

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, July 26, 2016
Commencing at 6:00 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
ALEJANDRO VELAZQUEZ, Alternate No. 1
JOSE GUARENO, Alternate No. 2
DIANE CAPIZZI, Chairperson

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

BRIAN P. STACK, Mayor
CELIN VALDIVIA, Commissioner
JEANNE KOEHLER, Vice Chairperson
RUDY RIVERO
FRANKLIN MEDINA

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

3 Please take notice that on Tuesday, July
4 26, 2016, at six p.m., a Regular Meeting is
5 scheduled for the City of Union City Planning
6 Board to be held in the Municipal Chamber, City
7 Hall, 3715 Palisade Avenue, Union City, New
8 Jersey.

9 Opening statement.

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

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

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

22 Before we roll call, please, everybody
23 kindly rise to salute the flag.

24

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

3

4 THE SECRETARY: Thank you.

5

6 **ROLL CALL:**

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8 THE SECRETARY: Roll call for tonight's
9 meeting.

10 Mayor Brian P. Stack? Absent.

11 Ydalia Genao?

12 MS. GENAO: Yes.

13 THE SECRETARY: Commissioner Celin
14 Valdivia? Absent.

15 Alicia Morejon?

16 MS. MOREJON: Yes.

17 THE SECRETARY: Diane Capizzi?

18 CHAIRPERSON CAPIZZI: Here.

19 THE SECRETARY: Carolina Fernandez?

20 MS. FERNANDEZ: Here.

21 THE SECRETARY: Rudy Rivero? Absent.

22 Franklin Medina? Absent.

23 Mrs. Koehler? Absent.

24 Alejandro Velazquez?

25 MR. VELAZQUEZ: Here.

1 THE SECRETARY: Jose Guareno?

2 MR. GUARENO: Here.

3 THE SECRETARY: Let the record indicate
4 there are six present.

5 Those absent tonight are Mayor Brian P.
6 Stack, Commissioner Celin Valdivia, Rudy Rivero,
7 Franklin Medina, Jeanne Koehler, and Mr. Jay
8 Shah.

9 Asking one minute of silence for Mr. Jay
10 Shah who pass away.

11 Mrs. --

12 CHAIRPERSON CAPIZZI: Yes, Mr. Shah served
13 on this Board since 2003. So, we're observing a
14 moment of silence for him and send our
15 condolences to his family.

16

17 (Whereupon, there was a moment of silence.)

18

19 CHAIRPERSON CAPIZZI: Thank you.

20 THE SECRETARY: Thank you.

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

22 We have a full quorum to establish any decision.

23

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1 **ATTORNEY RESOLUTION:**

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3 (1) Resolution to appoint the Attorney for the
4 Planning Board; commencing on July 1, 2016
5 through June 30, 2017.

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7 THE SECRETARY: We have the first
8 Resolution tonight's agenda, the Attorney
9 Resolutions.

10 Resolution to appoint attorney for the
11 Planning Board, commencing July 1st, 2016 through
12 June 30th, 2017.

13 Okay. May I have a motion to approve this
14 Resolution?

15 CHAIRPERSON CAPIZZI: Make a motion.

16 MR. VELAZQUEZ: I second.

17 THE SECRETARY: Motion by Diane Capizzi.
18 Second by Alejandro Velazquez.

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 CHAIRPERSON CAPIZZI: Yes.

1 THE SECRETARY: Carolina Fernandez?

2 MS. FERNANDEZ: Yes.

3 THE SECRETARY: Alejandro Velazquez?

4 MR. VELAZQUEZ: Yes.

5 THE SECRETARY: Jose Guareno?

6 MR. GUARENO: Yes.

7 THE SECRETARY: Motion carries, six in
8 favor.

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1 **CORRECTIVE 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. Resolution was adopted on
7 June 21, 2016.

8

9 THE SECRETARY: We have a Corrective
10 Resolution on tonight's agenda.

11 Liberty Park at Union City, LLC, 649-651
12 38th Street, Block 260, Lot three -- 30-36.
13 Parking at basement and ground floor, 48 dwelling
14 units at four floors above. Application was
15 approved on May 24, 2016 meeting.

16 Can I have a motion to approve this
17 Corrective Resolution?

18 CHAIRPERSON CAPIZZI: I'll make a motion.

19 THE SECRETARY: Motion by Mrs. Diane
20 Capizzi.

21 MR. VELAZQUEZ: Second.

22 THE SECRETARY: Second by?

23 MR. VELAZQUEZ: Second.

24 THE SECRETARY: Alejandro Velazquez.

25 Roll call on the motion.

1 Ydalia Genao?

2 MS. GENAO: Yes.

3 THE SECRETARY: Alicia Morejon?

4 MS. MOREJON: Yes.

5 THE SECRETARY: Diane Capizzi?

6 CHAIRPERSON CAPIZZI: Yes.

7 THE SECRETARY: Carolina Fernandez?

8 MS. FERNANDEZ: Yes.

9 THE SECRETARY: Alejandro Velazquez?

10 MR. VELAZQUEZ: Yes.

11 THE SECRETARY: Jose Guareno?

12 MR. GUARENO: Yes.

13 THE SECRETARY: Six in favor, motion
14 carries.

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

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3 THE SECRETARY: We have a -- on tonight's
4 agenda, we have one hearing.

5 Hoboken Heights, 1300 Manhattan Avenue.

6 MR. ORTIZ: Madam Chairwoman, there doesn't
7 seem to be anybody present on this. This is the
8 second time that this matter has been adjourned.

9 At this point, it's your purview in which
10 to -- either to adjourn, or to dismiss this
11 application.

12 Excuse me, Mr. Price.

13 CHAIRPERSON CAPIZZI: Adjourn it to a later
14 date.

15 MR. ORTIZ: Or you can dismiss it. It's
16 your -- it's your call.

17 At this point, they -- they haven't shown
18 up either dates so --

19 MR. VELAZQUEZ: I would dismiss it.

20 CHAIRPERSON CAPIZZI: Dismiss.

21 What does the Board feel?

22 MS. MOREJON: I would dismiss it.

23 CHAIRPERSON CAPIZZI: Dismiss?

24 MR. VELAZQUEZ: Let them go through the
25 whole --

1 MR. PRICE: Well, I don't think it matters
2 what you do.

3 THE SECRETARY: Let me --

4 MR. ORTIZ: I understand --

5 THE SECRETARY: One second, Mr. --

6 MR. ORTIZ: -- Mr. Price, as far as the
7 Extension Act.

8 THE SECRETARY: Okay.

9 MR. ORTIZ: I understand, Mr. Price.

10 THE SECRETARY: Madam Chairwoman?

11 CHAIRPERSON CAPIZZI: Yes. I'll make a
12 motion to dismiss.

13 MS. MOREJON: I second.

14 THE SECRETARY: Motion to dismiss the
15 application by Diane Capizzi.

16 Second by?

17 Alicia Morejon.

18 Roll call on the motion.

19 Ydalia Genao?

20 MS. GENAO: Yes.

21 THE SECRETARY: Diane Capizzi?

22 CHAIRPERSON CAPIZZI: Yes.

23 THE SECRETARY: Carolina Fernandez?

24 MS. FERNANDEZ: Yes.

25 THE SECRETARY: Alicia Morejon?

1 MS. MOREJON: Yes.

2 THE SECRETARY: Alejandro Velazquez?

3 MR. VELAZQUEZ: Yes.

4 THE SECRETARY: Jose Guareno?

5 MR. GUARENO: Yes.

6 THE SECRETARY: Six in favor, motion
7 carries.

8 There being no other application tonight's
9 agenda --

10 MR. PRICE: Could I --

11 THE SECRETARY: Go ahead, Mr. --

12 MR. PRICE: Can I make my --

13 THE SECRETARY: Mr. Price?

14 MR. PRICE: There happened to be an
15 application for this same location, different
16 developer, before the Zoning Board this month.
17 And one of the things that came out on that is
18 that the Governor signed an extension for certain
19 counties, which were effected --

20 MR. ORTIZ: We're -- we're well aware --
21 aware of that, Mr. Price.

22 MR. PRICE: Okay. They -- they have until
23 June 30th --

24 MR. ORTIZ: I understand, Mr. Price.

25 MR. PRICE: -- of next year, anyway.

1 That's why they don't show up. They don't care.

2 They got it already.

3 MR. ORTIZ: I understand, Mr. Price.

4 Thank you.

5 THE SECRETARY: Thank you, Mr. Price.

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1 **ADJOURNMENT:**

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3 THE SECRETARY: There no -- there being no
4 other application tonight's agenda, can I have a
5 motion to end tonight's meeting?

6 CHAIRPERSON CAPIZZI: I'll make a motion.

7 THE SECRETARY: Motion by Diane Capizzi.

8 Second?

9 MS. MOREJON: Second.

10 THE SECRETARY: Alicia Morejon.

11 All in favor?

12

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

14

15 THE SECRETARY: Ayes have it.

16 Thank you.

17 Good night, everyone.

18 MS. MOREJON: Good night.

19 CHAIRPERSON CAPIZZI: So, our next meeting

20 --

21 THE SECRETARY: Let the record show --

22 CHAIRPERSON CAPIZZI: -- is in September.

23 THE SECRETARY: -- the meeting has ended.

24 CHAIRPERSON CAPIZZI: Correct?

25 MR. ORTIZ: Yes. Yes.

1 MR. SPATZ: Right.

2 MS. MOREJON: September.

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4 (Whereupon, the proceedings were concluded
5 at 6:07 p.m.)

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1 STATE OF NEW JERSEY :

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3 COUNTY OF ESSEX :

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6 I, DEBRA A. KASZNIAK, assigned transcriber,
7 do hereby affirm that the foregoing is a true and
8 accurate transcript in the matter of the REGULAR
9 MEETING of the UNION CITY PLANNING BOARD heard on
10 Tuesday, July 26, 2016, and digitally recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon