15 | MR. ALAMPI: But initially, in this market,
16 | these days, we've been successful with
17 | condominium sales, but for smaller buildings.
18 | So, we have not committed condo or -- or rental.

19 | But I think the issue would be more or
20 | less, still the concern, the live security would
21 | still be a --

22 | VICE CHAIRPERSON CAPIZZI: Um hum.

23 | MR. ALAMPI: -- concern one way or another
24 | --

25 | VICE CHAIRPERSON CAPIZZI: Correct.

1 MR. ALAMPI: -- I think.

2 We -- we're not sure that we have a
3 superintendent's apartment.

4 We checked the Union City Ordinance. I
5 don't see that as a -- I'll defer to you if
6 there's a requirement.

7 In some municipalities, when you reach a
8 certain number of units, they require a
9 superintendent to be on the premises.

10 MR. ORTIZ: There is a -- there is a
11 requirement in the City that there is a contact
12 person.

13 MR. ALAMPI: Oh, yeah. But he doesn't have
14 to be --

15 MR. ORTIZ: On-site.

16 MR. ALAMPI: -- living in the building?

17 MR. ORTIZ: On-site. I don't believe there
18 is -- I don't believe there is, but there needs
19 to be a contact person in case of emergency.

20 MR. ALAMPI: Sure.

21 MR. ORTIZ: But nevertheless, I don't think
22 that addresses what the Board's concern is.

23 MR. ALAMPI: No, it doesn't.

24 MR. ORTIZ: Either way.

25 MR. ARENCIBIA: See, what happens, I know

1 | that you spoke of The Altessa, but The Altessa is
2 | significant number of units. When you --

3 | MS. MOREJON: But you have The Thread,
4 | also, that is next to that one, with a security
5 | 24 hours.

6 | MR. ARENCIBIA: Again, the number of units.

7 | At one point, because you -- now you're
8 | hiring somebody full time -- you know, 24/7.
9 | It's -- it becomes when you have a number -- X
10 | number of units, you can spread that cost over
11 | the number of units and it's not so egregious to
12 | each individual unit.

13 | Now, when you get this number of units,
14 | it's a nice number of units, but it's --

15 | MR. ORTIZ: How many units is it?

16 | MR. ARENCIBIA: Seventy-two.

17 | MS. KOEHLER: Seventy-two.

18 | MR. ARENCIBIA: It's not like --

19 | MR. ORTIZ: That's enough unit --

20 | MR. ARENCIBIA: -- you know, 200 units --

21 | MR. ORTIZ: I -- but I --

22 | MR. ARENCIBIA: -- where that's a big
23 | difference.

24 | MS. MOREJON: That's a lot of units.

25 | MR. ORTIZ: I honestly think the security

1 is that severe of an issue that it needs to be
2 discussed, and it needs to be decided tonight.

3 VICE CHAIRPERSON CAPIZZI: Um hum.

4 MR. ARENCIBIA: Okay.

5 I think we take a five minute break, if
6 that's possible?

7 MR. ORTIZ: So be it.

8 VICE CHAIRPERSON CAPIZZI: Yep.

9 MR. ARENCIBIA: Thank you.

10

11 (Whereupon, the Board recessed from 7:32
12 p.m. to 7:40 p.m.)

13

14 THE SECRETARY: May I have your attention,
15 please?

16 Let's go back in business.

17 Thank you.

18 MR. ALAMPI: Madam Chair, Commissioners, my
19 client is getting nervous.

20 What we decided --

21 MS. MOREJON: It's a beautiful building.

22 MR. ALAMPI: What we were talking about is
23 the following.

24 We are going to have a key fob, a security
25 fob. The -- the concern about the Peter Street,

1 the stairwell and such, where it's remote.

2 There's going to be ample video and camera and
3 key fob.

4 In addition to that, we will incorporate a
5 live doorman, seven to -- seven a.m. to seven
6 p.m. We find that when people are working -- the
7 people that would be living here, usually leave
8 during the day for work. That's when there's a
9 lot of activity that shouldn't occur. More in
10 the day than at night, because the building is
11 virtually empty.

12 So, we -- we plan to have a --

13 VICE CHAIRPERSON CAPIZZI: I don't think
14 we're happy with that.

15 MS. KOEHLER: Seven to seven?

16 VICE CHAIRPERSON CAPIZZI: I can see that
17 right now, seven to seven. No.

18 MS. KOEHLER: Yeah.

19 VICE CHAIRPERSON CAPIZZI: We have a
20 concern with that.

21 MR. ORTIZ: There's was -- as --

22 VICE CHAIRPERSON CAPIZZI: I mean, we're
23 telling --

24 MR. ORTIZ: Carmine, quite frankly there
25 was discussion outside --

1 VICE CHAIRPERSON CAPIZZI: -- you what it
2 is.

3 MR. ALAMPI: Yeah.

4 MR. ORTIZ: There was discussion outside
5 with you -- there was discussion inside here with
6 -- with the Board member, essentially, I don't
7 think they're going to settle for anything less
8 than what we proposed.

9 MR. ALAMPI: But what are you proposing?

10 MR. ORTIZ: They -- I think they want a
11 door person.

12 MR. ALAMPI: Twenty-four hours?

13 MR. ORTIZ: Twenty-four, and -- and a
14 wandering person 24, with this design.

15 I mean, that's -- I mean, that's really
16 what they want.

17 MS. KOEHLER: And is it -- what do you guys
18 think? Could you guys share it between this
19 building and the other building that you guys are
20 putting up on Peter Street? This -- this --

21 MR. ORTIZ: I mean we can't add another --

22 MS. KOEHLER: -- building --

23 MR. ORTIZ: We're not looking to add
24 another condition to that at this point.

25 MS. KOEHLER: No?

1 MS. MOREJON: How you going to share the
2 security.

3 MS. KOEHLER: No?

4 MR. ALAMPI: See, what happens there is
5 when you link one property with another you --

6 VICE CHAIRPERSON CAPIZZI: No, no. We're
7 not going to.

8 MS. KOEHLER: No.

9 MR. ALAMPI: Right. You don't know if
10 we're going to retain ownership --

11 VICE CHAIRPERSON CAPIZZI: Right.

12 MR. ALAMPI: -- or sell, or whatever --

13 MS. KOEHLER: Okay.

14 MR. ALAMPI: -- happens in the future.

15 This is something that is not a very simple
16 yes or no. We're not saying no to you.

17 VICE CHAIRPERSON CAPIZZI: Okay.

18 MR. ALAMPI: What we're saying is, we were
19 not prepared to deal with the --

20 VICE CHAIRPERSON CAPIZZI: Um hum.

21 MR. ALAMPI: -- cost that would be
22 attendant to that. And we know that we have
23 maintenance people that will be on-call, and we
24 have a responsible party.

25 But in addition, we were talking about a

1 live doorman.

2 Having two personnel, 24 hours, is
3 something we did not anticipate for this size
4 building. If it was a 200 unit building, we
5 would have already provided for that.

6 And we share your concern. Security,
7 crime, the multiple entrances. It's clear where
8 your --

9 MR. ORTIZ: One -- and one of the benefits
10 --

11 MR. ALAMPI: -- concerns are.

12 MR. ORTIZ: -- honestly, quite frankly, one
13 of the benefits to this location is the access to
14 public transportation.

15 MR. ALAMPI: Absolutely.

16 MR. ORTIZ: But that also creates a -- a
17 potential for a criminal element, and quick
18 getaway.

19 MR. ALAMPI: I don't know how quick the
20 buses are, but -- you know.

21 MR. ORTIZ: But they run often.

22 MR. ALAMPI: You watch too many movies.

23 MR. ORTIZ: No. I was a prosecutor.

24 MR. ALAMPI: I would say that we -- we have
25 to absorb it --

1 VICE CHAIRPERSON CAPIZZI: Right.

2 MR. ALAMPI: -- and budget it. We can't --
3 we can't just say yes, go ahead, but who's going
4 to police it? It's really not in your Ordinance.
5 But we want to be honest with the Board, we want
6 to fulfill what your concerns are. And we want
7 to accommodate these concerns.

8 VICE CHAIRPERSON CAPIZZI: Okay.

9 MR. ALAMPI: So, we've -- we're not saying
10 no. We're saying, we need to figure it out, and
11 to budget it.

12 MR. ORTIZ: Well --

13 MR. ALAMPI: You understand we -- we will
14 not bring this to a conclusion until we discuss
15 this more fully.

16 A VOICE: Have five more minutes.

17 MR. ORTIZ: That's fine. We can hold off
18 on a vote, but it won't be -- just be forewarned.
19 We do not have a meeting in --

20 A VOICE: Can we have five minutes now?
21 Let's take another --

22 MR. ORTIZ: No, no. The -- whatever you'd
23 like to do. I just wanted to let you know, we
24 don't have a problem postponing the vote. But
25 that vote will not be until January.

1 A VOICE: No. We'd like to take five
2 minutes.

3 MR. ORTIZ: Oh, Okay. No, no, no. That's
4 fine. I'm saying -- what I'm trying to say is,
5 in the alternative, if you wanted to look into
6 the cost of it, and that kind of thing --

7 MR. ALAMPI: If I can impose on you, if we
8 take another break.

9 We want -- we want to try to bring this to
10 a conclusion.

11 MR. ORTIZ: Absolutely.

12 MR. ALAMPI: Yes, we're anxious to bring it
13 to a conclusion, but we also want to address this
14 issue. It's a -- you know, quite a costly
15 feature.

16 MS. MOREJON: Can I ask you a --

17 MR. ORTIZ: Again --

18 MS. MOREJON: -- question first?

19 MR. ORTIZ: -- I offer you the option,
20 though, if you'd like, to look at the cost, like
21 price this out.

22 MR. ALAMPI: Yeah. Absolutely.

23 MR. ORTIZ: And we will postpone the vote
24 on this, if you'd like.

25 MR. ALAMPI: I don't feel --

1 MR. ORTIZ: If you'd like.

2 MR. ALAMPI: I don't feel pressured at all,
3 but the clients certainly want to move along.

4 A VOICE: Let's see what we can come up
5 with --

6 MR. ORTIZ: And understood as well.

7 A VOICE: -- in five minutes.

8 MR. ALAMPI: And we have our own -- we have
9 our own expenses in maintaining the property.

10 MR. ORTIZ: No. Understood. Understood.

11 MS. MOREJON: Okay. That's okay. No.

12 MR. ALAMPI: So, I think we just need a
13 little bit of time --

14 MR. ORTIZ: Understood.

15 MR. ALAMPI: -- tonight.

16 THE SECRETARY: Five minute break.

17 MR. ORTIZ: No. Why don't we -- that's
18 what I was going to say.

19

20 (Whereupon, there was a pause in the
21 proceedings.)

22

23 MR. ORTIZ: Carmine?

24 Carmine?

25 Carmine?

1

2 (Whereupon, there was a pause in the
3 proceedings.)

4

5 MR. ORTIZ: Do you want to take a break, or
6 do we want to just move forward with -- with Mr.
7 Alonso?

8

9 (Whereupon, there was a pause in the
10 proceedings.)

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1 **Constantine & Marlene Hinoa - 131 48th Street:**

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3 THE SECRETARY: May I have your attention,
4 please?

5 We are on break and holding on -- for
6 Ronmar Realty for a few minutes.

7 We are going to keep going onto Constantine
8 and Marlene Hinoa, 131 48th Street, Block 278,
9 Lot 30.

10 Mr. Alonso, please?

11 MR. ALONSO: Thank you.

12 And good evening, Madam Chair, members of
13 the Board.

14 For the record, Alvaro Alonso, Alonso
15 Navarette -- excuse me -- on behalf of the
16 applicant.

17 I've provided counsel with my proof of
18 notices, and mailings.

19 I do want to state that we did send the
20 notice of publication to The Jersey Journal. For
21 the last several months, they've been having
22 problems with returning the actual proof of
23 publication.

24 They did contact us. They told us that it
25 was in the mail. They wouldn't fax it to us.

1 And I've had, before the Zoning Board,
2 almost every month, what they do, is they hear
3 it, based on my representations. And usually,
4 within the next day or two, I provide your
5 attorney with a -- with the actual copy of the
6 publication, and I send the original to Mr.
7 Vallejo.

8 MR. ORTIZ: Well, I'm not entirely
9 comfortable with that, Mr. Alonso, but I will
10 tell you that -- you know, based on your
11 representation, I respect you highly, I -- I'll
12 accept it, but you do this at your own peril.

13 MR. ALONSO: Absolutely. And Mr. Vallejo
14 knows we've had issue with the publications in --
15 in the Zoning Board, with other applications.
16 They just -- for some reason, they're backed up
17 at The Jersey Journal. They don't get them out
18 in time.

19 MR. ORTIZ: They can't fax you a copy?

20 MR. ALONSO: They won't fax them. They
21 used to fax them.

22 MR. ORTIZ: I know.

23 MR. ALONSO: They don't fax them anymore.

24 MR. ORTIZ: That's what I'm saying.

25 MR. ALONSO: But they tell us it's in the

1 mail, we just didn't receive it by today.

2 MR. ORTIZ: If you want to move forward on
3 this, at your peril, Mr. Alonso, based on your
4 representation, I will -- I will concede, but --

5 MR. ALONSO: Yeah. Based on my experience,
6 I -- I feel comfortable that we'll get it in
7 time, and I'll send it to Mr. Vallejo.

8 MR. ORTIZ: Okay. Just so I could explain
9 to my Board members, real quickly.

10 VICE CHAIRPERSON CAPIZZI: Um hum.

11 MR. ORTIZ: Mr. Alonso, which as you know,
12 is a reputable attorney, does not have the proof
13 of publication.

14 We're going to --

15 MS. MOREJON: If I may?

16 I know The Jersey Journal. They're always
17 late.

18 MR. ORTIZ: No. They're horrible.

19 MS. MOREJON: That I know.

20 MR. ORTIZ: They're horrible.

21 MS. MOREJON: They do -- when you send,
22 maybe two, three -- when they send --

23 MR. VALELLA: There's proof.

24 MR. SPATZ: Yeah. He's got the --

25 THE SECRETARY: Second time.

1 MR. ALONSO: Yes.

2 THE SECRETARY: Mr. Price.

3 MR. ALONSO: Mr. Price is showing me that
4 it's actually in the newspaper.

5 MR. VALELLA: There's proof.

6 MS. MOREJON: There's proof.

7 Thank you, Mr. Price.

8 MR. ORTIZ: Could I have that, Mr. Price?

9 MR. PRICE: To inspect, but not forever and
10 ever.

11 MR. ORTIZ: Could I?

12 MR. PRICE: Published on November 13.

13 MR. ORTIZ: Okay. I'll take your
14 representation, Mr. Price.

15 MS. MOREJON: Maybe Carlos can make a copy,
16 please?

17 MR. ORTIZ: Yeah. Can we make a copy of
18 that?

19 MR. PRICE: Sure.

20 MR. ORTIZ: Would you mind?

21 MR. PRICE: Sure.

22 MR. VALELLA: There's proof.

23 MS. MOREJON: See?

24 MR. ORTIZ: Okay. All right.

25 All right. I'm satisfied with that.

1 Please still submit the --

2 MR. ALONSO: Yeah. Absolutely. As soon as
3 it comes in, we'll -- we'll --

4 MS. MOREJON: Take a picture, Carlos.

5 VICE CHAIRPERSON CAPIZZI: That's okay.
6 Take a picture of it.

7 THE SECRETARY: Let me get a picture.

8 MR. PRICE: Oh. Oh, that's -- yeah.

9 MR. ORTIZ: Mr. Price to the -- to the
10 rescue.

11 MR. VALELLA: Thank you.

12 MR. PRICE: Now, in New York, they have
13 guys who go around and document potholes, or
14 whatever, and then they get paid for it, Mr.
15 Alonso. Paid for it.

16 MR. ORTIZ: I think that was a hint.

17 MR. ALONSO: It'd be inappropriate once we
18 get to court, that I'm paying you off --

19 MR. ORTIZ: In light of the circumstances
20 that are on the record, Madam Chairwoman, it
21 seems that all the requirements were met, and --

22 VICE CHAIRPERSON CAPIZZI: Yes.

23 MR. ORTIZ: -- thus giving jurisdiction to
24 the Board.

25 VICE CHAIRPERSON CAPIZZI: Proceed.

1 MR. ALONSO: Thank you.

2 MR. VALELLA: Case law.

3 MR. ALONSO: Just a little overview of this
4 property.

5 My -- my client purchased the property
6 about six months ago. At that time, there were
7 three apartments.

8 After he purchased the property, he learned
9 that it appears that one of the apartments is
10 illegal, based on the records, or lack of records
11 in the Building Department.

12 He has spoken with the prior owner. The
13 prior owner bought the property ten years ago.
14 At that time, there was already three units.

15 It appears, from the history that we've
16 determined, that the ground floor used to be one,
17 large commercial space and one apartment
18 upstairs.

19 At some time, that was converted to
20 residential. We believe that it was probably
21 done legally, being that it was a storefront, and
22 it went from a storefront to an apartment. And
23 there's never been an issue or a violation issued
24 for illegal apartments.

25 We believe at the time it was constructed,

1 | because of the size, as two separate apartments.

2 | For whatever reason, and I have a lot of
3 | these cases in Union City, the Building
4 | Department does not have full records. I've had
5 | a lot of apartments, old buildings that are a
6 | hundred years old, and the records only go back
7 | maybe five or ten years.

8 | So, for whatever reason, we're here to --
9 | to legalize these units.

10 | The Building Department has it as a legal
11 | two family. We want to legalize it as a three
12 | family.

13 | We're requesting the site plan approval, to
14 | the extent that it's necessary, as well as the
15 | variances.

16 | Mr. Valella --

17 | MR. VALELLA: Valella. There you go.

18 | MR. ALONSO: -- is here to testify.

19 | MR. DILLON: Please raise your right hand.

20 | MR. ALONSO: Sworn in.

21 | MR. DILLON: Do you swear that the
22 | testimony you're about to give this Board is the
23 | whole truth?

24 | MR. VALELLA: I do.

25 | MR. DILLON: State your name and spell it

1 for the record.

2 MR. VALELLA: Good evening.

3 My name is Orestes Valella, V-A-L-E-L-L-A,
4 licensed architect, States of New York and New
5 Jersey.

6 MR. DILLON: Thank you.

7 MR. VALELLA: You're welcome.

8 MR. ORTIZ: Madam Chairwoman, Mr. Valella
9 has been before this Board --

10 VICE CHAIRPERSON CAPIZZI: Yes.

11 MR. ORTIZ: -- only a few times.

12 VICE CHAIRPERSON CAPIZZI: Yes.

13 MR. VALELLA: Thank you. Thank you.

14 VICE CHAIRPERSON CAPIZZI: Proceed. Yes.

15 MR. ALONSO: Mr. Valella, did you prepare
16 the plans that are --

17 MR. VALELLA: Yes.

18 MR. ALONSO: -- before the Board this
19 evening?

20 Is there any proposed construction?

21 MR. VALELLA: No. No. Everything is
22 existing, as you mentioned. Everything is to
23 remain existing.

24 MR. ALONSO: Okay.

25 Did you have an opportunity to -- to

1 inspect the property?

2 MR. VALELLA: Yes.

3 MR. ALONSO: Okay.

4 In your estimation, approximately how old
5 do you believe the unit on the first floor is, in
6 terms of the construction materials?

7 MR. VALELLA: It's -- it's hard to
8 decipher, but I would venture, the '70s, '80s, at
9 the -- at the latest.

10 MR. ALONSO: Okay.

11 Can you please review the plans with the
12 Board?

13 MR. VALELLA: Sure.

14 As counsel mentioned, this is an existing
15 property on 48th Street, between Broadway and
16 Hudson.

17 The lot is approximately 25 by a hundred.
18 It really doesn't add up to a hundred, it's 97.5.

19 It's a two story building, similar in
20 nature to the others. It's a -- two apartments
21 on the ground floor, one apartment on the second
22 floor.

23 Working my way down, the apartment on the
24 second floor is 623 square feet. The apartment
25 on the ground floors are 467 and 631. They are

1 existing apartments.

2 The one in the front is, of course,
3 formerly a two bedroom, it is now a one bedroom,
4 because one of the bedrooms is dedicated to the
5 apartment in the rear.

6 Everything is existing. Separate
7 entrances, et cetera, et cetera.

8 We have to go back and do a life safety
9 review, should you approve -- you know, to fire
10 ratings, and things like that. But we are not
11 contemplating any alterations to this property.
12 All remains as it.

13 MR. ALONSO: And -- and in terms of the
14 zoning, what variances are we -- do we --

15 MR. VALELLA: This is located in the CN
16 neighborhood commercial, where it's an existing
17 two family going to a three; 2500 square foot lot
18 area would be required. We're just shy. We're
19 2,437 and a half; 25 foot width, 25 foot width,
20 100 foot depth. We are 97.5.

21 Zero front yard, zero front yards, zero or
22 five feet are provided for the side yards. Zero
23 and 2.66 are existing.

24 Eighty percent lot coverage is permitted.
25 We're at 51.

1 Four stories maximum. Two stories are
2 existing.

3 Fifty feet, we're at 25.

4 The lot coverage is 94 percent.

5 Four parking spaces would be required, and
6 zero are existing.

7 MR. ORTIZ: There is no construction
8 whatsoever.

9 MR. VALELLA: There is no construction.

10 VICE CHAIRPERSON CAPIZZI: No.

11 MR. VALELLA: Any construction that will
12 take place would be life safety, meaning --

13 MR. ORTIZ: Well, in the Resolution, it
14 always says, it has to comply with all Build --

15 MR. VALELLA: Yes.

16 MR. ORTIZ: Local and --

17 VICE CHAIRPERSON CAPIZZI: Right.

18 MR. VALELLA: Yes. But that would be the
19 on --

20 MR. ORTIZ: -- any of our Resolutions.

21 MR. VALELLA: We're not design -- we're not
22 adding anything to this building, or diminishing
23 it.

24 VICE CHAIRPERSON CAPIZZI: Um hum.

25 MR. ALONSO: Now, to the extent that this

1 | existed since the 1970s or '80s in the --

2 | MR. VALELLA: Probably before.

3 | MR. ALONSO: -- in the condition, any
4 | negative impact which may result from a three
5 | family has already existed for all this time.

6 | MR. VALELLA: Decades.

7 | MR. ORTIZ: Any members of the Board have
8 | any questions?

9 | VICE CHAIRPERSON CAPIZZI: No.

10 | MR. ORTIZ: Mr. Price, any questions?

11 | MR. PRICE: I've got a comment.

12 | MR. ORTIZ: You're still under oath, just
13 | to remind you for the record.

14 | MR. PRICE: Yeah.

15 | Larry Price.

16 | By the way, the -- this is CN district.

17 | Correct?

18 | MR. VALELLA: Yes.

19 | MR. PRICE: Okay. There are two apartments
20 | on the --

21 | MR. VALELLA: Ground floor.

22 | MR. PRICE: -- ground floor.

23 | MR. VALELLA: And one on the second floor.

24 | MR. PRICE: One on the second.

25 | The one on the second floor is a two

1 bedroom apartment?

2 MR. VALELLA: The one on the second floor
3 is a three bedroom apartment.

4 MR. PRICE: Okay. And what's the square
5 footage there?

6 MR. VALELLA: That's 623 square feet.

7 MR. PRICE: Okay. Well, we could stop
8 there.

9 Okay. The problem here is the variances
10 that are required. Very minimum as a result of
11 that.

12 There's a D5 density variance required.
13 And the notice says that the two variance --
14 whatever.

15 In any case, this is a Planning Board.
16 It's not the Zoning Board. Planning Board can't
17 grant D variances.

18 They're before the wrong board. You have
19 no jurisdiction.

20 MR. SPATZ: Yeah. We don't review when
21 there's no construction, but looking at it, the
22 CN zone actually only permits residential units
23 in mixed use buildings.

24 So, a fully residential building would --
25 would not be permitted. And then, two of the

1 units are undersized. So, I think these
2 variances would have to go to the Board of
3 Adjustment.

4 MR. ORTIZ: What we can do is we can -- I
5 tend to agree with Mr. Price on this.

6 I'm sorry, Mr. Alonso, but I think what we
7 can do, and Carlos, correct me if I'm wrong, but
8 we could just transfer it over, so at least
9 there's no additional cost as to application
10 fees.

11 Can we do that?

12 THE SECRETARY: They have to reapply.

13 MR. ORTIZ: Okay. Then we can't even do
14 that.

15 MR. PRICE: Because they have to re-notice.

16 MR. ORTIZ: Well, re-notice is one thing.

17 MR. ALONSO: Well, the re-notice -- I mean,
18 it would still be the same application, the same
19 plans.

20 MR. ORTIZ: Well, the re-notice, you'd have
21 to do. That's --

22 MR. ALONSO: No, no. I understand that.
23 But in terms of -- because we relied on the
24 letter that was issued by the Building
25 Department, in terms of referring us to this

1 Board.

2 MR. ORTIZ: Unfortunately --

3 MR. ALONSO: And -- and then, I've had
4 situations like that in the past, where they'll
5 -- they'll, then, just transfer it.

6 MR. ORTIZ: Well, that's what I'm asking
7 the --

8 MR. ALONSO: Administratively, from one
9 Board --

10 MR. ORTIZ: But it --

11 MR. ALONSO: -- to the other Board.

12 MR. ORTIZ: Our Clerk says that it can't be
13 done.

14 You know, and as you know, Mr. Alonso, and
15 I know you know this, the case law there is
16 reliance on the -- on the Building Department is
17 not good enough.

18 MR. SPATZ: Well, the application is
19 different. Actually, the fee schedule is
20 probably a little bit different because there's
21 different types of variances, so that might have
22 to be adjusted, based on that.

23 MR. ORTIZ: Can we credit -- can we credit
24 --

25 MR. SPATZ: Yeah. Absolutely.

1 MR. ORTIZ: -- what was paid and --

2 MR. SPATZ: Any of the fees and escrows
3 that have been put in place already would
4 transfer over with the new application.

5 They might have to be adjusted, based on
6 the types of variances, but there's -- it's not
7 as if the fees for this are lost. Obviously,
8 that amount of --

9 MR. ORTIZ: No.

10 MR. SPATZ: -- money will get transferred.

11 MR. ORTIZ: So, you can get credited. If
12 it's more, great; if it's less --

13 MR. ALONSO: Right.

14 MR. ORTIZ: -- better for you.

15 MS. MOREJON: Willie?

16 MR. ORTIZ: Yes.

17 MS. MOREJON: Does it have a meeting in
18 December, the Board of Adjustment?

19 MR. ORTIZ: I don't believe so.

20 Yes, December 10th. But they're not going
21 to be able to get on.

22 THE SECRETARY: What is going to happen is
23 the escrow money -- you know, we will refund
24 whatever we have to refund.

25 MR. ORTIZ: They're not going to be able to

1 get on December 10th.

2 THE SECRETARY: On the application, there's
3 no refunding because it's a Planning Board. They
4 have to re-apply, new fee, new escrow. They have
5 to -- everything has to be -- filing a new
6 application.

7 MR. SPATZ: The escrow, they would get
8 back.

9 THE SECRETARY: Yes.

10 MR. ORTIZ: Here's the issue.

11 MR. SPATZ: Because none of them was
12 expended.

13 MR. ORTIZ: You know, obviously, we're
14 trying to accommodate the applicant as much as
15 possible. I -- only because I know the Zoning
16 Board is pretty packed for December, their
17 December 10th meeting, --

18 MR. ALONSO: Um hum.

19 MR. ORTIZ: -- it's probably not going to
20 get on until January, at the earliest there.

21 MR. ALONSO: Right. All right.

22 I was just hoping that we could just
23 transfer it because we already --

24 MR. ORTIZ: I know, but I --

25 MR. ALONSO: -- have the plans and

1 everything. It's --

2 MR. ORTIZ: I think, essentially, we are.
3 At least as to cost, it is -- you know, it
4 wouldn't -- you're not looking -- they're not
5 looking to charge you anything additional, other
6 than the difference between the schedules.

7 MR. ALONSO: Okay.

8 MR. SPATZ: We'll talk about it.

9 MR. ALONSO: All right.

10 At this time --

11 MR. ORTIZ: We're not dismissing it. We're
12 transferring --

13 MR. ALONSO: Right.

14 MR. ORTIZ: -- it.

15 MR. ALONSO: Okay. We could do that.
16 All right.

17 MR. ORTIZ: Because we didn't take -- it
18 didn't come to a conclusion here.

19 MR. ALONSO: Yeah. Very good.

20 MR. ORTIZ: Okay?

21 MR. ALONSO: All right.

22 MR. VALELLA: Happy Thanksgiving, everyone.

23 VICE CHAIRPERSON CAPIZZI: Thank you.

24 Have a nice Thanksgiving.

25 MR. ORTIZ: Happy Thanksgiving.

1 VICE CHAIRPERSON CAPIZZI: So, do we have
2 to make a motion?

3 MR. ORTIZ: This has been the longest short
4 meeting we've ever had.

5
6 (Whereupon, there was a pause in the
7 proceedings.)

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1 **Ronmar Realty, LLC - 116-120 Peter Street & 121**
2 **34th Street:**

3

4 MR. ALAMPI: We have attempted to come
5 together on this and --

6 THE SECRETARY: Mr. --

7 MR. ALAMPI: -- we have --

8 THE SECRETARY: Mr. Ortiz --

9 MR. ALAMPI: -- discussed with the partners
10 --

11 THE SECRETARY: -- are we going back to
12 Ronmar?

13 MR. ORTIZ: Hold on. Hold on.

14 MR. ALAMPI: I'm sorry.

15 MR. ORTIZ: Yes.

16 THE SECRETARY: Let the record indicate
17 we're going back to Ronmar Realty, LLC, 116-120
18 Peter Street and 121 34th Street.

19 Go ahead, sir.

20 MR. ALAMPI: Thank you.

21 We have discussed with the partners -- as
22 you know, we took two breaks. And we had not
23 expected this discussion.

24 We are looking at the following:

25 We do have a maintenance supervisor, or

1 maintenance man who will be involved during the
2 daytime shift.

3 Independent of that, we can provide a
4 doorman service 24 hours at the door. And
5 nighttime security, floating security. In
6 effect, it's really three people.

7 Your maintenance man and director of
8 maintenance is on-call and in the building
9 throughout the day.

10 Security guard is throughout the night,
11 seven days a week.

12 Doorman would be 24 hour -- seven days, 24
13 hour doorman.

14 I think that, quite honestly, is slightly
15 more than just the two security, because as you
16 know, security people in a building like this
17 double up to do maintenance and cleanup and such.
18 But they do provide security.

19 We're talking about maintenance man 12
20 hours a day, security floating, and 24 hour door
21 service.

22 In fact, I doubt that there's any building
23 in this community, on this size -- in this size
24 that has it, and we're confident that will be a
25 very attractive feature.

1 So, even though we had not contemplated it,
2 we actually look at this maybe a positive, that
3 this is going to be more attractive.

4 And so, the cost, although unexpected, part
5 of it is actually something the -- the 24 hour
6 doorman is actually a good idea. And I think
7 maybe we'll establish something in -- in the
8 community, when you have other applications of
9 this caliber. Maybe that's the trend.

10 MR. ORTIZ: So, if that was to be accepted
11 by the Board, so I'm clear, the security -- there
12 would be a 24 hour doorman.

13 MR. ALAMPI: Twenty-four hour doorman,
14 seven days a week.

15 MR. ORTIZ: Maintenance man from what time
16 to what time?

17 MR. ALAMPI: Seven to seven, just
18 maintenance.

19 MR. ORTIZ: Seven a.m. to seven p.m.?

20 MR. ALAMPI: Yes. And then, the evening
21 shift will be security, a second -- with the
22 doorman would be a security.

23 MS. MOREJON: Will the maintenance man be
24 living in the building or just --

25 MR. ALAMPI: No. He would not have a unit,

1 but he will be there through the day. That would
2 be his job.

3 Just like in my office building, we have
4 two men that are in the building all day long.
5 They don't live there, but they'll be there all
6 day.

7 VICE CHAIRPERSON CAPIZZI: And what are the
8 hours of the security person?

9 MR. ALAMPI: Security? The evening
10 security, seven to seven.

11 MR. ORTIZ: Seven p.m. to seven a.m.

12 VICE CHAIRPERSON CAPIZZI: Seven p.m. --

13 MR. ALAMPI: Yes.

14 VICE CHAIRPERSON CAPIZZI: -- to seven a.m.

15 MR. ALAMPI: Seven p.m. to seven a.m.

16 MS. MOREJON: He's going to be all night.

17 VICE CHAIRPERSON CAPIZZI: The security.

18 MR. ALAMPI: So, the doorman -- and the
19 doorman is 24 hours.

20 VICE CHAIRPERSON CAPIZZI: 24/7.

21 So there's always two people.

22 MR. ALAMPI: Always.

23 VICE CHAIRPERSON CAPIZZI: Right.

24 MR. ALAMPI: You know, the shifts might be
25 more shifts and more people, but we -- we

1 contemplate 12 hour shifts.

2 VICE CHAIRPERSON CAPIZZI: Right.

3 MR. ALAMPI: I do want to state on the
4 record, although it was unexpected --

5 VICE CHAIRPERSON CAPIZZI: Um hum.

6 MR. ALAMPI: -- in part, some of this is an
7 upgrade to the --

8 VICE CHAIRPERSON CAPIZZI: Right.

9 MR. ALAMPI: -- amenities of the building.
10 So, we're -- we're very happy --

11 VICE CHAIRPERSON CAPIZZI: Make people more
12 comfortable.

13 MR. ALAMPI: -- to agree to this.

14 VICE CHAIRPERSON CAPIZZI: We okay with
15 that?

16 MS. KOEHLER: Yeah.

17 MS. MOREJON: Yeah. He's got security --

18 VICE CHAIRPERSON CAPIZZI: Do I have to
19 open this to the public?

20 MS. MOREJON: -- seven days a week.

21 MR. ORTIZ: Well, I -- I don't believe,
22 when this came up, Mr. Price had an opportunity
23 to ask any questions.

24 MR. ALAMPI: He did not.

25 MR. ORTIZ: So, I think we do need to open

1 it to --

2 VICE CHAIRPERSON CAPIZZI: Sure.

3 MR. ORTIZ: -- the public, at least as to
4 the architect.

5 VICE CHAIRPERSON CAPIZZI: Um hum.

6 MR. PRICE: Larry Price.

7 Just a quick -- one quick question.

8 The garage door.

9 MR. ARENCIBIA: The garage door?

10 MR. PRICE: Yeah.

11 MR. ARENCIBIA: This one?

12 MR. PRICE: Yeah.

13 MR. ARENCIBIA: Okay.

14 MR. PRICE: How far is it from that garage
15 door to the edge of the sidewalk?

16 MR. ARENCIBIA: Garage door.

17 (Whereupon, there was a pause in the
18 proceedings.)

19 MR. ARENCIBIA: About ten and a half feet.

20 MR. PRICE: Ten and a half feet. Very
21 good.

22 Thank you.

23 That's it.

24 MR. ORTIZ: That's it.

25 MR. ARENCIBIA: That's it?

1 MR. ORTIZ: I don't think there are any
2 other members in the public, per se, except for
3 the presentation team, so with that being said --

4 MR. ALAMPI: Madam Chair, Mr. Luglio has
5 joined us. He was our third witness, the traffic
6 consultant.

7 And I'm just going to call him for a few
8 minutes of testimony.

9 MR. ORTIZ: We're looking at more security
10 now.

11 MR. ALAMPI: Punish me.

12 Actually, he's a security guy.

13 MR. DILLON: Please raise your right hand.

14 Do you swear the testimony you're about to
15 give this Board is the whole truth?

16 MR. LUGLIO: Yes, I do.

17 MR. DILLON: State your name and spell it
18 for the record.

19 MR. LUGLIO: It's Louis Luglio. It's
20 L-U-G-L-I-O.

21 MR. DILLON: Thank you.

22 MR. ALAMPI: Do I need to voir dire Mr.
23 Luglio?

24 Has he -- have you appeared before this
25 Board?

1 MR. ORTIZ: Yeah.

2 MR. LUGLIO: I think I have. Yes.

3 MR. ORTIZ: And the Board of Adjustment, I
4 believe.

5 MR. LUGLIO: Yes.

6 MR. ALAMPI: Yes.

7 VICE CHAIRPERSON CAPIZZI: Okay. Fine.
8 Proceed.

9 MR. ALAMPI: Thank you.

10 Louis, earlier this year, you were called
11 upon to review the 72 unit building that was
12 designed, that's the subject of tonight's
13 hearing.

14 Correct?

15 MR. LUGLIO: That's correct.

16 MR. ALAMPI: At that time, that was a
17 report that you generated for the Zoning Board of
18 Adjustment earlier this year.

19 MR. LUGLIO: Yes. That's correct.

20 MR. ALAMPI: And you gave a full
21 presentation --

22 MR. LUGLIO: I did.

23 MR. ALAMPI: -- at that time.

24 MR. LUGLIO: Yes.

25 MR. ALAMPI: And now, you understand the

1 application has been withdrawn from the Zoning
2 Board, and re-filed before the Planning Board.

3 MR. LUGLIO: Yes.

4 MR. ALAMPI: And you're further
5 understanding that there have been no changes to
6 the building itself. The only change is we're
7 deleting the 25 by 100 foot that was in the
8 residential zone.

9 MR. LUGLIO: That's right.

10 MR. ALAMPI: With that in mind, we have
11 resubmitted your original report from August --

12 MR. LUGLIO: Thirty-first.

13 MR. ALAMPI: August 31st, 2015.

14 Is there any reason for you to change the
15 findings of your report? It was only written
16 three months ago. Are there any changes to the
17 report?

18 MR. LUGLIO: No. There would be no changes
19 to the report.

20 MR. ALAMPI: Would you just briefly
21 authenticate, then, your August --

22 And Chairman, we'll mark as A-3 (sic), Mr.
23 Luglio's report.

24 It's in your packet. You all received it,
25 dated August 31, 2015.

1 How many pages is that report?

2 MR. LUGLIO: It was three pages.

3 MR. ALAMPI: And Louis -- I'm sorry. We
4 already have A-3. That would be A-4.

5

6 (Whereupon, Report of Louis Luglio, dated
7 8/31/15 was received and marked as Exhibit A-4.)

8

9 MR. ALAMPI: And would you just highlight
10 for us, I think the issue at hand is this. The
11 building contains 72 units. The parking that has
12 been created is 111 units.

13 MR. LUGLIO: Right.

14 MR. ALAMPI: But the requirement is for 144
15 units.

16 Could you address the parking variance
17 that's being requested?

18 MR. LUGLIO: From the parking standpoint,
19 we were looking at information based on
20 population and what the number of cars per
21 household was in this area.

22 Specifically, based on number of almost 40
23 percent of the population doesn't -- doesn't even
24 have a vehicle. Uses public transportation.

25 MR. ALAMPI: Now, when you make a statement

1 | like that, that's based upon studies and the data
2 | that was provided to you.

3 | MR. LUGLIO: Yes. This is based on U.S.
4 | Census tract data.

5 | MR. ALAMPI: And so, an urbanized area,
6 | such as Union City, with readily available mass
7 | transit, you can assume, before you even did the
8 | study, that a large segment of the population
9 | would not own their own private vehicles?

10 | MR. LUGLIO: Yes. Definitely.

11 | MR. ALAMPI: And so, when you received the
12 | report, were you surprised?

13 | MR. LUGLIO: No, not surprised at all.
14 | Four -- again, about 41 percent have no vehicle.
15 | The New Jersey average is about 12 percent that
16 | does not have a vehicle.

17 | So, depending on the proximity, I would --
18 | I would definitely suspect that that would be the
19 | case, especially here, south of here, along the
20 | coast, and anywhere that there's public
21 | transportation that's readily available.

22 | MR. ALAMPI: Now, Mr. Luglio, you were
23 | requested to look at the opportunity for mass
24 | transit in proximity to this building.

25 | MR. LUGLIO: Yes.

1 MR. ALAMPI: And have you determined where
2 the -- where the residents of this building would
3 access buses, and things of that nature?

4 MR. LUGLIO: Well, there's definitely a lot
5 of different locations.

6 Let me just go back to, again, the census
7 tract data on the transit aspect; 35 percent of
8 the population utilize public transportation.
9 So, again, that's a high number. It's something
10 that we would not -- we would suspect that that
11 would be the case.

12 And so, there's -- there's various bus
13 lines on really both ends of the project site, on
14 -- on either street.

15 So, from a -- from a transportation
16 standpoint, a large majority of these seven -- 72
17 units, the occupants would utilize public
18 transportation, and be in this building, because
19 of access to public transportation.

20 MR. ALAMPI: As a result, do you have an
21 opinion as to whether or not the 111 parking
22 spaces developed for 72 units is adequate?

23 MR. LUGLIO: Yes. The information also,
24 again, based on the census tract data, there's a
25 certain number that have zero vehicles.

1 And let me give you some more information
2 on how many units have one, two, or three or more
3 vehicles.

4 So, about 40 -- again, 41 percent have no
5 vehicles. About that same number, 41 percent
6 have one vehicle; 12 and a half percent have two
7 vehicles; and about three percent have three or
8 more vehicles.

9 Based on that information, and applying
10 those percentages to the 72 units, we would
11 require 54 parking spaces, based on that level of
12 ownership, if it were to carry over into these 72
13 units.

14 MR. ALAMPI: Now, of course, that is based
15 upon studies and such.

16 MR. LUGLIO: Yes.

17 MR. ALAMPI: But in reality, you would not
18 recommend 54 parking spaces for this building.

19 MR. LUGLIO: No. Fifty-four might be on
20 the low side. But again, there's a -- there's a
21 huge gap between the 111 that we're providing and
22 the 54, based on the information on -- on auto
23 ownership.

24 And so, with that in mind, the 111 spaces
25 that are provided, little bit more than one per

1 -- per unit is definitely reasonable for this
2 building, situated where it is.

3 MR. ALAMPI: And you feel that -- that a
4 variance, then, is warranted for this building?

5 MR. LUGLIO: Yes.

6 MR. ALAMPI: Now, there was also some
7 review of the traffic in the area.

8 MR. LUGLIO: Um hum.

9 MR. ALAMPI: We know that the area is
10 heavily trafficked.

11 MR. LUGLIO: Yes.

12 MR. ALAMPI: Isn't it?

13 MR. LUGLIO: Yes, it is.

14 MR. ALAMPI: Do you think that this
15 building is going to contribute to that much more
16 traffic in the area, other than the ingress and
17 egress activity at the site?

18 MR. LUGLIO: In the area itself, no. As
19 the Board is well aware, this is a very urban and
20 congested area.

21 Specifically, at -- at the location where
22 it is, where there's access to and from 495.
23 Many times, that access point is closed down by
24 West New York police officers, which cause more
25 congestion in the area.

1 MS. MOREJON: Weehawken. That's Weehawken.

2 MR. ALAMPI: The Weehawken police?

3 MR. LUGLIO: Sorry. Weehawken. Weehawken
4 police.

5 MR. ALAMPI: Now, Lou, that congestion,
6 that's because the access ramp to 495 and the
7 Lincoln Tunnel creates that situation?

8 MR. LUGLIO: Yes. It does.

9 MR. ALAMPI: Would that situation occur
10 repeatedly, whether this application was approved
11 or not?

12 MR. LUGLIO: Absolutely.

13 MR. ALAMPI: And does this building --

14 MR. LUGLIO: It would -- it would continue.

15 MR. ALAMPI: Would this building exacerbate
16 that situation?

17 MR. LUGLIO: No. What we're looking at,
18 even based on industry standards of how many new
19 vehicle trips would be coming to and from, is
20 about one vehicle every two minutes during the
21 peak hour. Sometime between 7:30 and 8:30 in the
22 morning, 5:30 and 6:30 in the evening.

23 And so, even at that level, it's not
24 justifiable, it's not even really something that
25 you would notice as being additional vehicles to

1 the intersection. Even if all the -- all the
2 people that were in the building were to use
3 their own car, if they had one, and not taking
4 any public transportation credit.

5 So, on -- on the whole, a residential unit,
6 residential land use really is a low generator,
7 in terms of number of vehicles coming in and out
8 of the site.

9 And specifically, with -- with respect to
10 this location, and the high percentage of transit
11 that would be available to it, there's really no
12 traffic impact associated with the development.

13 MR. ALAMPI: I have nothing further of our
14 witness.

15 VICE CHAIRPERSON CAPIZZI: Okay.

16 Any Board member have any question?

17 Any person in the public have any
18 questions?

19 No. Okay.

20 MR. LUGLIO: Thank you.

21 VICE CHAIRPERSON CAPIZZI: Thank you.

22 MS. KOEHLER: Thank you.

23 MR. ALAMPI: Madam Chair, Commissioners,
24 that's the presentation, three witnesses;
25 architect, engineer and traffic consultant.

1 Traffic consultant last addressed the
2 parking, deviational variance.

3 The architect and engineer laid out the
4 building; a 1.2 percent coverage is a variance.

5 But Mr. Price correctly noted the buffer.
6 Your Ordinance does say not so much the building
7 to the property line, but rather zone to zone.
8 When the CG zone is implicated, next to and
9 adjacent to residential zone, there's a
10 requirement of a buffer.

11 I think we have established that the
12 element of the building, where that I would apply
13 is this section of the building. And that is the
14 most -- the narrow element of the building.

15 And given the nature of the neighborhood,
16 where houses are built virtually line to line,
17 and even two family homes have sometimes only an
18 alley between them, and given the five story
19 storage building in the back corner of the
20 building, we don't see what purpose would be
21 granted, and what would be achieved, and what
22 benefit it would be to the neighborhood to pull
23 that building back.

24 VICE CHAIRPERSON CAPIZZI: Um hum.

25 MR. ALAMPI: We don't see this, and

1 | hopefully you also, don't see this as an over-
2 | development of the site. The parking is quite --
3 | quite ample, under the circumstances.

4 | It's a beautiful building and we hope that
5 | we receive a favorable consideration from you.

6 | Again, remember, we are in the CG zone. We
7 | are adhering to the height and to the
8 | requirements for a small retail component.

9 | And you have seen the same builders and
10 | developers work on 36th Street. You've seen
11 | another development on Palisade Avenue.

12 | Only recently, we have an approval across
13 | the way, on Peter Street.

14 | VICE CHAIRPERSON CAPIZZI: Um hum.

15 | MR. ALAMPI: These are quality developers
16 | and builders. They want to be part of the future
17 | of Union City.

18 | Even though we hesitated tonight with
19 | regard to the condition of security, it's a
20 | monumental decision. Believe me that just doing
21 | calculation of man hours and such, it is almost
22 | \$400,000.00 a year. It could translate into
23 | \$350.00 a month per apartment.

24 | We understand profit is not the issue, but
25 | we had to digest it.

1 VICE CHAIRPERSON CAPIZZI: Um hum.

2 MR. ALAMPI: We've embraced it, at least in
3 a certain -- to a large degree, showing our
4 willingness, because we want to continue future
5 development in Union City.

6 VICE CHAIRPERSON CAPIZZI: Um hum.

7 MR. ALAMPI: And each time we're here, I
8 feel that what's starting to happen is, we do a
9 better job, and you demand a little more.

10 We do a better job, next time, you demand
11 even more. And there's a reason for that.

12 Now, we're bringing in a higher quality of
13 construction. We're using nine foot ceilings,
14 and the two bedrooms are almost 1200 square feet.
15 That's a large unit.

16 VICE CHAIRPERSON CAPIZZI: Um hum.

17 MR. ALAMPI: So, we're -- when we step up,
18 you actually demand more.

19 Just like the Bible says, one who has much,
20 more is expected.

21 VICE CHAIRPERSON CAPIZZI: Um hum.

22 MR. ALAMPI: I don't have a problem with
23 that, because then that brings in the retail,
24 restaurants, whatever.

25 VICE CHAIRPERSON CAPIZZI: Um hum.

1 MR. ALAMPI: And it's better.

2 We want to be a part of this. We love this
3 area. We want to develop here.

4 VICE CHAIRPERSON CAPIZZI: Great.

5 MR. ALAMPI: Thank you.

6 VICE CHAIRPERSON CAPIZZI: Thank you.

7 MS. KOEHLER: Thank you.

8 MR. ORTIZ: Is there -- is there a motion
9 --

10 MS. MOREJON: Motion.

11 MR. ORTIZ: -- to approve, with the
12 condition of the --

13 MS. MOREJON: Of the security and the --

14 MR. ORTIZ: -- the security doorman at the
15 front, and the maintenance man, from seven a.m.
16 to seven p.m., and wandering security from seven
17 p.m. to seven a.m.

18 I'm sorry, taking more time, but I just
19 want to be clear.

20 MS. MOREJON: Yes.

21 VICE CHAIRPERSON CAPIZZI: Yes.

22 MS. MOREJON: Motion.

23 THE SECRETARY: Motion to approve this
24 application by Vice Chairperson Diane Capizzi.

25 Seconded by --

1 VICE CHAIRPERSON CAPIZZI: No. Alicia.

2 Alicia. It was Alicia.

3 MS. MOREJON: It was me.

4 THE SECRETARY: Who made the motion?

5 VICE CHAIRPERSON CAPIZZI: Alicia.

6 THE SECRETARY: Second by --

7 MS. MOREJON: I make a motion.

8 THE SECRETARY: Motion by Alicia Morejon.

9 Second by?

10 Diane Capizzi.

11 VICE CHAIRPERSON CAPIZZI: Yes.

12 MR. ALAMPI: Thank you.

13 VICE CHAIRPERSON CAPIZZI: Thank you.

14 MS. MOREJON: Next building we want a

15 playground. Next building that you do, a

16 playground.

17 MR. ALAMPI: Keep demanding.

18 THE SECRETARY: Roll call on the motion to

19 approve this application.

20 Ydalia Genao?

21 MS. GENAO: Yes.

22 THE SECRETARY: Alicia Morejon?

23 MS. MOREJON: Yes.

24 THE SECRETARY: Vice Chairman Diane

25 Capizzi?

1 VICE CHAIRPERSON CAPIZZI: Yes.

2 THE SECRETARY: Chairwoman. I'm sorry.

3 Jay Shah?

4 Jay?

5 MR. SHAH: Yes.

6 THE SECRETARY: Mrs. Koehler?

7 MS. KOEHLER: Yes.

8 THE SECRETARY: Mr. Guareno?

9 MR. GUARENO: Yes.

10 THE SECRETARY: Motion carries. Six in
11 favor, zero against.

12 Congratulations.

13 MR. ALAMPI: Thank you. Thank you very
14 much.

15 VICE CHAIRPERSON CAPIZZI: Thank you.
16 Thank you very much.

17 MR. ORTIZ: Happy Thanksgiving, everybody.

18

19 * * *

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25

1 **ADJOURNMENT:**

2

3 THE SECRETARY: There being no other
4 application tonight's agenda, can I have a motion
5 to close?

6 Close?

7 MS. MOREJON: Motion. Motion. Motion.

8 MR. GUARENO: Motion.

9 THE SECRETARY: Motion by Mrs. Alicia --
10 Alicia Morejon.

11 Second by Mr. Guareno.

12 All in favor, say aye.

13

14 (Whereupon, there was a chorus of ayes.)

15

16 THE SECRETARY: The aye have it.

17 Thank you.

18 Have a good night everyone.

19 Happy Thanksgiving.

20

21 (Whereupon, the proceedings were concluded
22 at 8:21 p.m.)

23

24

25

1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5 I, DEBRA A. KASZNIAK, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY PLANNING BOARD heard on
9 Tuesday, November 24, 2015 and digitally
10 recorded.

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