

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
PLANNING BOARD

SPECIAL MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:

City Hall
3715 Palisade Avenue
Union City, New Jersey

Monday, February 29, 2016
Commencing at 6:08 p.m.

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

YDALIA GENAO, Mayor's Designee
ALICIA MOREJON
CAROLINA FERNANDEZ
JAY SHAH
ALEJANDRO VELAZQUEZ, Alternate No. 1
JEANNE KOEHLER, Vice Chairperson
DIANE CAPIZZI, Chairperson

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

BRIAN P. STACK, Mayor, Chairman
CELIN VALDIVIA, Commissioner
RUDY RIVERO
FRANKLIN MEDINA
JOSE GUARENO, Alternate No. 2

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.

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1 MR. ORTIZ: Mr. Clerk?

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

4 Please take notice that on Monday, February
5 29, 2016, at six p.m., a Special Meeting is
6 scheduled for the City of Union City Planning
7 Board to be held in the Municipal Chamber of the
8 City Hall, 3715 Palisade Avenue, Union City, New
9 Jersey.

10 Opening Statement.

11 This is a meeting called in compliance with
12 Chapter 231, Public Law 1975, of the Open Public
13 Meetings Act.

14 Notice of this meeting has been provided as
15 follow:

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

23 Before we call -- before we roll call on
24 tonight's evening, can everybody kindly rise to
25 salute the flag?

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ROLL CALL:

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

THE SECRETARY: Thank you.

THE SECRETARY: Roll call for tonight's
meeting.

Mayor Brian P. Stack? Absent.

Ydalia Genao?

MS. GENAO: Yes.

THE SECRETARY: Commissioner Celin
Valdivia? Absent.

Alicia Morejon?

MS. MOREJON: Yes.

THE SECRETARY: Diane Capizzi?

CHAIRPERSON CAPIZZI: Here.

THE SECRETARY: Carolina Fernandez?

MS. FERNANDEZ: Here.

THE SECRETARY: Jay Shah?

MR. SHAH: Here.

THE SECRETARY: Rudy Rivero? Absent.

Franklin Medina? Absent.

1 Jeanne Koehler?

2 VICE CHAIRPERSON KOEHLER: Here.

3 THE SECRETARY: Alejandro Velazquez?

4 MR. VELAZQUEZ: Here.

5 THE SECRETARY: Jose Guareno? Absent.

6 Let the record indicate there are eight
7 present. Excuse me. Seven present.

8 Those absent tonight are Mayor Brian P.
9 Stack, Commissioner Celin Valdivia, Franklin
10 Medina, Jose Guareno.

11 So, we have a Board made up of seven
12 members.

13 MR. ORTIZ: Madam Chairwoman?

14 THE SECRETARY: We have --

15 Go ahead, Mr. Ortiz.

16 MR. ORTIZ: No. Go ahead. Go ahead, Mr.
17 Clerk.

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1 **Closed Session for Affordable Housing Litigation**

2 **Pending Case in Superior Court:**

3 **1. COAH Plan**

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5 THE SECRETARY: We have a closed session
6 today.

7 Closed Session for Affordable Housing
8 Litigation Pending Case in Superior Court, COAH
9 Plan.

10 Mr. Ortiz?

11 MR. ORTIZ: Yes.

12 I was just going to point out to Madam
13 Chairwoman, there's a need for a motion, but I
14 think you were about to do that anyway, so I cut
15 you off. I apologize.

16 THE SECRETARY: Thank you, sir.

17 Can I have a motion to go into closed
18 session?

19 MR. VELAZQUEZ: I make a motion.

20 THE SECRETARY: Motion by Alejandro
21 Velazquez.

22 Second by?

23 Second by Alicia Morejon.

24 Roll call on the motion.

25 Alicia Morejon?

1 MS. MOREJON: Yes.

2 THE SECRETARY: Diane Capizzi?

3 CHAIRPERSON CAPIZZI: Yes.

4 THE SECRETARY: Carolina Fernandez?

5 MS. FERNANDEZ: Yes.

6 THE SECRETARY: Jay Shah?

7 MR. SHAH: Yes.

8 THE SECRETARY: Jeanne Koehler?

9 VICE CHAIRPERSON KOEHLER: Yes.

10 THE SECRETARY: Alejandro Velazquez?

11 MR. VELAZQUEZ: Yes.

12 THE SECRETARY: Ydalia Genao?

13 MS. GENAO: Yes.

14 THE SECRETARY: Motion carries.

15 We are in closed session now. Let me lock
16 the door.

17

18 (Whereupon, the Board moved to Closed
19 Session at 6:11 p.m.)

20

21 (Whereupon, the Board returned to Open
22 Session at 6:38 p.m.)

23

24 THE SECRETARY: May I have your attention,
25 please? We are in open session right now.

1 MS. MOREJON: We're open?

2 THE SECRETARY: The Board voted to go to
3 Executive Session to consider what the action is
4 about --

5 Pardon me, sir.

6 -- about COH (sic) Plan, Executive Session
7 beginning at 6:12 (sic) and ended at 6:40 (sic)
8 p.m.

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1 **ADJOURNMENT:**

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3 THE SECRETARY: There being no other
4 application on tonight's agenda, can I have a
5 motion to close --

6 MS. MOREJON: Motion.

7 THE SECRETARY: Motion by Alicia Morejon.

8 MR. ORTIZ: Is there a second?

9 MR. VELAZQUEZ: Second.

10 THE SECRETARY: Second by?

11 MS. MOREJON: Alejandro. Alejandro.

12 THE SECRETARY: Alejandro Velazquez.

13 Roll call on the motion.

14 Ydalia Genao?

15 MS. GENAO: Yes.

16 THE SECRETARY: Alicia Morejon?

17 MS. MOREJON: Yes.

18 THE SECRETARY: Diane Capizzi?

19 CHAIRPERSON CAPIZZI: Yes.

20 THE SECRETARY: Carolina Fernandez?

21 MS. FERNANDEZ: Yes.

22 THE SECRETARY: Jay Shah?

23 MR. SHAH: Yes.

24 THE SECRETARY: Jeanne Koehler?

25 VICE CHAIRPERSON KOEHLER: Yes.

1 THE SECRETARY: Alejandro Velazquez?

2 MR. VELAZQUEZ: Yes.

3 THE SECRETARY: Motion carries. Seven in
4 favor.

5 Let the record show that the meeting has
6 ended.

7 Thank you.

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9 (Whereupon, the proceedings were concluded
10 at 6:39 p.m.)

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1 STATE OF NEW JERSEY :

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3 COUNTY OF ESSEX :

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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 SPECIAL
8 MEETING of the UNION CITY PLANNING BOARD heard on
9 Monday, February 29, 2016 and digitally recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon