

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, June 21, 2016
Commencing at 6:01 p.m.

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

YDALIA GENAO, Mayor's Designee
ALICIA MOREJON
ALEJANDRO VELAZQUEZ, Alternate No. 1
JOSE GUARENO, Alternate No. 2
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
CAROLINA FERNANDEZ
RUDY RIVERO
JAY SHAH
FRANKLIN MEDINA

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

CARLOS VALLEJO, Secretary to the Board

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

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1 THE SECRETARY: Please take notice that on
2 Tuesday, June 21st, 2016, at six p.m., a Regular
3 Meeting is scheduled for the City of Union City
4 Planning Board to be held in the Municipal
5 Chamber of the City Hall, 3715 Palisade Avenue,
6 Union City, New Jersey.

7 This meeting is called in compliance with
8 Chapter 231, Public Law 1975, of the Open Public
9 Meetings Act.

10 Notice of this meeting has been provided as
11 follow:

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

19 Can everybody kindly rise to salute the
20 flag, please?

21

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

24

25 THE SECRETARY: Thank you.

1

2 **ROLL CALL:**

3

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

6

Mayor Brian P. Stack? Absent.

7

Ydalia Genao?

8

MS. GENAO: Yes.

9

THE SECRETARY: Commissioner Valdivia?

10 Absent.

11

Alicia Morejon?

12

MS. MOREJON: Yes.

13

THE SECRETARY: Diane Capizzi?

14

CHAIRPERSON CAPIZZI: Here.

15

THE SECRETARY: Carolina Fernandez?

16 Absent.

17

Rudy Rivero? Absent.

18

Jay Shah? Absent.

19

Franklin Medina? Absent.

20

Mrs. Koehler?

21

MS. MOREJON: Jeanne?

22

VICE CHAIRPERSON KOEHLER: Yes.

23

THE SECRETARY: Jeanne Koehler? Here.

24

Alejandro Velazquez?

25

MR. VELAZQUEZ: Here.

1 THE SECRETARY: Jose Guareno?

2 MR. GUARENO: Here.

3 THE SECRETARY: Six present -- present.

4 Sorry.

5 Those absent tonight are, Mayor Brian P.

6 Stack, Commissioner Celin Valdivia, Carolina

7 Fernandez, Rudy Rivero, Jay Shah, Franklin

8 Medina.

9 So, we have a Board made up of six members.

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1 **RESOLUTIONS:**

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3 (1) Liberty Park at Union City, LLC - 649-651
4 38th Street. Block: 260 Lot: 30-36. Parking at
5 basement and ground floor; 48 dwelling units at
6 four floors above. Approved.

7 (2) 3100 Bergenline LLC - 3100 Bergenline
8 Avenue. Block: 168.02, Lot: 1. Residential over
9 commercial. Existing commercial, retail and
10 office. Proposed commercial/retail and 27
11 apartments, nine parking spaces. Approved.

12

13 THE SECRETARY: We have two Resolutions on
14 tonight's agenda.

15 First Resolution, Liberty Park at Union
16 City, LLC, 649-651 38th Street.

17 Second Resolution, 3100 Bergenline Avenue,
18 LLC, 3100 Bergenline Avenue.

19 These two Resolution was approved at the
20 previous meeting, the applications.

21 Can I have a motion to adopt this
22 Resolution?

23 CHAIRPERSON CAPIZZI: I'll make a motion.

24 THE SECRETARY: Motion by Diane Capizzi.

25 MR. VELAZQUEZ: Second.

1 THE SECRETARY: Second by Alejandro
2 Velazquez.

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

5 THE SECRETARY: Roll call on the motion.
6 Ydalia Genao?

7 MS. GENAO: Yes.

8 THE SECRETARY: Alicia Morejon?

9 MS. MOREJON: Yes.

10 THE SECRETARY: No, you have to abstain.

11 MS. MOREJON: I was here the last meeting.

12 THE SECRETARY: Abstain, right?

13 MS. MOREJON: No. I was here the last
14 meeting.

15 THE SECRETARY: You was missing on the
16 24th.

17 MR. VELAZQUEZ: Not for this. You were.

18 THE SECRETARY: May 24, you were --

19 MS. MOREJON: No.

20 THE SECRETARY: You was not here.

21 MS. MOREJON: No. I left. I -- I was
22 here.

23 Oh, yeah, yeah. Right. Right.

24 THE SECRETARY: You abstain?

25 Alicia Morejon abstain.

1 Diane Capizzi?

2 CHAIRPERSON CAPIZZI: Yes.

3 THE SECRETARY: Jeanne Koehler?

4 VICE CHAIRPERSON KOEHLER: Yes.

5 THE SECRETARY: Alejandro Velazquez?

6 MR. VELAZQUEZ: Yes.

7 THE SECRETARY: Jose Guareno?

8 MR. GUARENO: Yes.

9 THE SECRETARY: Five in favor, one abstain.

10 Motion carries.

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1 **Hoboken Heights - 1300 Manhattan Avenue:**

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3 THE SECRETARY: We have one hearing on
4 tonight's agenda.

5 Hoboken Heights, 1300 Manhattan Avenue.

6 This Resolution was memorialized February
7 28, 2006. Applicant are seeking for one year
8 extension.

9 CHAIRPERSON CAPIZZI: Can I read this?
10 Yes?

11 THE SECRETARY: Go ahead, Mrs. Capizzi.
12 Yes.

13 CHAIRPERSON CAPIZZI: Or do I wait? Does
14 he have to come forward?

15 THE SECRETARY: Yes. Is any -- any -- any
16 representative --

17 CHAIRPERSON CAPIZZI: No, no. Does he --

18 THE SECRETARY: -- of the applicant is --
19 can you just --

20 CHAIRPERSON CAPIZZI: Oh.

21 THE SECRETARY: -- come forward, please?

22 CHAIRPERSON CAPIZZI: Well, I'm going to
23 read the following statement into the record.

24 The application to extend the approval on
25 Hoboken Heights, 1300 Manhattan Avenue, will be

1 indefinitely adjourned.

2 This matter is a ten year old approval, and
3 the Board was not provided the necessary time to
4 research this matter and the legal ramification
5 of the same.

6 May I have a motion to adjourn this matter
7 to an undetermined time in the future?

8 MR. VELAZQUEZ: I make a motion.

9 THE SECRETARY: Motion to adjourn this
10 hearing by Alejandro Velazquez.

11 Second by?

12 Jose Guareno.

13 Roll call on the motion to adjourn this
14 application.

15 Ydalia Genao?

16 MS. GENAO: Yes.

17 THE SECRETARY: Alicia Morejon?

18 MS. MOREJON: Yes.

19 THE SECRETARY: Diane Capizzi?

20 CHAIRPERSON CAPIZZI: Yes.

21 THE SECRETARY: Jeanne Koehler?

22 VICE CHAIRPERSON KOEHLER: Yes.

23 THE SECRETARY: Alejandro Velazquez?

24 MR. VELAZQUEZ: Yes.

25 THE SECRETARY: Jose Guareno?

1 MR. GUARENO: Yes.

2 THE SECRETARY: Six in favor. Motion
3 carries.

4 MR. PRICE: Could I make a comment on that?

5 THE SECRETARY: There be -- there no being
6 --

7 MR. PRICE: Let me make -- the other thing
8 that the Board should be aware of is that there's
9 an application by a different developer, Paladin,
10 whatever -- before the Zoning Board right now, to
11 build the same 55 units, although in a different
12 configuration.

13 There's a provision in the Union City Land
14 Development Ordinance that -- that you can't have
15 two approvals on the same lot. So, as soon --
16 that's still pending. They heard the application
17 before the Zoning Board this month. They
18 adjourned it to next month for a traffic expert
19 to -- to testify.

20 But if that's approved, then the latter --
21 the later approval before that Board will cancel
22 any approval before this Board.

23 So, by the time you -- it may die just a
24 natural death by -- by virtue --

25 MS. MOREJON: A natural death.

1 MR. PRICE: -- of what happens before the
2 Zoning Board.

3 CHAIRPERSON CAPIZZI: Thank you.

4 MS. MOREJON: Thank you, Mr. --

5 THE SECRETARY: Thank you, Mr. Price.

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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 end tonight's meeting?

6 CHAIRPERSON CAPIZZI: I make a motion.

7 THE SECRETARY: Motion by Diane Capizzi.

8 CHAIRPERSON CAPIZZI: Alicia.

9 Thank you.

10 MS. MOREJON: You're welcome.

11 MR. GUARENO: Second.

12 THE SECRETARY: Second by Jose Guareno.

13 All in favor, please?

14

15 (Whereupon, there was a chorus of ayes.)

16

17 THE SECRETARY: The ayes have it.

18 Thank you, everybody.

19 Let the record show that the meeting has
20 ended.

21 Thank you.

22

23 (Whereupon, the proceedings were concluded
24 at 6:08 p.m.)

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 held on
9 Tuesday, June 21, 2016 and digitally recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon