

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, September 20, 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
CAROLINA FERNANDEZ
JEANNE KOEHLER, Vice Chairperson
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, Chairman
CELIN VALDIVIA, Commissioner
ALICIA MOREJON
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

BRIAN E. EYERMAN, ESQ.,
Attorney for the Board

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

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

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, Crest Point Development
Union City, LLC

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, Kuenzle Realty, LLC

LUIS E. DIAZ, ESQ.,
Attorney for Applicant, Ana Luca

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Orestes Valella

11

I N D E X

Kuenzle Realty, LLC
3804 32nd Street

WITNESSPAGE

Manuel Pereiras

21

I N D E X

Crest Point Development Union City, LLC
511-519 32nd Street

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1 THE SECRETARY: Please take notice that on
2 Tuesday, September 20th, 2016, at six p.m., a
3 Regular Meeting is scheduled for the City of
4 Union City Planning Board to be held in the
5 Municipal Chambers of the City Hall, 3715
6 Palisade Avenue, Union City, New Jersey.

7 This is a meeting called in compliance with
8 Chapter 231, Law -- Public Law 1975, of the Open
9 Public 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 the agenda, to the
14 extent known, was forward to The Jersey Journal,
15 The Record, and The Hudson Reporter, has been
16 posted on the bulletin board in the City Hall,
17 and has been made available to the public in the
18 Office of the Municipal Clerk.

19 Before we roll call for this evening, we --
20 if everybody kindly rise to pledge allegiance.

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

10 THE SECRETARY: Commissioner Celin
Valdivia? Absent.

11

Alicia Morejon? Absent.

12

Diane Capizzi?

13

CHAIRPERSON CAPIZZI: Here.

14

THE SECRETARY: Carolina Fernandez?

15

MS. FERNANDEZ: Here.

16

THE SECRETARY: Rudy Rivero? Absent.

17

Franklin Medina? Absent.

18

Jeanne Koehler?

19

VICE CHAIRPERSON KOEHLER: Here.

20

21 THE SECRETARY: Alejandro Velazquez?
Absent.

22

Jose Guareno?

23

MR. GUARENO: Here.

24

25 THE SECRETARY: Let the record indicate
there are five present.

7 We don't have a Resolution on tonight's
8 agenda.

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1 **Ana Luca - 527 35th Street:**

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3 THE SECRETARY: We are going to change a
4 little bit the --

5 CHAIRPERSON CAPIZZI: Um hum.

6 THE SECRETARY: -- the order of the agenda.
7 We are going to start it with Ana Luca --

8 CHAIRPERSON CAPIZZI: Um hum.

9 THE SECRETARY: -- 527 35th Street.

10 Mr. Diaz, please?

11 MR. DIAZ: Yes.

12 Good evening, Board members.

13 Luis Diaz, for the applicant, Ana Luca.

14 I'm going to give counsel documents in
15 order to obtain jurisdiction. I'm going to offer
16 them.

17 MR. EYERMAN: Thank you.

18 Counsel, you can go ahead.

19 MR. DIAZ: You want me to proceed?

20 MR. EYERMAN: Yeah. Go ahead.

21 MR. DIAZ: Okay.

22 MR. EYERMAN: Yeah. Yeah. Go.

23 MR. DIAZ: The application before you is
24 Ana Luca, 527 35th Street, Block -- Lot 33 in
25 Block 204.01.

1 I have one expert, which I would like to
2 have him accepted. And --

3 THE SECRETARY: Thank you.

4 CHAIRPERSON CAPIZZI: Yes.

5 MR. DIAZ: Name is Mr. Orestes Valella --
6 Valella.

7 He's been before this Board on numerous
8 occasions, if we can have him qualified.

9 MR. DILLON: 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. VALELLA: I do.

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

15 MR. VALELLA: Sure.

16 My name is Orestes Valella, V-A-L-E-L-L-A.
17 Registered architect in the states of New York
18 and New Jersey. And my professional offices are
19 at 5809 Madison Street in West New York, New
20 Jersey.

21 MR. DILLON: Thank you.

22 MR. DIAZ: So, just to give a small summary
23 --

24 MR. EYERMAN: You've testified before this
25 Board.

1 Correct?

2 MR. VALELLA: Yes, I have.

3 MR. EYERMAN: And you've been qualified
4 before this Board? Asked about your professional
5 licenses, and although you just told us, you've
6 been asked questions on voir dire on it.

7 Correct?

8 MR. VALELLA: Yes.

9 MR. EYERMAN: Okay.

10 You can continue.

11 MR. DIAZ: Just to give you a small
12 summary.

13 This is legalization of a ground floor unit
14 at the location, 727 35th Street. Two family to a
15 three family. It's a 25 by a hundred lot, on an R
16 zone.

17 Mr. Valella, are you familiar with the
18 location --

19 MR. VALELLA: Yes.

20 MR. DIAZ: -- of this application, and the
21 plans that have been submitted?

22 MR. VALELLA: Yes.

23 MR. DIAZ: Could you give the Board an
24 explanation of what it is that's being submitted?

25 MR. VALELLA: Sure.

1 This is a very typical application where we
2 have an existing two family. It's actually an
3 existing three family, but has been deemed to be
4 legally a two family, with an apartment on the
5 ground floor.

6 This property is a 25 by 100. It is -- you
7 have a picture of the existing condition, a
8 photograph from 35th Street.

9 It's a very typical row house and on the
10 basement is where the apartment number 3 occurs.

11 We visited the property, and really, we're
12 not happy with the layout as presently
13 constituted.

14 It's an existing one bedroom apartment, but
15 it is kind of -- I just wasn't happy with it, so
16 we had -- we proposed to the owner and before you
17 to renovate the entire unit, bringing it up to
18 Code, putting the bedroom where -- you know,
19 proper window can be installed for firemen's
20 access, a new kitchen, new living area.

21 So, and basically, what we're doing, if --
22 if you grant this application, is to turn a
23 substandard apartment into one that we can all be
24 proud of, in a safe and habitable, which is the
25 most important thing.

1 So, that's the reason for it. It still
2 remains a -- the statistics remain the same, a
3 one bedroom apartment. We are not altering the
4 size of the house. We're not making it any
5 bigger or any smaller.

6 For all intents and purposes, nothing will
7 appear different, except that the apartment will
8 be brand new, with new life safety items, and up
9 to Code.

10 One of the things that this town has been
11 asking for, at the Building Department stage,
12 rightly so, is a sprinkler system. And one would
13 be installed here. Fire separations between the
14 dwelling units would be installed, smoke
15 detection. You know, insulation, making sure
16 that the windows are accessible in case of an
17 emergency by a fireman. All these things.

18 That's the reason I really take these
19 apartment legalizations on. It's an opportunity
20 to bring an unsafe -- I shouldn't say unsafe, but
21 to bring a substandard dwelling unit to a safe
22 housing stock, that we can all be proud of.

23 Nothing in -- in other respects, changes.

24 The property is on Block 204.01, Lot 33.
25 It is in the R, low density residential district,

1 | where it's an existing two family. We're
2 | proposing a three.

3 | The lot area required would be 2500. We
4 | have 2500 feet.

5 | The lot width would be 25 feet. We have 25
6 | feet.

7 | The lot depth would be a hundred, we have a
8 | hundred.

9 | The front yard requirement would be ten.
10 | The existing condition is 14.2.

11 | The side yard requirements are two side
12 | yards at five feet. We have one at zero and one
13 | at three.

14 | MR. DIAZ: And that would be a variance
15 | that is being requested.

16 | Is that correct?

17 | MR. VALELLA: Yes. That would be a
18 | variance. It's an existing condition.

19 | The rear yard would be 25 percent of the
20 | lot depth, or 25 feet. We have 29.83 percent.
21 | We actually have a bigger backyard.

22 | Building coverage.

23 | The maximum permitted is 60 percent. We
24 | are at 48 percent.

25 | Lot coverage permitted is 85 percent.

1 We're at 65 percent.

2 The maximum height is three stories, or 40
3 feet. We're at two stories and 22 feet.

4 Parking that would be required, as a sum
5 total of all the dwelling units would be six
6 parking spaces. The property has no parking, has
7 never had parking, and there is no possibility of
8 -- of doing so.

9 The dwelling unit, as I understand it, the
10 additional dwelling unit has been here for a
11 significant amount of time. So, no physical
12 condition would change.

13 Ceiling height is seven feet, which is
14 appropriate.

15 So you know, as I mentioned, it's an
16 opportunity for me, and for all of us, to bring a
17 substandard dwelling unit to Code.

18 MR. DIAZ: And Mr. Valella, the -- the
19 structure of the -- of the house is brick.

20 Is that correct?

21 MR. VALELLA: Yes. It's a brick row house.
22 Very typical of the urban type --

23 CHAIRPERSON CAPIZZI: Um hum.

24 MR. VALELLA: -- you know, found all over
25 Union City, West New York. It's a very nice

1 housing type.

2 MR. DIAZ: And that's one of the reasons
3 for the impossibility -- or not impossibility,
4 nothing's impossible -- for the hardship in
5 regards to providing parking.

6 MR. VALELLA: Yeah. It's an existing --
7 just -- you know, there weren't as many cars back
8 then. But in favor of the application, this has
9 been used as a dwelling unit for decades. It's
10 not going to alter or create a different impact
11 than it has for decades on the City of Union
12 City.

13 MR. DIAZ: In total, we are asking for two
14 variances; the parking and the side yard.

15 Is that correct?

16 MR. VALELLA: Yes.

17 MR. DIAZ: I have no more questions of this
18 witness at this time.

19 MR. EYERMAN: Questions from the Board?

20 Questions from the public for this witness?

21 Okay.

22 You have anything else you want to present?

23 MR. DIAZ: No. No. No, I do not.

24 CHAIRPERSON CAPIZZI: Okay.

25 MR. EYERMAN: Madam Chairman?

1 CHAIRPERSON CAPIZZI: I'll make a motion to
2 approve the application.

3 THE SECRETARY: Motion to approve the
4 application by Mrs. Capizzi.

5 VICE CHAIRPERSON KOEHLER: I'll second.

6 THE SECRETARY: Second by Mrs. Koehler.

7 Roll call on the motion.

8 Ydalia Genao?

9 MS. GENAO: Yes.

10 THE SECRETARY: Mrs. Capizzi?

11 CHAIRPERSON CAPIZZI: Yes.

12 THE SECRETARY: Mrs. Fernandez?

13 MS. FERNANDEZ: Yes.

14 THE SECRETARY: Mrs. Koehler?

15 VICE CHAIRPERSON KOEHLER: Yes.

16 THE SECRETARY: Mr. Guareno?

17 MR. GUARENO: Yes.

18 THE SECRETARY: Five in favor. Motion
19 carries.

20 MR. VALELLA: Thank you. Have a good
21 evening.

22 CHAIRPERSON CAPIZZI: Thanks.

23 MR. DIAZ: Thank you very much. Have a
24 good night.

25 CHAIRPERSON CAPIZZI: Have a nice night.

1 THE SECRETARY: Thank you.

2 CHAIRPERSON CAPIZZI: Okay.

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

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1 **Kuenzle Realty, LLC - 3804 32nd Street:**

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3 CHAIRPERSON CAPIZZI: Is the second -- is
4 number 2 here?

5 THE SECRETARY: We are going to number 2
6 now.

7 CHAIRPERSON CAPIZZI: Are they here?

8 THE SECRETARY: They are there.

9 MR. EYERMAN: I think they got both.

10 CHAIRPERSON CAPIZZI: Oh.

11 (Whereupon, there was a pause in the
12 proceedings.)

13 THE SECRETARY: Next application, tonight's
14 agenda, Kuenzle Realty, LLC, 3804 32nd Street.

15 Mrs. -- Mrs. Pereiras, please.

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

18 MR. EYERMAN: Yeah. We're good.

19 We're good.

20 MS. PEREIRAS: Thank you.

21 Good evening, Madam Chair, counsel, members
22 of the Board.

23 May it please the Board, Bianca Pereiras,
24 on behalf of Kuenzle Realty, for property located
25 at 3804 32nd Street, or commonly known as 3804

1 Bergen Turnpike.

2 This is an application to demolish a one
3 story masonry building, and replace it with a
4 three family.

5 We have one applicant, or one witness, I
6 apologize, to testify before the Board this
7 evening, and that is our architect, Mr. Manuel
8 Pereiras.

9 And I apologize, Mr. Pereiras, counsel, for
10 the record, I just want to confirm that
11 jurisdiction was established.

12 MR. EYERMAN: It was, Your Honor.

13 MS. PEREIRAS: Thank you very much.

14 MR. EYERMAN: Of Your Honor -- Counsel.

15 I've been in court all day.

16 Sorry.

17 MS. PEREIRAS: Thank you.

18 Mr. Pereiras?

19 MR. DILLON: Please raise your right hand.

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

22 MR. PEREIRAS: I do.

23 MR. DILLON: State your name and spell it
24 for the record.

25 MR. PEREIRAS: Manny Pereiras,

1 P-E-R-E-I-R-A-S, with Pereiras Architects
2 Ubiquitous, 1116 Summit Avenue, Union City.

3 MR. DILLON: Thank you.

4 MR. PEREIRAS: Thank you.

5 MS. PEREIRAS: Mr. Pereiras, are you
6 familiar with Block 261, Lot 3, or 3804 --

7 MR. EYERMAN: Counsel, let me just --

8 MS. PEREIRAS: -- 32nd Street?

9 MR. EYERMAN: -- qualify him for the
10 record.

11 MR. PEREIRAS: Thank you.

12 MR. EYERMAN: Sir, you're an architect in
13 the State of New Jersey?

14 MR. PEREIRAS: I am.

15 MR. EYERMAN: You've test -- you've
16 testified before this Board.

17 Correct?

18 MR. PEREIRAS: Yes.

19 MR. EYERMAN: You've been qualified before
20 this Board, voir dired about your qualifications,
21 your professional actions and your education.

22 Is that correct?

23 MR. PEREIRAS: Correct.

24 MR. EYERMAN: Testified to it, placed on
25 the record.

1 Correct?

2 MR. PEREIRAS: Yes.

3 MR. EYERMAN: All right.

4 Thank you.

5 MR. PEREIRAS: Thank you.

6 MS. PEREIRAS: Are you familiar with the
7 property in question, Mr. Pereiras?

8 MR. PEREIRAS: I am.

9 MS. PEREIRAS: And did you prepare the
10 drawings before the Board this evening?

11 MR. PEREIRAS: I did.

12 MS. PEREIRAS: And can you please describe
13 the proposed application to the Board?

14 MR. PEREIRAS: Okay.

15 For purposes of the presentation, I put the
16 same drawings that were submitted to this Board
17 on an easel.

18 Let's talk first about the address, because
19 when I heard the address, it sounded very weird.
20 I didn't know where it was, 3808 (sic) 32nd
21 Street. That's actually what I would call Bergen
22 Turnpike.

23 So, if you're going down to, like, the
24 Board of Ed, and you're going down the hill, the
25 block before you hit the -- the Board of Ed, on

1 the right hand side, before you hit Union City
2 Housing projects, and then the Board of Ed,
3 you'll have this on the side.

4 There is a property on the corner. It's an
5 industrial property called -- it's a glass
6 warehouse, Florian Glass. This is the property
7 immediately next to it.

8 It's a 25 foot wide lot, and it's actually
9 deeper than most lots in Union City. I think
10 it's one -- it is 113.45 and it's slightly
11 irregular. On the other side, it's 112.01. So,
12 we have an oversized lot of 2,809 square feet.

13 Currently, on that lot, if you could see on
14 the left hand side of my site plan, there is a
15 building. It's -- it's a residence, but it's
16 almost like a -- it's in really dilapidated
17 state. It's a one story building. It's built
18 poorly on top of rock.

19 We're proposing to demolish that whole
20 thing. It sits on the property line on both the
21 north and the south sides. It's about a foot
22 away from the property line on -- on the -- on
23 the rear. We're getting rid of that thing.

24 The first thing we did was try to salvage
25 it. Absolutely no salvation there. It's

1 hideous. We're just going to tear it down. And
2 we're --

3 CHAIRPERSON CAPIZZI: It's empty?

4 MR. PEREIRAS: It's empty right now.

5 CHAIRPERSON CAPIZZI: Okay.

6 MR. PEREIRAS: And what we're proposing to
7 do is erect a new three family house. Very
8 simple, very typical in Union City. And since we
9 have an oversized lot, it works very, very
10 nicely.

11 On the north side of the property, we're
12 setting the house back two feet. On the south
13 side of the property, we're setting the house
14 over three feet.

15 We have a front yard setback of 16 feet,
16 nine and a half inches, which works perfectly
17 because we could park a car in the front yard,
18 and we have enough room for the stairs to lead
19 you up to the first floor.

20 And then, the rear yard -- I'm going to
21 give you two dimensions for the rear yard. From
22 the property line to the building itself, we have
23 28 feet nine inches. And what I would call a
24 rear, rear yard setback is from the property line
25 to the emergency fire stairs.

1 And I'll explain that in detail, as we go
2 through the drawings.

3 But from the property line to the emergency
4 fire stairs, we have 22 feet four inches. And of
5 course, that's a variance, because our rear yard
6 setback is described as 25 percent of the lot.
7 We're not meeting that, but compared to almost
8 everywhere else in Union City, this is actually a
9 great rear yard. So, we're at 22 feet four
10 inches.

11 I'm going to turn over to the drawings. We
12 have the ground floor, second floor, third floor.

13 The ground floor has our parking in the
14 front, as I described. We're proposing a new
15 curb cut along 32nd Street.

16 And I say new curb cut, but there's always
17 been a curb cut there. It just hasn't been done
18 properly. It's about eight feet wide now. We're
19 going to bring it up to the standard dimension.

20 So, it's going to be a new -- it's going to
21 be enlarged, the existing curb cut that's there,
22 right on Bergen Turnpike, right on 32nd Street.
23 Enough said.

24 We could have two cars parked side by side,
25 two cars parked within our garage. We need a

1 variance for -- for parking, as well, but we're
2 providing four cars in tandem in this three
3 family house, as we typically do.

4 We have space behind that for our meters
5 and for our hot water heaters. And then, behind
6 that, we have our first apartment. That's
7 accessed through the three foot one side yard, as
8 we typically do.

9 So, you walk through a side yard, and you
10 have the typical apartment. It's a two bedroom
11 apartment, with living room, bedroom and bedroom.

12 Now, I'm going to make it clear, at this
13 Board, and I'd like it to be reflected on the
14 Resolution, that we expect to have rock here. We
15 don't know the depth of this rock. We don't know
16 how much it's going to affect, but it's going to
17 affect the size of this apartment.

18 So -- and it -- and I hope that it could be
19 written clearly that right now, we're proposing a
20 two bedroom apartment. If we find a lot of rock,
21 we're going to have to lose a portion of that
22 floor, in which case, we're going to make it into
23 a one bedroom apartment.

24 It's very simple. We just don't know
25 exactly where the extent of that rock is, because

1 we have this large building in its place right
2 now.

3 MR. EYERMAN: You're not --

4 MR. PEREIRAS: Once we --

5 MR. EYERMAN: -- going to make it any
6 bigger.

7 Correct?

8 MR. PEREIRAS: We're not making any bigger.
9 What we're -- and I want to make it clear because
10 our Building Department is very particular about
11 --

12 MR. EYERMAN: Um hum.

13 MR. PEREIRAS: -- these things. And I'd
14 like the Resolution to be written that we have
15 permission to do a two bedroom apartment, but if
16 we must, due to site restrictions, it could
17 become a one bedroom apartment.

18 Okay?

19 I don't want to have to come back to this
20 Board, just to say, we're going to make it
21 smaller.

22 VICE CHAIRPERSON KOEHLER: Um hum.

23 MR. PEREIRAS: It -- so --

24 MR. EYERMAN: Is there any chance that the
25 rock --

1 I'm sorry.

2 Through the Chair --

3 CHAIRPERSON CAPIZZI: No.

4 Go ahead.

5 MR. EYERMAN: -- I want to ask.

6 Is there any chance that the rock is going
7 to stop the -- the garage from being built?

8 MR. PEREIRAS: No. There's definitely no
9 rock along here, because that area is accessible.
10 We know that.

11 MR. EYERMAN: Okay.

12 MR. PEREIRAS: There actually is a
13 possibility that we might not be able to do that
14 apartment at all. I -- I don't think so. In
15 which case, we simply don't build that apartment.

16 But the -- the likelihood is whether we're
17 going to have a two bedroom or a one bedroom.
18 And that's a real question, and I'd like the
19 Resolution to reflect that.

20 MR. EYERMAN: Okay.

21 MR. PEREIRAS: Okay?

22 As we go upstairs, we have the first
23 apartment, which access through the front steps.
24 You walk in, and you make a right. You're open
25 into a nice living room, dining room, kitchen

1 area. And then, as you walk to a more private
2 sector of the apartment, you have three bedrooms,
3 one, two and three.

4 Okay?

5 The floor above, it's exactly the same
6 thing. You go up the stairs, through here, you
7 sit down, you open into living room, dining room,
8 kitchen area, and you have a three bedroom
9 apartment, as well.

10 As strange as this may -- as strange as
11 this may sound, the fire stair that we require is
12 actually not required for the third floor. It's
13 actually required for the second floor, because
14 it's triggered by travel distance.

15 In the third floor, the door is in the
16 middle of the apartment. So, no matter where you
17 stand, you're within 50 feet of getting outside.

18 On the second floor, though, you have -- if
19 you're standing back here, you have a travel
20 distance of almost the entire house to get to the
21 exit. And therefore, we have a fire stair for
22 that second floor.

23 So, what we have to build is a full fire
24 stair, on the rear of the property, in order to
25 have an emergency exit for that second floor

1 unit.

2 So, you're going to have a stair that goes
3 from the ground level, and remember, there's
4 going to be rock there, so it's actually not
5 going to be that deep. And then, you're going to
6 have the stair coming to here, with a small
7 canopy over that.

8 And that's the -- the floor plan layout for
9 this three family house.

10 MR. EYERMAN: Square footage per -- per
11 apartment on the first and second floor?

12 MR. PEREIRAS: The ground floor is 883
13 square feet. And the second floor is 1,213
14 square feet. And the third floor is 1,304 square
15 feet. Nice -- nice size apartments.

16 As we turn, we have a very simple
17 contemporary façade. It's a brick façade, with
18 -- with balconies on both levels, and a canopy
19 over the balconies, canopy over the door, and the
20 simple stairs leading to a front. That's the
21 front of the building.

22 The three other sides are vinyl siding.
23 They're not visible from the street at all. The
24 building is set back well. You have a warehouse
25 on one side. You have a big multi-family on the

1 other.

2 So, we're proposing simple vinyl siding on
3 those sides, and there are going to be rated
4 walls; one hour rated walls.

5 That concludes my presentation.

6 We also have pictures of the adjacent
7 properties. I think I described them, but if
8 there's any questions, we could always talk about
9 that, as well.

10 This is simply -- this is the property in
11 question, you see how it's set back. It's a
12 destroyed building. This is the building to the
13 left of it. The warehouse to the right of it.
14 And then, Bergen Turnpike photographs.

15 CHAIRPERSON CAPIZZI: And where was the
16 spot for the trash and so forth?

17 MR. PEREIRAS: The -- as we always do, this
18 door that you see underneath the stairs, that's a
19 small room, and we provide the trash in that
20 room.

21 CHAIRPERSON CAPIZZI: Big enough for three
22 families?

23 MR. PEREIRAS: Oh, yeah. More than enough
24 for the three families.

25 It's -- I'll show you a floor plan.

1 In floor plan, you have -- this is the
2 door. It goes from here to here. The stairs are
3 pretty tall, and as they dip down. That's good
4 enough for -- for probably about six containers,
5 if we wanted waste -- waste baskets.

6 CHAIRPERSON CAPIZZI: Any lighting, with
7 trees planned?

8 MR. PEREIRAS: We have no trees proposed.
9 Actually, we do. Actually, I show one tree
10 proposed right here, along the -- the side of the
11 property.

12 And lighting, we do. We have -- these are
13 our light fixtures in plan. We have a light
14 fixture located here. We have a light fixture
15 located here. That's along the side of the
16 building.

17 And the front of the building --

18 CHAIRPERSON CAPIZZI: On the third floor,
19 as well?

20 MR. PEREIRAS: No. That's only on the
21 ground level, not on -- not above.

22 CHAIRPERSON CAPIZZI: So, are those people
23 going up a staircase?

24 MR. PEREIRAS: No, they're not. This is
25 all --

1 CHAIRPERSON CAPIZZI: How are they getting
2 in?

3 MR. PEREIRAS: -- ground level.

4 CHAIRPERSON CAPIZZI: I'm sorry.

5 Okay. And the second floor. How do they
6 get in?

7 MR. PEREIRAS: The second floor gets into
8 the stairwell in the front. And that has -- and
9 I'll show you --

10 CHAIRPERSON CAPIZZI: Okay.

11 MR. PEREIRAS: -- on the elevation.

12 I don't show it, but we'll be happy to
13 provide a lamp or a wall sconce right next to the
14 door.

15 CHAIRPERSON CAPIZZI: And the third floor?
16 How would they go in?

17 MR. PEREIRAS: It's -- they're entering the
18 same door. They come into the --

19 CHAIRPERSON CAPIZZI: Oh, they come in --

20 MR. PEREIRAS: -- same door.

21 CHAIRPERSON CAPIZZI: -- and then they're
22 inside.

23 MR. PEREIRAS: And then once they're inside
24 --

25 CHAIRPERSON CAPIZZI: Okay.

1 MR. PEREIRAS: -- they can choose to go
2 further up --

3 CHAIRPERSON CAPIZZI: Okay. I would put --

4 MR. PEREIRAS: -- or go inside.

5 CHAIRPERSON CAPIZZI: I would put a light
6 there.

7 MR. PEREIRAS: I think it makes perfect
8 sense.

9 CHAIRPERSON CAPIZZI: Yeah.

10 MR. PEREIRAS: I like the recommendation.

11 CHAIRPERSON CAPIZZI: Okay.

12 MR. PEREIRAS: We'll add a light there.

13 CHAIRPERSON CAPIZZI: Right.

14 VICE CHAIRPERSON KOEHLER: So, I'm sorry.

15 If -- if you find rock and you can't --
16 worst case scenario, you can't have that first
17 floor apartment at all, what will be on the first
18 floor?

19 MR. PEREIRAS: It would just be the garage.

20 VICE CHAIRPERSON KOEHLER: Who?

21 MR. PEREIRAS: Garage.

22 VICE CHAIRPERSON KOEHLER: Garage.

23 Okay.

24 Going up to that certain point that we see
25 there.

1 MR. PEREIRAS: Right.

2 VICE CHAIRPERSON KOEHLER: And then, will
3 the entire house be shortened?

4 MR. PEREIRAS: No. The house will stay the
5 same length. The footings will go to the -- to
6 the rock, instead of going further down into
7 making an apartment.

8 VICE CHAIRPERSON KOEHLER: Okay.

9 MR. PEREIRAS: But above will be the same
10 length, and everything will stay the same.

11 So, the -- the bulk of this house --

12 CHAIRPERSON CAPIZZI: Um hum.

13 MR. PEREIRAS: -- no matter what, no matter
14 if we find rock or don't find rock, the bulk
15 footprint of this house stays the same, the
16 setbacks stay the same, everything stays the
17 same.

18 VICE CHAIRPERSON KOEHLER: And then, the
19 second floor fire stairs will go past this rock
20 or --

21 MR. PEREIRAS: It's the same thing. It
22 will come and sit on the rock.

23 CHAIRPERSON CAPIZZI: And the third floor?
24 Why did you opt not to have --

25 MR. PEREIRAS: Third floor doesn't even

1 need a fire stair from a Code standpoint.

2 CHAIRPERSON CAPIZZI: Why did you plan it
3 that way?

4 MR. PEREIRAS: I didn't plan it that way.
5 That's what Code requirements are. So, we don't
6 need --

7 CHAIRPERSON CAPIZZI: So, how did they --
8 okay. They don't need it, but what's the safety
9 precaution then that's put in place?

10 MR. PEREIRAS: There are a series of safety
11 precautions.

12 CHAIRPERSON CAPIZZI: Okay.

13 MR. PEREIRAS: So --

14 CHAIRPERSON CAPIZZI: Can you show me?

15 MR. PEREIRAS: So -- I'll be happy to.

16 So, our internal stair, within the space,
17 if we go into --

18 Okay, so let's start by saying that this is
19 a fully suppressed building. It has a sprinkler
20 system. Not just the domestic line sprinkler
21 system, this is a new line that's coming from the
22 street.

23 So, it's going to be a two inch thick line
24 that's going to be brought new, entering the
25 building.

1 That new two inch line is going to feed the
2 entire sprinkler -- the entire building through a
3 sprinkler system, so if there's ever a fire, the
4 sprinkler head goes off, stops a fire.

5 There have been absolutely zero deaths in
6 the United States for sprinklered buildings in
7 residential -- from a residential standpoint.

8 So, it's an obvious and clear way of saving
9 lives. I think that's a really good statistic.
10 Zero lives lost.

11 In addition to that, the stairwell that we
12 show here, that's going to be a one hour fire
13 separated stairwell.

14 Between the floors, there's a one hour fire
15 separation between that, as well.

16 So, if there was any danger, people would
17 be able to access that door and leave, in case of
18 an emergency.

19 You want another --

20 CHAIRPERSON CAPIZZI: I don't know. It
21 doesn't --

22 MR. PEREIRAS: You want another stair?

23 CHAIRPERSON CAPIZZI: I don't know what the
24 other members think.

25 You're taking the time to do it on the

1 second floor, you're making the plan to do it on
2 the second floor. You're on the third floor --

3 MR. PEREIRAS: Actually --

4 CHAIRPERSON CAPIZZI: -- now --

5 MR. PEREIRAS: We're happy to go to the
6 third floor.

7 MR. EYERMAN: Yeah. What she's asking is,
8 can you just extend it?

9 MR. PEREIRAS: We'll be happy to --

10 CHAIRPERSON CAPIZZI: Okay.

11 MR. PEREIRAS: -- extend it.

12 MR. EYERMAN: There we go.

13 CHAIRPERSON CAPIZZI: There you go. Done.

14 MR. PEREIRAS: From a --

15 CHAIRPERSON CAPIZZI: Done.

16 MR. PEREIRAS: Yeah. We'll be happy to.

17 CHAIRPERSON CAPIZZI: That's it.

18 MR. EYERMAN: Okay?

19 CHAIRPERSON CAPIZZI: Yeah.

20 MR. EYERMAN: I'm happy.

21 Questions from the council?

22 Questions from the public on this witness?

23 I leave it to you, Madam Chair.

24 CHAIRPERSON CAPIZZI: Okay.

25 Making all the changes that we discussed,

1 | then I'll make a motion to approve the
2 | application.

3 | THE SECRETARY: Motion to --

4 | MR. PEREIRAS: Thank you.

5 | THE SECRETARY: -- approve the application
6 | by Diane Capizzi.

7 | VICE CHAIRPERSON KOEHLER: Second it.

8 | THE SECRETARY: Second by?

9 | VICE CHAIRPERSON KOEHLER: Jeanne Koehler.

10 | THE SECRETARY: Mrs. Koehler.

11 | Roll call on the motion.

12 | Ydalia Genao?

13 | Mrs. Genao?

14 | MS. GENAO: Yes.

15 | THE SECRETARY: Thank you.

16 | Mrs. Capizzi?

17 | CHAIRPERSON CAPIZZI: Yes.

18 | THE SECRETARY: Mrs. Fernandez?

19 | MS. FERNANDEZ: Yes.

20 | THE SECRETARY: Mrs. Koehler?

21 | VICE CHAIRPERSON KOEHLER: Yes.

22 | THE SECRETARY: Mr. Guareno?

23 | MR. GUARENO: Yes.

24 | THE SECRETARY: Five in favor. Motion
25 | carries.

1 MS. PEREIRAS: Thank you all very much.

2 CHAIRPERSON CAPIZZI: You're welcome.

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

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1 **Crest Point Development Union City, LLC -**
2 **511-519 32nd Street:**

3

4 MR. EYERMAN: For the record, counsel
5 presented me with the jurisdictional materials.

6 THE SECRETARY: Yeah.

7 Allow me just --

8 MR. EYERMAN: Oh, thank you.

9 Put it on the record.

10 THE SECRETARY: -- to announce the next
11 application, please.

12 Next application, Crest Point Development
13 Union City, LLC, 511-519 32nd Street.

14 Mrs. Pereiras, please.

15 MS. PEREIRAS: Thank you.

16 THE SECRETARY: Thank you.

17 MR. EYERMAN: For the record, counsel
18 presented me with the jurisdictional materials
19 that look satisfactory.

20 THE SECRETARY: Thank you, sir.

21 MR. EYERMAN: Thank you.

22 MS. PEREIRAS: Thank you very much,
23 counsel.

24 CHAIRPERSON CAPIZZI: Thank you.

25 MS. PEREIRAS: Again, Bianca Pereiras on

1 | behalf of the applicant, Crest Point Development
2 | Union City, LLC, for property located at 511-519
3 | 32nd Street.

4 | This property is located right in our
5 | Center City Core, and what we're proposing to do
6 | is to demolish an existing one story building
7 | that's on-site, and create a new mixed use
8 | building.

9 | What we're recommending, or proposing to
10 | the Board is 32 units of residential, over one
11 | floor of commercial, plus parking.

12 | This is an application that is also under
13 | the purview of the Hudson County Planning Board.

14 | We have a meeting scheduled with them the
15 | first week of October, but we have taken some of
16 | their recommendations into effect, and they're
17 | already implemented into -- into these plans.

18 | We have one expert to testify before the
19 | Board this evening, and that is our architect,
20 | Mr. Manuel Pereiras.

21 | MR. PEREIRAS: I am aware that I am still
22 | under oath, still qualified.

23 | MR. EYERMAN: Let me just ask you this, I
24 | should have asked you before.

25 | Has anything changed since you were last

1 qualified before this Board?

2 MR. PEREIRAS: No.

3 MR. EYERMAN: Thank you.

4 CHAIRPERSON CAPIZZI: Nothing.

5 MS. PEREIRAS: Mr. Pereira, are you
6 familiar with the property located at 511-519 32nd
7 Street?

8 MR. PEREIRAS: I am.

9 MS. PEREIRAS: And did you prepare the
10 drawings that are before the Board this evening?

11 MR. PEREIRAS: I have.

12 MS. PEREIRAS: And can you please describe
13 the proposed application to the Board?

14 MR. PEREIRAS: Okay.

15 So, we're still at 32nd Street. We're in a
16 very, very different neighborhood. Okay?

17 This is, I'd say -- well, the city
18 describes it as the Center City Core. It is the
19 core of Union City. It's extremely important
20 neighborhood to the vitality of Union City, and
21 our Ordinance treats it as such.

22 And there's a mixed use component that our
23 Ordinance recommends and -- and the Master Plan
24 recommends and encourages -- encourages of
25 commercial and residential. And we're doing just

1 | that.

2 | We actually have a unique site, and I'm
3 | very happy to correct this and fix this, because
4 | currently, this is where the old Capital One Bank
5 | was.

6 | Okay?

7 | So, you have a large lot around it, with a
8 | small, ugly building that's been dilapidated for
9 | awhile now.

10 | So, we're proposing to raze that building
11 | and develop the full lot. This is an extremely
12 | curious lot, in a very, very good way.

13 | So, in Union City, we have a -- in this
14 | area, district, for this use, we have a minimum
15 | lot size of 10,000 square feet. We are luckily
16 | more than double that. We are at 21,710 square
17 | feet.

18 | Okay?

19 | So, we're talking about a huge lot. And
20 | the reason behind that, and I see your curiosity
21 | in your face, this is 32nd Street along here.

22 | VICE CHAIRPERSON KOEHLER: Um hum.

23 | MR. PEREIRAS: So we have 124 feet from
24 | building to building, and a little bit less than
25 | a hundred going back. It's 97.55 on one side,

1 and 96.28.

2 But the site actually continues across this
3 way, turns over here, creates a Z shape, all the
4 way down to 31st Street.

5 So, it's a huge lot, consisting of twenty-
6 one thousand plus square feet.

7 And so, what we're proposing, based on the
8 density -- this is actually a very modest
9 building. We're actually proposing 32 units,
10 plus commercial. And we'll walk all the way
11 through that.

12 Yes?

13 VICE CHAIRPERSON KOEHLER: So embarrassed.
14 I see this area every day, and I can't place the
15 building.

16 MR. PEREIRAS: It's really weird.

17 VICE CHAIRPERSON KOEHLER: Yeah.

18 MR. PEREIRAS: Okay. So --

19 MR. EYERMAN: You have your satellite
20 image. Can you -- can you work off that maybe?

21 MR. PEREIRAS: Yeah. Satellite image.

22 It's a little confusing.

23 First and foremost, 32nd Street is coming
24 this way on the drawing.

25 Okay?

1 And 31st Street is coming this way.

2 If we keep going, we'll hit the -- the Bank
3 of America and -- and Bergenline Avenue, all the
4 way at the end.

5 Okay?

6 This is further up the block. You go a
7 little bit -- you have a -- the parking lot
8 across the street from Mi Bandera, and the Mi
9 Bandera building.

10 You go further down, there's a couple --
11 there's couple residential buildings. There's
12 another empty lot over here, with the -- the old
13 liquor store that is now closed down.

14 CHAIRPERSON CAPIZZI: Um hum.

15 MR. PEREIRAS: So, you're on the south side
16 of 32nd Street. It's where the old Capital One
17 Bank used to be.

18 And if you look at the satellite image,
19 this is 32nd Street, this is the Capital One
20 building. And that's what you would see from the
21 street.

22 VICE CHAIRPERSON KOEHLER: So, it is the
23 Capital One building?

24 MR. PEREIRAS: It is the Capital One
25 building.

1 VICE CHAIRPERSON KOEHLER: Oh.

2 MR. PEREIRAS: That's what we're going to
3 demolish --

4 VICE CHAIRPERSON KOEHLER: That's --

5 MR. PEREIRAS: -- and we're going to build
6 right at that site.

7 MR. EYERMAN: Right between John's --
8 John's Chicken and -- and Pastore Music?

9 MR. PEREIRAS: Yeah. Right. Yeah. Right
10 by Pastore. Yeah. Perfect.

11 VICE CHAIRPERSON KOEHLER: Oh. Got it.

12 MR. PEREIRAS: Yeah.

13 VICE CHAIRPERSON KOEHLER: It took me a
14 minute.

15 MR. PEREIRAS: Yeah.

16 VICE CHAIRPERSON KOEHLER: I'm sorry.

17 MR. PEREIRAS: Yeah.

18 So, because of it's location, it's such an
19 important site, and it's --

20 VICE CHAIRPERSON KOEHLER: Yeah.

21 MR. PEREIRAS: -- important to keep the
22 continuity of 32nd Street. It's important to keep
23 the continuity of that commercial district.

24 Right now, it's -- it looks -- it feels
25 like we have a bunch of missing teeth along 32nd

1 Street. And this is the center of the city. So,
2 it -- so what we're proposing is to fill in those
3 missing teeth.

4 VICE CHAIRPERSON KOEHLER: And diagonally
5 across, there is a site that sort of looks like
6 this. Is that what you're --

7 MR. PEREIRAS: Yes, there is.

8 So, we're keeping -- so, there's a lot of
9 -- a lot going down from a planning standpoint,
10 in the long term.

11 Next to that site that sort of looks like
12 it, next to there, there's a proposed building
13 going there.

14 Across the street, we have this and a
15 little bit further down, we have another proposed
16 building.

17 So, the idea is that in the very near
18 future, we're going to have a very uniform,
19 beautiful --

20 CHAIRPERSON CAPIZZI: Um hum.

21 MR. PEREIRAS: -- city center, that's going
22 to go across. And this fits in with that
23 perfectly.

24 VICE CHAIRPERSON KOEHLER: Um hum.

25 MR. PEREIRAS: So, we're taking that --

1 | those buildings and we're making them look a lot
2 | better.

3 | VICE CHAIRPERSON KOEHLER: Um hum.

4 | MR. PEREIRAS: And I'll -- and I'll walk
5 | you through the whole thing.

6 | VICE CHAIRPERSON KOEHLER: Okay.

7 | MR. EYERMAN: Are you the architect on
8 | those buildings?

9 | MR. PEREIRAS: I'm on the -- I am the
10 | architect on both of those. Yeah. Both of those
11 | buildings.

12 | Okay.

13 | One has already been approved by the Board,
14 | the other one is going before the Board soon.

15 | MR. EYERMAN: The materials that you're
16 | using on those buildings are uniform to this?

17 | MR. PEREIRAS: Are uniform to this.
18 | Purposefully.

19 | Okay?

20 | I'm turning the sheet now -- actually,
21 | let's -- let's talk about the variances, just
22 | very quickly.

23 | We have, technically, a minimum lot depth,
24 | because even though this is extremely deep, it
25 | goes from corner to corner, the building itself

1 | isn't a hundred feet, and we're required a
2 | hundred feet. It's like 97 feet on one corner.
3 | So, just for clarity, we're asking for a C
4 | variance on -- on lot depth.

5 | We have minimum front yard. We are -- we
6 | actually don't need a variance for that, if David
7 | could -- if Mr. Spatz could -- could clarify that
8 | for me.

9 | We have -- we're at zero, because it's the
10 | prevailing lot line of the street. So, we're at
11 | zero front yard setback.

12 | Our side yards. We have a variance. It
13 | says that our variance -- the Ordinance reads
14 | that buildings of this height will require five
15 | feet on one side. And -- and the purpose of that
16 | is for fire safety, so you could get through.

17 | We're proposing zero, but there's a very
18 | specific reason for that, and I'll walk you
19 | through the site plan, and explain why we're
20 | doing that.

21 | We're good with height and then, parking.
22 | And we'll explain about parking.

23 | If we do a full parking calculation, we're
24 | required 74 spaces. We're providing 35, which is
25 | more than a one to one ratio for the residential

1 | apartments. And we'll go through these --
2 | through that in more detail.

3 | Okay.

4 | So, let's talk about the site.

5 | What we're proposing to do along 32nd
6 | Street is to keep the commercial continuity. So,
7 | we have five -- what we divided into five
8 | commercial spaces on the ground floor. These
9 | could be lobbed (sic) together as one large
10 | commercial space, or it could be divided into
11 | these smaller five units. But that extends to
12 | the front -- the front building.

13 | And what we did is we created some small
14 | stores that are able to be mom and pop stores,
15 | such as an 869 square foot store, a 584 square
16 | foot store, 437 square foot store, and so forth.

17 | And we created a lobby to enter from that
18 | side, too, to keep the pedestrian traffic happy
19 | and moving through there, as well.

20 | This is going to create activity during
21 | daytime and nighttime for the front of the
22 | building, which is exactly what the Master Plan
23 | recommends and suggests.

24 | The back portion of this building is our
25 | parking, and what makes this unique from every

1 other property, and why we're allowed to go to
2 the edge is because we have a hundred percent
3 access from the rear.

4 Unlike other buildings in this area --

5 VICE CHAIRPERSON KOEHLER: Um hum.

6 MR. PEREIRAS: -- that are landlocked, we
7 have access for vehicles to come, for firemen to
8 come and access this building. If there were
9 ever a fire, they could fight the fire from the
10 back. It's completely open, and we're proposing
11 to maintain it like that.

12 So, we have this unique ability to be able
13 to do that, and -- and have access throughout --
14 from the building on both sides.

15 Fire trucks can come along the front, and
16 fire truck can come along the back and fight the
17 fire.

18 We're proposing to eliminate any aspect of
19 a curb cut along 32nd Street. This is absolutely
20 critical. We don't want cars coming in and out,
21 and -- and messing with pedestrian traffic.

22 So, what we're doing is, we're creating all
23 the car, vehicle traffic is coming in from 31st
24 Street. And nothing, no curb cut along 32nd
25 Street.

1 I think that's an important aspect of the
2 plan. And that can't be done in other buildings
3 in this area. It can be done with this
4 particular site, because we have such a large
5 site, and because we have access to 31st Street in
6 the back. So, we're creating that access through
7 the back.

8 We're also introducing some landscaping.
9 In this area, where it's zero percent pervious
10 area, where there was zero percent landscaping,
11 we're throwing in landscaping wherever we can.

12 So, every pocket along three feet, along
13 the side of the entrance, along the perimeters,
14 along the corners of the cars, we're providing
15 some landscaped areas where we can put some nice
16 shrubs and a few nice flowers.

17 In addition to that, we're doing a lot of
18 little green things. We've provided bicycle
19 parking. So, it's a paved area, --

20 CHAIRPERSON CAPIZZI: Um hum.

21 MR. PEREIRAS: -- with bicycle racks so
22 that the residents could come and put their
23 bicycles.

24 The building itself, you could drive
25 underneath the building and have additional

1 parking that's covered from the elements,
2 underneath the building. Our handicapped parking
3 is adequate size and shown right underneath the
4 building, right by the elevator, so that a person
5 with a disability will have clear and perfect
6 parking to the building.

7 And we're providing a total of -- a total
8 of 35 spots at this site, --

9 CHAIRPERSON CAPIZZI: Okay.

10 That's good.

11 MR. PEREIRAS: -- which is amazing ability
12 to do that in the middle of Union City. And
13 those 35 spots will come in handy, for sure.

14 As I said before, we have the lobby coming
15 out the ground floor. You walk in. There's a
16 beautiful lobby, with an elevator that leads you
17 upstairs.

18 And as you go upstairs, you see that we
19 have a very clearly, very beautifully, very
20 modern defined building. We split the building
21 right in half, with a hallway. That's important
22 for many aspects, but most importantly, for
23 safety. This is a very clear building, very
24 easily understood. If there's ever danger,
25 firemen have to come in there, it's a clear

1 | access both ways, and we put two fire stairs,
2 | which are two hour fire stairs that are towers
3 | within the building, at the two ends of the
4 | building, so that if there's any emergency,
5 | people have access to two fire stairs, firemen
6 | have access to two fire stairs, and it's a very
7 | clear safe building to do.

8 | The hallway itself is going to be a one
9 | hour fire separation, and the distribution of the
10 | apartments is very clear and very simple.

11 | We have all two bedrooms and we have,
12 | basically, a mirror image. It's a completely
13 | symmetrical building, both front and back, and
14 | both left to right, which adds to the safety
15 | aspect of it, and the beauty -- the beautiful
16 | elements of it.

17 | As you walk into these units, they range
18 | from a thousand forty square feet to a thousand
19 | and thirty-two square feet, a hund -- a thousand
20 | and twenty-one square feet, all in that range.
21 | So, they're all almost the exact size apartments,
22 | and they're all two bedrooms.

23 | So you have a very monolithic kind of
24 | apartment type throughout this building, which --
25 | which adds to the -- the uniqueness of this

1 property.

2 As you walk into the apartments, and I'll
3 pick one just to be clear, you walk in and the
4 concept is to make these feel open and big, and
5 bigger than even what they really are.

6 So, as soon as you open the door, you're
7 looking out the windows and out the side of the
8 building, which is a beautiful, nice thing to do.
9 That once you open, you're not inside a hallway,
10 you're not looking at a small nook, or a cranny,
11 you're opening into a large apartment, where you
12 could see the kitchen, you could see the dining
13 room, you could see a living room, and you see
14 the outside windows.

15 And then, flank to both sides are the
16 bedrooms. You have one master bedroom, that has
17 a walk-in closet, a nice large walk-in closet,
18 and its bathroom, and another bedroom to the
19 side, with a big closet, and then, an ADA
20 bathroom.

21 And keep in mind, I -- I emphasize ADA
22 because it's important to note that Union City
23 has a huge deficit of accessible housing. People
24 in a wheelchair have a very limited choice of
25 buildings where they can actually go.

1 This will be fully accessible. It will be
2 an elevator building, and all these apartments,
3 every single unit will be what's called
4 adaptable, ADA adaptable, which means if an ADA
5 person needed to go in there, they could actually
6 make it into an ADA unit, by doing a few small
7 things to the apartment.

8 So, we have -- we have four floors that are
9 identical, stacked on top of each other. And
10 that's what we propose here.

11 VICE CHAIRPERSON KOEHLER: So, you just
12 didn't repeat it, because it's all the same.

13 MR. PEREIRAS: It's the exact thing.

14 VICE CHAIRPERSON KOEHLER: Yeah. Okay.

15 MR. PEREIRAS: It's a pancake. It's four
16 floors, one on top of the other.

17 CHAIRPERSON CAPIZZI: Um hum.

18 MR. PEREIRAS: It's good for construction;
19 it's good for safety; it's good for the
20 aesthetics of the building.

21 VICE CHAIRPERSON KOEHLER: Um hum. Got it.

22 MR. PEREIRAS: Keep it simple.

23 MR. EYERMAN: Quick question.

24 What are these?

25 MR. PEREIRAS: What are you pointing to?

1 MR. EYERMAN: The -- what's that?

2 MR. PEREIRAS: Okay. So, yeah. That's --
3 I'm glad you spoke about that.

4 That's basically another way of bringing
5 light into the building. So, I personally hate
6 when you walk into a hallway and it's dark, and
7 you have no light. You don't know if it's light
8 outside, or if it's dark, if it's raining.

9 So, and one of the things I try to do in my
10 buildings is -- and it's very hard to achieve,
11 because you sacrifice square footage from your
12 building in order to do that.

13 But we carved out that portion of the
14 building on both ends, so that we could bring
15 light into the hallway, and bring additional
16 light into these rooms.

17 So, we staggered the windows, so you're not
18 looking --

19 VICE CHAIRPERSON KOEHLER: Oh, I see.

20 MR. PEREIRAS: -- from one window to the
21 other. And then, we have additional light coming
22 through into the hallway.

23 It's a beautiful feature that makes the
24 building significantly nicer for people who live
25 inside of it.

1 Good pointing that out.

2 And then, that leads us to the facade of
3 the building. And what we're proposing is a
4 brick facade.

5 CHAIRPERSON CAPIZZI: Um hum.

6 MR. PEREIRAS: As you pointed out, it looks
7 very similar to existing archetypes in the
8 neighborhood. And we just simply tried to make
9 it a little bit better. We played with the
10 proportions in order to make the building feel
11 like a real pedestrian scale.

12 So, as you could see, the people walking
13 through here, it -- it doesn't look like this
14 massive block. It actually is broken down into
15 pieces. There's a little bit of depth into the
16 building, the difference in colors and the
17 cornice will bring the building down to a great
18 scale, that works and fits into the neighborhood
19 very nicely, I think.

20 VICE CHAIRPERSON KOEHLER: These -- I see
21 in your drawing, what -- what is this material?

22 MR. PEREIRAS: So, what we're proposing to
23 do there, if this Board so sees fit, I'd like to
24 do something a little bit different, a little bit
25 dramatic and a little modern.

1 So, what we're proposing there is a
2 synthetic wood. So, it's going to look like
3 wood, and go along that -- that portion.

4 VICE CHAIRPERSON KOEHLER: I'm -- I just --

5 MR. PEREIRAS: We could easily swap that
6 out to brick.

7 VICE CHAIRPERSON KOEHLER: Yeah. I think
8 we should because --

9 MR. PEREIRAS: It's not in the Ordinance.

10 VICE CHAIRPERSON KOEHLER: No, I know. I
11 -- I just -- anything synthetic is probably not
12 good.

13 MR. PEREIRAS: Well, everything's
14 synthetic.

15 VICE CHAIRPERSON KOEHLER: No. Not true.
16 Brick.

17 MR. PEREIRAS: Bricks even -- you make
18 bricks. I mean --

19 What do you mean?

20 VICE CHAIRPERSON KOEHLER: Well, I mean, I
21 think, because what I like -- I love this, I love
22 the plan, I love the idea of uniformity and --
23 and bringing it all together, and having it sort
24 of match this that's diagonally across.

25 MR. PEREIRAS: Um hum.

1 VICE CHAIRPERSON KOEHLER: Which is all
2 brick. And it -- it's -- it feels like Union
3 City and --

4 MR. PEREIRAS: If the Board sees fit, we'll
5 swap that for brick. It's simply going to be
6 another different color brick.

7 I wish the Board felt differently, because
8 I think that it's very attractive to do something
9 a little bit different. It also accentuates
10 where the residential portions are, rather than
11 the commercial portions at the entrance of the
12 level.

13 So, there's little subtle changes that I
14 like to do, when you're -- so that you accentuate
15 what the --

16 VICE CHAIRPERSON KOEHLER: Oh, telling
17 everyone, this is the residential enter --

18 MR. PEREIRAS: Yeah. Because wood --

19 VICE CHAIRPERSON KOEHLER: So, maybe we
20 could do it.

21 MR. PEREIRAS: -- is softer.

22 VICE CHAIRPERSON KOEHLER: Yeah.

23 MR. PEREIRAS: So, it's a --

24 VICE CHAIRPERSON KOEHLER: Okay.

25 MR. PEREIRAS: -- different type of

1 material.

2 So, it -- it's basically a small metaphor,
3 saying this is a more softer entrance. This is
4 not the commercial retail that we're asking.
5 This is the softer entrance for the apartment.

6 And that's why I kind of do that.

7 CHAIRPERSON CAPIZZI: Is it durable?

8 MR. PEREIRAS: It's extremely --

9 CHAIRPERSON CAPIZZI: Durable?

10 MR. PEREIRAS: -- durable. Yeah. It's --
11 it's --

12 MR. EYERMAN: The -- the only problem with
13 that is our -- our Ordinance requires -- so
14 Hardiplank is kind of what -- what you'd be
15 talking about?

16 MR. PEREIRAS: Absolutely not. It's not
17 Hardiplank.

18 Hardiplank is a fiber cement product.
19 Okay?

20 MR. EYERMAN: Other -- other similar like
21 material.

22 VICE CHAIRPERSON KOEHLER: Yeah. I -- I'm
23 not --

24 MR. PEREIRAS: Yeah. It's --

25 MR. EYERMAN: I know what you're going for.

1 That -- that California redwood kind of look.

2 MR. PEREIRAS: Yeah. Absolutely.

3 CHAIRPERSON CAPIZZI: Um hum.

4 MR. PEREIRAS: And -- and if you want, we
5 could even make it real wood, so it's not
6 synthetic.

7 VICE CHAIRPERSON KOEHLER: Yeah. But then
8 the -- then the developer has to paint it --

9 MR. PEREIRAS: But then there's
10 maintenance.

11 VICE CHAIRPERSON KOEHLER: -- every --

12 MR. PEREIRAS: There's maintenance.

13 VICE CHAIRPERSON KOEHLER: And -- and then,
14 one second --

15 MR. PEREIRAS: Yeah.

16 VICE CHAIRPERSON KOEHLER: -- they're off
17 --

18 MR. PEREIRAS: Yeah.

19 VICE CHAIRPERSON KOEHLER: I mean, my deck
20 is -- I have to paint it already. It's like --

21 MR. PEREIRAS: Yeah.

22 VICE CHAIRPERSON KOEHLER: -- flaking. But
23 --

24 MR. PEREIRAS: Unfortunately, this
25 Ordinance was done because of improper

1 construction. And just because someone builds
2 something improperly, and it falls apart, doesn't
3 mean that that's a bad material. And there are
4 brick buildings that are done poorly and --

5 VICE CHAIRPERSON KOEHLER: Sure.

6 MR. PEREIRAS: -- they're falling apart, as
7 well.

8 But if -- whatever this -- the Board sees
9 fit, I'm sure we'll be happy to change it. I
10 wish you didn't feel that way, but we'll be very
11 happy to change that.

12 MR. GUARENO: The synthetic wood, that's
13 the -- the same as they use down the shore for
14 the boardwalk?

15 MR. PEREIRAS: No. That's -- that's like a
16 Trex --

17 CHAIRPERSON CAPIZZI: Mmm.

18 MR. PEREIRAS: -- for boardwalk, you use
19 like Trex.

20 This is a different product, and actually,
21 the name is very similar. There's various
22 products out there on the market. There's one
23 called Trespa. There is -- it's -- it's
24 drastically different. The -- what we propose
25 here is actually a thin product. The -- the

1 boardwalk would be like a -- a thicker one -- one
2 inch plank or three-quarter inch plank. So, no.

3 VICE CHAIRPERSON KOEHLER: I -- I would --
4 I think it's a good idea. I love the idea of a
5 different color to say this is the entrance. And
6 it's pretty.

7 But the -- the synthetic wood is that --
8 that --

9 MR. PEREIRAS: We'll be happy to do that.

10 VICE CHAIRPERSON KOEHLER: That frightens
11 me.

12 MR. PEREIRAS: We'll change it to brick.
13 And it's very simple.

14 CHAIRPERSON CAPIZZI: So, a lighter --

15 VICE CHAIRPERSON KOEHLER: You shouldn't
16 have said synthetic.

17 CHAIRPERSON CAPIZZI: Lighter color.
18 Lighter color brick.

19 MR. PEREIRAS: Yeah. We'll -- we'll take a
20 -- brick.

21 CHAIRPERSON CAPIZZI: Like that color
22 brick?

23 MR. PEREIRAS: Yeah.

24 CHAIRPERSON CAPIZZI: Because the contrast
25 is nice.

1 VICE CHAIRPERSON KOEHLER: Yeah.

2 MR. PEREIRAS: Yeah. We'll do a brick
3 that's similar to that color.

4 VICE CHAIRPERSON KOEHLER: Not synthetic.

5 MR. PEREIRAS: No. Yeah.

6 CHAIRPERSON CAPIZZI: Keep it in the --
7 that family, though.

8 MR. PEREIRAS: Okay.

9 CHAIRPERSON CAPIZZI: That color family.

10 MR. PEREIRAS: Sure. I think that makes
11 sense.

12 CHAIRPERSON CAPIZZI: Yeah. Yeah.

13 VICE CHAIRPERSON KOEHLER: And I have a
14 question.

15 What -- what suggestions did Hudson County
16 say?

17 MR. PEREIRAS: Okay. So, the number one
18 suggestion of Hudson County and this is true --

19 CHAIRPERSON CAPIZZI: Was use the wood.
20 Right?

21 MR. PEREIRAS: They actually love that, by
22 the way. They love that stuff, because it's a
23 green product.

24 VICE CHAIRPERSON KOEHLER: It's synthetic.

25 MR. PEREIRAS: They love that.

1 VICE CHAIRPERSON KOEHLER: Ah, they don't
2 know what they're talking about.

3 MR. PEREIRAS: But their number one
4 suggestion is the trees. As you could see --

5 VICE CHAIRPERSON KOEHLER: Yeah.

6 MR. PEREIRAS: -- we put trees --

7 CHAIRPERSON CAPIZZI: Trees.

8 MR. PEREIRAS: -- on the site. That's
9 their -- that's their big suggestion. They
10 always want to see as much green as possible.

11 MR. EYERMAN: You have a species picked, or
12 --

13 MR. PEREIRAS: We don't. I always pick
14 pear trees, but we actually talk with DPW and
15 whatever DPW suggests at the moment, that's what
16 actually goes up. That suggestion changes from
17 time to time.

18 But whatever DPW suggests, we -- we do
19 that.

20 MR. EYERMAN: Okay.

21 CHAIRPERSON CAPIZZI: Okay. Perfect.

22 MR. PEREIRAS: And we hope to get started
23 as soon as possible on this, if the Board
24 approves it.

25 VICE CHAIRPERSON KOEHLER: And all the

1 trash is sorted out. I didn't even --

2 MR. PEREIRAS: Yeah, there's --

3 Okay.

4 VICE CHAIRPERSON KOEHLER: -- see -- yeah.

5 MR. PEREIRAS: So, let's talk about that.

6 VICE CHAIRPERSON KOEHLER: Yeah.

7 MR. PEREIRAS: There's a trash room located
8 in the space. We -- we --

9 VICE CHAIRPERSON KOEHLER: Because it's
10 different for residential and commercial.

11 MR. PEREIRAS: Um hum.

12 VICE CHAIRPERSON KOEHLER: And never the
13 twain shall meet.

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

16 MR. EYERMAN: And the part -- I'm sorry,
17 David --

18 You have a question?

19 MR. SPATZ: Yeah. Let -- let Mr. Pereiras
20 finish his comment, then I just have a --

21 CHAIRPERSON CAPIZZI: Okay.

22 MR. SPATZ: -- quick question.

23 MR. PEREIRAS: Okay.

24 So, we separated all the meters -- meters
25 and all the -- the gas meters along the back of

1 the building. And the trash room is actually
2 located right here. And what I'm pointing to.
3 We have a small compactor there, and it's divided
4 both commercial and residential, within the same
5 room. And you're permitted to do it within the
6 same room, as long as you have a division of --
7 of containers.

8 And -- but you're allowed to use the same
9 compactor. And that's what we're proposing to
10 do.

11 It's actually located off a chute.

12 CHAIRPERSON CAPIZZI: Um hum.

13 MR. PEREIRAS: So, if you go to the floor
14 plans of the building --

15 CHAIRPERSON CAPIZZI: Right.

16 MR. PEREIRAS: -- from within the
17 apartments, there's a trash room in the hallway.

18 CHAIRPERSON CAPIZZI: Um hum.

19 MR. PEREIRAS: Each person could come to a
20 trash room, drop their trash down. They don't
21 have to carry it all the way downstairs, which is
22 what usually creates all the mess. You don't
23 have trash in the elevator. You don't have trash
24 -- people, they just throw it down a chute. It
25 goes into a compactor. That gets collected and

1 moved by the handyman on-site.

2 CHAIRPERSON CAPIZZI: Any storage?

3 MR. PEREIRAS: Within that same room is the
4 storage.

5 CHAIRPERSON CAPIZZI: In the garbage room?

6 MR. PEREIRAS: In the garbage room.

7 CHAIRPERSON CAPIZZI: Is it like -- isn't
8 that like kind of smelly?

9 MR. PEREIRAS: It's extremely smelly.

10 CHAIRPERSON CAPIZZI: Okay.

11 MR. PEREIRAS: And -- and we deal with it.

12 We do -- that trash room is actually made out of
13 CMU block. So, it's concrete block room, with a
14 metal door that's sealed. It's a -- it does
15 weather stripping as if it's an outdoor door.

16 So, yeah. It's extremely smelly, but we
17 deal with it as best as possible.

18 CHAIRPERSON CAPIZZI: And are -- in the
19 units, do you have a hookup for a washer/dryer,
20 or is there a separate room for that?

21 MR. PEREIRAS: Yes, there is. There is.

22 CHAIRPERSON CAPIZZI: Okay.

23 MR. PEREIRAS: Every unit has their own
24 washer/ --

25 CHAIRPERSON CAPIZZI: Okay.

1 MR. PEREIRAS: -- dryer hookup.

2 VICE CHAIRPERSON KOEHLER: So, there are
3 five commercial spaces.

4 Correct?

5 MR. PEREIRAS: Okay. So, the way Union
6 City handles it is that we're approving that
7 entire area as commercial.

8 VICE CHAIRPERSON KOEHLER: Okay.

9 MR. PEREIRAS: We could potentially have a
10 tenant that will take the whole thing.

11 VICE CHAIRPERSON KOEHLER: Got it.

12 MR. PEREIRAS: We can have a tenant that
13 takes five. We could actually have a tenant that
14 takes eight.

15 We think that the best fit is going to be
16 five.

17 VICE CHAIRPERSON KOEHLER: Okay.

18 MR. PEREIRAS: So, we designed for five,
19 expecting that we're going to have -- because
20 it's easier to pay the rent of a smaller --

21 CHAIRPERSON CAPIZZI: Right.

22 MR. PEREIRAS: -- 800 square feet.

23 So, we -- that's what we're proposing. But
24 the reality is, this Board is approving the
25 square footage of the entire thing.

1 VICE CHAIRPERSON KOEHLER: Okay.

2 MR. PEREIRAS: Not how many units --

3 VICE CHAIRPERSON KOEHLER: Okay.

4 MR. PEREIRAS: -- there are.

5 VICE CHAIRPERSON KOEHLER: Okay. Okay.

6 So, and they -- they share the trash and --

7 I mean, I --

8 MR. PEREIRAS: Correct.

9 CHAIRPERSON CAPIZZI: And then, what about,
10 are there any restrictions or guidelines that we
11 have to put in effect for the frontage of the --
12 of the stores, so that they're not like
13 disgusting, ugly, big posters of like
14 inappropriate things?

15 MR. PEREIRAS: Luckily --

16 CHAIRPERSON CAPIZZI: It's a nice building.

17 MR. PEREIRAS: -- Union City has an
18 Ordinance for that.

19 CHAIRPERSON CAPIZZI: Okay.

20 MR. PEREIRAS: So, whenever they do a sign
21 application --

22 CHAIRPERSON CAPIZZI: Right.

23 MR. PEREIRAS: -- they submit into city.

24 CHAIRPERSON CAPIZZI: Okay.

25 MR. PEREIRAS: And right -- and just so --

1 right now, only the Building Department reviews
2 it. There's a huge push in Union City right now,
3 and hopefully, it will happen soon, that there's
4 actually going to be a zoning review for that, as
5 well.

6 And I think Mr. Spatz actually gets these,
7 as well, and reviews them --

8 CHAIRPERSON CAPIZZI: Okay.

9 MR. PEREIRAS: -- also. So, whatever
10 signage is going to go up has to comply.

11 Right now, we're showing signage on our
12 façade. It would be great if they comply with
13 that.

14 You're approving that signage the way we
15 show it, the lettering we show, and the
16 rendering. And it's basically very simple --

17 VICE CHAIRPERSON KOEHLER: Could we see it
18 up close?

19 MR. PEREIRAS: -- dimensional letters.

20 VICE CHAIRPERSON KOEHLER: I'm sorry.

21 MR. PEREIRAS: Actually, I'll give you --

22 VICE CHAIRPERSON KOEHLER: Yeah. I'm
23 blind.

24 MR. PEREIRAS: They're -- they're
25 dimensional letters --

1 CHAIRPERSON CAPIZZI: Um hum.

2 MR. PEREIRAS: -- on top of the canopies.

3 CHAIRPERSON CAPIZZI: Right.

4 MR. PEREIRAS: It's very elegant. It
5 complies with our Ordinance completely.

6 CHAIRPERSON CAPIZZI: Right. That looks
7 nice.

8 VICE CHAIRPERSON KOEHLER: Um hum.

9 CHAIRPERSON CAPIZZI: Um hum. It's
10 beautiful.

11 MR. EYERMAN: Oh, with ten inch lettering?

12 MR. PEREIRAS: Yeah. I'll tell you
13 exactly.

14 MS. PEREIRAS: I have some smaller versions
15 of that, if it makes it easier. That way,
16 everybody can see.

17 VICE CHAIRPERSON KOEHLER: Okay.

18 Thank you.

19 MR. PEREIRAS: They're actually 12 inch
20 letters.

21 CHAIRPERSON CAPIZZI: Thank you.

22 VICE CHAIRPERSON KOEHLER: Oh, yeah. It
23 looks nice.

24 MR. EYERMAN: The parking is going to be
25 just for the residents?

1 MR. PEREIRAS: Just for residents.

2 CHAIRPERSON CAPIZZI: Not for shops.

3 MR. PEREIRAS: Not for shops.

4 CHAIRPERSON CAPIZZI: Okay. Okay.

5 MR. SPATZ: Okay. That was actually my
6 question.

7 Are you going to have any sign, perhaps, at
8 the end of the driveway, just indicating for
9 residents only or -- so that commercial --

10 MR. PEREIRAS: There'll be numbered spots.

11 MR. SPATZ: Right.

12 MR. PEREIRAS: It will be residents only.

13 Actually --

14 MR. SPATZ: Right.

15 MR. PEREIRAS: -- it's important --

16 MR. SPATZ: Right.

17 MR. PEREIRAS: And I'm glad you said that.

18 We have a signage at the end of the
19 parking, also, which is -- we propose -- we
20 propose the signage and that needs to get
21 approved, clearly, also, so --

22 Well, actually, in the cover sheet, on the
23 top left hand corner, we have proposed simply two
24 columns with -- with a sign over it. That sign
25 could simply say -- you know, for building

1 residents.

2 MR. SPATZ: Right.

3 MR. PEREIRAS: Or whatever the name of the
4 building will ever be. And we can propose that
5 right there.

6 But it's simply demarking that -- that
7 entryway.

8 MR. EYERMAN: No gate or anything.

9 MR. PEREIRAS: No gate. There will be
10 numbered spots. So, each tenant could self-
11 police it.

12 MR. SPATZ: Right. So that -- yeah. So
13 just something to keep people who wanted to use
14 the stores from coming in there and parking in
15 the residential.

16 The other comment was, the front yard
17 setback, the Ordinance does not require a front
18 yard setback for the ground up to the top of the
19 fourth floor. But for anything higher requires a
20 ten foot setback.

21 That's what they don't have --

22 MR. PEREIRAS: And --

23 MR. SPATZ: -- and that's where the
24 variance comes in.

25 MR. PEREIRAS: And that's the variance.

1 MR. SPATZ: Because they don't have that
2 setback. It's just a straight façade.

3 And then, as -- as to the signs, the City
4 has a very detailed Sign Ordinance --

5 CHAIRPERSON CAPIZZI: Okay.

6 MR. SPATZ: -- which would -- comes to the
7 awnings and --

8 MR. PEREIRAS: Um hum.

9 MR. SPATZ: -- and materials.

10 CHAIRPERSON CAPIZZI: Right.

11 MR. SPATZ: And colors and whether it's
12 lighted or -- or flashing, so --

13 VICE CHAIRPERSON KOEHLER: And that would
14 come later.

15 Right?

16 MR. SPATZ: Right.

17 That will be reviewed by the Building
18 Department. If any of the proposed signs do not
19 meet the Ordinance, then --

20 CHAIRPERSON CAPIZZI: I see.

21 MR. SPATZ: -- they would have to come to
22 the Board of Adjustment for variances.

23 MR. EYERMAN: The -- the -- I'm sorry. The
24 awnings as shown -- I'm sorry. I'm just not
25 familiar with the town.

1 The awnings as shown on the rendering,
2 would those have to be?

3 MR. SPATZ: They permit awnings, and they
4 permit identification on the awning. So -- but
5 that gets a very detailed review at the Building
6 Department.

7 And you know, either the applicant will
8 adjust what they're proposing so that they don't
9 need variances, or they would -- you know, have
10 to come to the Board.

11 But I think the idea is to have uniform
12 signage across the entire façade. So, I think
13 they'll either all be conforming, or -- or
14 they'll -- they'll modify it to meet the.

15 MR. EYERMAN: Or -- or you'll have to go
16 make a --

17 I just want to make a record.

18 MR. SPATZ: Or they would have to come back
19 --

20 MR. PEREIRAS: Right.

21 MR. EYERMAN: Or you're going to have to
22 make another application.

23 MR. SPATZ: -- to the Board of Adjustment
24 for sign variances.

25 MR. PEREIRAS: Right.

1 MR. EYERMAN: Okay.

2 Questions from the Board?

3 MR. GUARENO: What about the lights for the
4 parking lot?

5 MR. PEREIRAS: Oh, so, we'll have -- we'll
6 comply with minimum requirements.

7 So, the actual under the building -- under
8 the building there will be a suspended ceiling,
9 with lights there to light up everything, all the
10 space underneath the building.

11 And then beyond here, we actually don't
12 have anything drawn. What we could do is simply
13 have bollards along where the parking area is.

14 Does the Board think that we need lights
15 along the drive itself?

16 MR. SPATZ: I think --

17 MR. PEREIRAS: I would say no. It's a --

18 MR. SPATZ: Yeah. I think --

19 MR. PEREIRAS: -- residential portion.

20 MR. SPATZ: I think some sort of security,
21 lighting. I wouldn't --

22 CHAIRPERSON CAPIZZI: Okay.

23 MR. SPATZ: I wouldn't suggest a tall pole
24 light, because of the residences there. But
25 something low that -- that would at least -- you

1 know, give lighting for -- for safety, cars
2 driving in there.

3 MR. PEREIRAS: Yeah. I think that's a good
4 idea.

5 CHAIRPERSON CAPIZZI: Yup.

6 MR. PEREIRAS: A four foot bollard light.

7 MR. SPATZ: Right.

8 MR. PEREIRAS: We could lay them along the
9 strip.

10 MR. GUARENO: And you're saying that
11 there's no gate or anything?

12 MR. PEREIRAS: No gate.

13 MR. GUARENO: That's a little concerning.

14 MR. PEREIRAS: But we'll number the spots,
15 so they're self-police. A tenant has a spot.

16 MR. GUARENO: Oh, no, no. It's not a matter
17 of the tenants arguing about the parking spaces,
18 and so forth. It's outsiders coming in to park.
19 It's outsiders coming in. Period. Like
20 vagabonds or whatever trying to get in and molest
21 the residents.

22 MR. PEREIRAS: So -- so you want a gate
23 along 31st Street?

24 MR. GUARENO: That's -- that's my
25 suggestion, but obviously, that will be up to the

1 Board.

2 MR. SPATZ: Yeah. Again you know, from a
3 zoning point of view, it wouldn't be required.
4 But again, if the Board feels that that would
5 give security --

6 VICE CHAIRPERSON KOEHLER: Where?

7 MR. SPATZ: -- that also would give that
8 control --

9 VICE CHAIRPERSON KOEHLER: Where?

10 MR. SPATZ: -- of commercial tenants coming
11 in.

12 MR. GUARENO: The entrance on 31st Street,
13 to the parking lot.

14 MR. SPATZ: You'd give a remote access to
15 --

16 CHAIRPERSON CAPIZZI: Where is that?

17 MR. SPATZ: -- to the tenants.

18 VICE CHAIRPERSON KOEHLER: Does that --

19 MR. PEREIRAS: If the Board feels that way,
20 we'll be happy to do it. I don't think that's an
21 issue.

22 VICE CHAIRPERSON KOEHLER: Like a little --
23 just to -- that wouldn't have any bearing on the
24 entrance where --

25 MR. EYERMAN: No, they would put a gate --

1 VICE CHAIRPERSON KOEHLER: Oh, --

2 MR. EYERMAN: -- back here.

3 VICE CHAIRPERSON KOEHLER: -- right here.

4 Okay.

5 MR. EYERMAN: I guess what your concern is,
6 is that it's so far removed from the building.

7 MR. GUARENO: Um hum. Anybody could walk
8 in.

9 VICE CHAIRPERSON KOEHLER: Yeah.

10 MR. GUARENO: You know?

11 CHAIRPERSON CAPIZZI: How does the Board
12 feel? You want a gate?

13 VICE CHAIRPERSON KOEHLER: A small, pretty
14 fence probably.

15 MR. PEREIRAS: Our client expressed that.
16 First and foremost, he'll be very happy to do it,
17 if the Board --

18 CHAIRPERSON CAPIZZI: Okay.

19 MR. PEREIRAS: -- sees that it's necessary.

20 But he feels that -- and I -- I agree with
21 him. It's a -- it will be very commercial. And
22 like having a fence on 31st Street, I don't think
23 is that attractive.

24 VICE CHAIRPERSON KOEHLER: Um hum.

25 MR. GUARENO: Depends on the fence.

1 MR. SPATZ: Yes.

2 VICE CHAIRPERSON KOEHLER: I'm trying --

3 MR. SPATZ: Again, it's -- it's up to the
4 Board.

5 VICE CHAIRPERSON KOEHLER: I'm trying to
6 picture. Yeah.

7 MR. SPATZ: As I said, zoning would not
8 require it. I think proper signage, to keep
9 people out would -- you know, it -- it may not
10 actually be possible to have a fence. You
11 couldn't have a sliding gate fence because you
12 don't have enough room on either property. And
13 swinging in, you'd -- you know, that potentially
14 would be difficult also.

15 VICE CHAIRPERSON KOEHLER: Yeah. And if
16 it's well lit, it's -- it's a very busy area, I
17 think.

18 MR. EYERMAN: I'm just thinking of rush
19 hour traffic. Now you get the gate to open.

20 MR. SPATZ: Right.

21 VICE CHAIRPERSON KOEHLER: Yeah. And then
22 it's like --

23 MR. EYERMAN: Cars are now backed up.

24 MR. SPATZ: Right.

25 VICE CHAIRPERSON KOEHLER: -- oh, I got to

1 park.

2 MR. EYERMAN: Everybody's trying to get
3 through it.

4 VICE CHAIRPERSON KOEHLER: Ah, ah.

5 MR. SPATZ: Right. You'd have to have cars
6 --

7 VICE CHAIRPERSON KOEHLER: Yeah.

8 MR. SPATZ: -- set further enough back from
9 the gate, so that they're not hit by it, if a car
10 is coming in at the same time. So, I think this
11 gives it sufficient control.

12 VICE CHAIRPERSON KOEHLER: I think lighting
13 is key.

14 MR. PEREIRAS: I think those --

15 VICE CHAIRPERSON KOEHLER: Yeah.

16 MR. PEREIRAS: -- bollards make perfect
17 sense. We'll -- we'll spread those out.

18 VICE CHAIRPERSON KOEHLER: I love lights.

19 CHAIRPERSON CAPIZZI: Are you okay with
20 that?

21 VICE CHAIRPERSON KOEHLER: Is that -- yeah.

22 CHAIRPERSON CAPIZZI: Not really?

23 VICE CHAIRPERSON KOEHLER: I know what you
24 mean, but it's such a densely populated little
25 area.

1 MR. GUARENO: That's part of the problem.

2 VICE CHAIRPERSON KOEHLER: Yeah.

3 MR. GUARENO: And mind you, that also that
4 it's a -- that's just about any bus going
5 anywhere is there.

6 VICE CHAIRPERSON KOEHLER: Right.

7 MR. GUARENO: On the back, around 31st
8 Street.

9 MR. EYERMAN: You're building an arch
10 there.

11 Correct?

12 MR. PEREIRAS: Yes.

13 MR. EYERMAN: Arch is going to be -- maybe
14 describe the arch to us, just so we get an idea
15 what we're talking.

16 MR. PEREIRAS: It's going to be two pillars
17 of brick, to match the building. And then,
18 simply a banner going across them. It's going to
19 be a solid banner. It's shown here.

20 The banner itself is three foot wide, and
21 it has a -- a canopy -- not a canopy, a cornice
22 over that, which is the same as the cornice on
23 the building.

24 So, it's going to be the same aesthetic,
25 simply along the front of the -- the property.

1 MR. EYERMAN: Can we get lighting on the
2 bollard, maybe? Something --

3 MR. PEREIRAS: Yeah, we could.

4 MR. EYERMAN: -- that just kind of says,
5 hey, this is kind of private property.

6 MR. PEREIRAS: We could. Absolutely.

7 MR. EYERMAN: Does that help?

8 MR. GUARENO: I just point that out.

9 VICE CHAIRPERSON KOEHLER: Yeah.

10 MR. EYERMAN: Yeah.

11 CHAIRPERSON CAPIZZI: Okay.

12 I'm okay with the plan as is. Unless --
13 you know, there's a strong objection, I'd say we
14 keep it as is.

15 MR. GUARENO: Those bicycle racks, that's
16 also part of the -- this property?

17 MR. PEREIRAS: The what?

18 MR. GUARENO: The bicycle racks that's
19 there?

20 MR. PEREIRAS: Yes, it is.

21 CHAIRPERSON CAPIZZI: It's nice.

22 MR. PEREIRAS: It's so important. People
23 are using bicycles more and more. It's -- and
24 then, we don't design -- in an infrastructure, to
25 support it, so we thought it was important to put

1 it in there.

2 CHAIRPERSON CAPIZZI: Yes.

3 MR. EYERMAN: All right. So with the
4 lighting, though. With the lighting. The
5 bollards and all those -- all the additions.

6 CHAIRPERSON CAPIZZI: Yes.

7 MR. EYERMAN: Any other questions from the
8 Board?

9 Any questions from the public on this?

10 Come on up.

11 MR. PEREIRAS: Still Larry Price.

12 MR. PRICE: Larry Price, 1006 Palisade
13 Avenue.

14 MR. DILLON: Please raise your right hand.

15 Do you swear that the testimony you're
16 about to give this Board is the whole truth?

17 MR. PRICE: I do.

18 MR. DILLON: State your name again.

19 MR. PRICE: I just did.

20 MR. DILLON: You stated it ahead of time.

21 MR. PRICE: Larry Price.

22 MR. DILLON: There you go.

23 MR. PRICE: And it's still 1006 Palisade
24 Avenue.

25 MR. DILLON: Thank you.

1 MR. PRICE: By the way, one suggestion to
2 the Board on why this gate or whatever, you might
3 trust the owner. I mean, if he has a problem
4 with vagrants sleeping in his garage, he's going
5 to put up a gate. But you don't have to make --
6 you know, he'll -- he'll act. Don't worry. I
7 mean, that's what owners do.

8 So, you don't have to make it a condition
9 of approval to put up a gate.

10 Anyway, question. How tall is the
11 building?

12 MR. PEREIRAS: Fifty-four feet, ten inches.

13 MR. PRICE: It is over 54 -- it is over 50
14 feet.

15 MR. PEREIRAS: It is over 50 feet.

16 MR. PRICE: Okay.

17 MR. PEREIRAS: But it's under -- it's still
18 a C variance. Yes.

19 MR. PRICE: You have -- you have 20,000
20 square feet, so you could actually go to six
21 stories and seven -- 70 feet.

22 MR. PEREIRAS: Um hum.

23 MR. PRICE: You're going to five stories
24 and 54 feet.

25 MR. PEREIRAS: Correct.

1 MR. PRICE: Okay.

2 MR. PEREIRAS: And the stair bulkhead,
3 just to be clear also, the stair bulkhead is at
4 65 feet, six inches. And that's usually exempt
5 from even re -- so, there's a stair that goes all
6 the way up to the roof. It's for mechanical
7 equipment. That's not included.

8 MR. PRICE: Yeah, but --

9 MR. PEREIRAS: And we're below, anyway.

10 MR. PRICE: -- that doesn't count.

11 MR. PEREIRAS: Yeah.

12 MR. PRICE: Okay.

13 MR. PEREIRAS: Exactly.

14 MR. PRICE: Okay.

15 Question.

16 Okay. If you're more than 50 feet in the
17 CC zone, then you're required to have total side
18 yard of 30 feet.

19 Correct?

20 MR. PEREIRAS: Correct. We're not.

21 MR. PRICE: And you have --

22 MR. PEREIRAS: We're at zero.

23 MR. PRICE: -- zero. Okay.

24 Okay. What's the building coverage?

25 MR. PEREIRAS: Forty-six percent. Forty-

1 six point three.

2 MR. PRICE: Okay. Not even close.

3 MR. PEREIRAS: Well below the requirement.

4 MR. PRICE: Not even close.

5 MR. PEREIRAS: Yeah.

6 MR. PRICE: Okay.

7 The parking. The requirement of 75 parking
8 spots must include a commercial requirement.

9 MR. PEREIRAS: Correct.

10 MR. PRICE: Of --

11 MR. PEREIRAS: Do you want me to break it
12 down?

13 We have two bedrooms and 32 of them, which
14 would require 64 spaces. And then, if we take
15 down the commercial and we divide that by 300
16 square feet, that's an additional ten spaces that
17 are required.

18 So, we have a total of 74 spaces.

19 MR. PRICE: Seventy-four spaces. Okay.
20 Very good.

21 And you agree that on the façade here that,
22 in fact, there should be a ten foot setback above
23 --

24 MR. PEREIRAS: Above the five -- the five
25 --

1 MR. PRICE: Well, it's -- it's --

2 MR. PEREIRAS: The fifth story should be
3 setback ten feet.

4 MR. PRICE: It's actually above the four
5 stories.

6 MR. PEREIRAS: Correct.

7 MR. PRICE: So, the fifth story should, in
8 fact, be setback ten feet and is not.

9 MR. PEREIRAS: Correct. We're requesting a
10 variance for that.

11 MR. PRICE: Okay. Very good. Okay.

12 Thank you.

13 VICE CHAIRPERSON KOEHLER: That would look
14 hideous, if I may.

15 MR. PEREIRAS: I think so --

16 VICE CHAIRPERSON KOEHLER: Yeah.

17 MR. PEREIRAS: -- too. And it --

18 VICE CHAIRPERSON KOEHLER: That would just
19 ruin the plan if we did that.

20 Sorry, Price. Had to --

21 MR. PRICE: I'm -- I'm just bringing out --

22 VICE CHAIRPERSON KOEHLER: I'm picturing it
23 --

24 MR. PRICE: -- the variances required.

25 VICE CHAIRPERSON KOEHLER: -- and I'm like,

1 oh, my God --

2 MR. PRICE: I'm not --

3 VICE CHAIRPERSON KOEHLER: -- we can't --

4 MR. PRICE: -- suggesting --

5 VICE CHAIRPERSON KOEHLER: -- no, you can't
6 do that.

7 MR. PRICE: -- they should or should not be
8 granted.

9 MR. EYERMAN: Any other questions from the
10 public?

11 Counselor, you have any more witnesses?

12 MS. PEREIRAS: No, we do not.

13 MR. EYERMAN: Madam Chairman, I leave it to
14 you.

15 CHAIRPERSON CAPIZZI: Okay.

16 Seeing none, I'll make a motion to approve
17 the application.

18 VICE CHAIRPERSON KOEHLER: Second it.

19 THE SECRETARY: Motion to approve the
20 application with the conditions --

21 CHAIRPERSON CAPIZZI: Correct.

22 THE SECRETARY: -- by Mrs. Capizzi.

23 Second by Mrs. Koehler.

24 VICE CHAIRPERSON KOEHLER: Yes.

25 THE SECRETARY: Roll call on the motion.

1 Mrs. Genao?

2 MS. GENAO: Yes.

3 THE SECRETARY: Mrs. Capizzi?

4 CHAIRPERSON CAPIZZI: Yes.

5 THE SECRETARY: Mrs. Fernandez?

6 MS. FERNANDEZ: Yes.

7 THE SECRETARY: Mrs. Koehler?

8 VICE CHAIRPERSON KOEHLER: Yes.

9 THE SECRETARY: Mr. Guareno?

10 MR. GUARENO: Yes.

11 THE SECRETARY: Five in favor. Motion
12 carries.

13 CHAIRPERSON CAPIZZI: Thank you.

14 MS. PEREIRAS: Fantastic.

15 Thank you all very much.

16 MR. EYERMAN: Thank you.

17 MR. PEREIRAS: Thank you everyone.

18 MS. PEREIRAS: Thank you.

19 CHAIRPERSON CAPIZZI: Thank you.

20 MS. PEREIRAS: Good night.

21 MR. EYERMAN: Motion to adjourn.

22 VICE CHAIRPERSON KOEHLER: Good night.

23 * * *

24

25

1 **ADJOURNMENT :**

2

3 CHAIRPERSON CAPIZZI: I'll make a motion to
4 adjourn.

5 VICE CHAIRPERSON KOEHLER: Yes.

6 THE SECRETARY: Okay, there being no other
7 application on tonight's agenda, to close
8 tonight's meeting.

9 Motion made Mrs. Capizzi.

10 Second by Mr. Guareno.

11 All in favor?

12

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

14

15 THE SECRETARY: The ayes have it.

16 Thank you.

17 Good night, everybody.

18 Let the record indicate --

19

20 (Whereupon, the proceedings were concluded
21 at 7:13 p.m.)

22

23

24

25

1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5

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, September 20, 2016 and digitally
11 recorded.

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