

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
PLANNING BOARD

REGULAR MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:

City Hall
3715 Palisade Avenue
Union City, New Jersey

Tuesday, November 22, 2016
Commencing at 6:10 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
FRANKLIN MEDINA
ALEJANDRO VELAZQUEZ, Alternate No. 1
JOSE GUARENO, Alternate No. 2
JEANNE KOEHLER, Vice Chairperson
DIANE CAPIZZI, Chairperson

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

BRIAN P. STACK, Mayor
CELIN VALDIVIA, Commissioner
RUDY RIVERO

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

CARLOS VALLEJO, Secretary to the Board

REGINA I. RODRIGUEZ, ESQ.,
Attorney for the Board

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1 MS. DILLON: Okay, Carlos.

2 On the record.

3 THE SECRETARY: Let me lay that -- I don't

4 -- Mr. --

5 Okay.

6 Ready?

7 MS. DILLON: Go ahead.

8 THE SECRETARY: Please take notice that on
9 Tuesday, November 22nd, 2016, at six p.m., a
10 Regular Meeting is scheduled for the City of
11 Union City Planning Board to be held in the
12 Municipal Chamber of the City Hall, 3715 Palisade
13 Avenue, Union City, New Jersey.

14 Can everybody kindly rise to salute the
15 flag, please?

16

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

19

20 THE SECRETARY: Thank you.

21 This is a meeting called in compliance with
22 Chapter 231, Public Law of 1975, the Open Public
23 Meetings Act.

24 Notice of this meeting has been provided as
25 follow:

1 Notice of this meeting, setting forth the
2 time, date, location and the agenda, to the
3 extent known, was sent to The Jersey Journal, The
4 Record, and The Hudson Reporter, has been posted
5 on the bulletin board in City Hall, and has been
6 made available to the public at the Office of
7 Municipal Clerk.

8
9 **ROLL CALL:**

10
11 THE SECRETARY: Okay. Roll call for
12 tonight's meeting.

13 Mayor Brian P. Stack? Absent.

14 Ydalia Genao?

15 MS. GENAO: Yes.

16 THE SECRETARY: Commissioner Valdivia?
17 Absent.

18 Alicia Morejon?

19 MS. MOREJON: Yes.

20 THE SECRETARY: Diane Capizzi?

21 CHAIRPERSON CAPIZZI: Here.

22 THE SECRETARY: Carolina Fernandez?

23 MS. FERNANDEZ: Yes.

24 THE SECRETARY: Rudy Rivero? Absent.

25 Franklin Medina?

1 MR. MEDINA: Here.

2 THE SECRETARY: Jeanne Koehler?

3 VICE CHAIRPERSON KOEHLER: Here.

4 THE SECRETARY: Alejandro Velazquez?

5 MR. VELAZQUEZ: Here.

6 THE SECRETARY: Jose Guareno?

7 MR. GUARENO: Present.

8 THE SECRETARY: Let the record indicate
9 there are seven (sic) present. Okay. So, we
10 have a Board made up of seven (sic) members.

11 Okay. First item is approval of previous
12 meeting minutes.

13 Approval of previous meetings from October
14 25th, 2016.

15 CHAIRPERSON CAPIZZI: There's eight people.

16 THE SECRETARY: Eight?

17 MS. DILLON: Eight.

18 CHAIRPERSON CAPIZZI: Eight.

19 THE SECRETARY: Okay.

20 CHAIRPERSON CAPIZZI: Right?

21 THE SECRETARY: Yes. Let's make the
22 records clear there's eight members.

23 CHAIRPERSON CAPIZZI: Right?

24 One, two, three, four, five --

25 THE SECRETARY: Yes, eight.

1 CHAIRPERSON CAPIZZI: -- six, seven, eight.

2 MS. RODRIGUEZ: Seven. Six, seven, eight.

3 CHAIRPERSON CAPIZZI: Okay?

4 THE SECRETARY: Yeah. Right.

5 CHAIRPERSON CAPIZZI: No?

6 MR. PRICE: Alicia wasn't here.

7 CHAIRPERSON CAPIZZI: But she's here now.

8 MS. MOREJON: Oh, no. We're talking about
9 now.

10 CHAIRPERSON CAPIZZI: I'm talking about --

11 MS. MOREJON: Today.

12 CHAIRPERSON CAPIZZI: -- right now.

13 MS. MOREJON: He's talking about today.

14 THE SECRETARY: Yeah.

15 MS. MOREJON: I know I wasn't here.

16 THE SECRETARY: We are -- we are eight.

17 CHAIRPERSON CAPIZZI: He's taking roll
18 call.

19 THE SECRETARY: We are --

20 CHAIRPERSON CAPIZZI: I wanted to make sure
21 the record --

22 MR. PRICE: Oh.

23 CHAIRPERSON CAPIZZI: -- was clear --

24 THE SECRETARY: We are -- we are --

25 CHAIRPERSON CAPIZZI: -- that there's eight

1 of us here.

2 THE SECRETARY: Yes. Eight.

3 CHAIRPERSON CAPIZZI: Okay?

4 MR. PRICE: Yes.

5 THE SECRETARY: Thank you, Mrs. Capizzi.

6 CHAIRPERSON CAPIZZI: You're welcome.

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1 **APPROVAL OF PREVIOUS MEETING MINUTES:**

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3 (1) Approval of previous meeting minutes from
4 October 25, 2016.

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6 THE SECRETARY: All right.

7

8 Can -- can I have a motion to approve the
9 previous meeting minutes from October 25th, 2016?

9

10 CHAIRPERSON CAPIZZI: Make a motion.

10

11 THE SECRETARY: Motion by Mrs. Capizzi.

11

12 Second by?

12

13 Any second?

13

14 VICE CHAIRPERSON KOEHLER: Second.

14

15 THE SECRETARY: Mrs. Koehler.

15

16 MS. MOREJON: Were you here at last
17 meeting?

17

18 THE SECRETARY: Roll call on the motion.

18

19 Mrs. Genao?

19

20 MS. GENAO: Yes.

20

21 THE SECRETARY: Mrs. Morejon?

21

22 MS. MOREJON: Will abstain.

22

23 THE SECRETARY: Abstain.

23

24 Mrs. Capizzi?

24

25 CHAIRPERSON CAPIZZI: Yes.

25

 THE SECRETARY: Mrs. Fernandez?

1 MS. FERNANDEZ: Yes.

2 THE SECRETARY: Mr. Medina?

3 MR. MEDINA: Yes.

4 THE SECRETARY: Mrs. Koehler?

5 VICE CHAIRPERSON KOEHLER: Yes.

6 THE SECRETARY: Mr. Velazquez?

7 MR. VELAZQUEZ: Yes.

8 THE SECRETARY: Mr. Guareno?

9 MR. GUARENO: Yes.

10 THE SECRETARY: Seven in favor, one
11 abstain.

12 Motion carries.

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1 **RESOLUTIONS:**

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3 (1) Benjamin Solof - 512 4th Street, Block 16,
4 Lot 26. Proposing to demolish two existing
5 houses and build a new three family house.

6 **Approved**

7 (2) 133 Madison Street, LLC - 3600-3612
8 Kennedy Boulevard, Block 218, Lots 1, 55-57.
9 Propose a one story retail building. **Approved**

10 (3) Jolanta Zielinska - 633 38th Street, Block
11 260, Lot 44. Construction of a new three family
12 dwelling; four stories with one story for
13 parking. **Approved**

14 (4) N.I.U. Trust - 1713 Bergenline Avenue,
15 Block 91, Lots 6 & 7. Construction of a three
16 story addition at a rear and a two story addition
17 at front on top of an existing structure.
18 **Approved**

19

20 THE SECRETARY: All right.

21 We have four Resolutions from the previous
22 meeting.

23 Benjamin Solof, 512 4th Street.

24 Number 2, 133 Madison Street, LLC, 3600-
25 3612 Kennedy Boulevard.

1 Number 3, Jolanta Zielinska, 633 38th
2 Street.

3 And number 4, N.I.U. Trust, 1713 Bergenline
4 Avenue.

5 Can I have a motion to adopt these
6 Resolutions?

7 CHAIRPERSON CAPIZZI: I'll make a motion.

8 THE SECRETARY: Motion by Mrs. Capizzi.

9 MR. VELAZQUEZ: I second.

10 THE SECRETARY: Second by Mr. Velazquez.

11 Roll call on the motion.

12 Mrs. Genao?

13 MS. GENAO: Yes.

14 THE SECRETARY: Mrs. Morejon?

15 MS. MOREJON: Abstain.

16 THE SECRETARY: Mrs. Capizzi?

17 CHAIRPERSON CAPIZZI: Yes.

18 THE SECRETARY: Mrs. Fernandez?

19 MS. FERNANDEZ: Yes.

20 THE SECRETARY: Mr. Medina?

21 MR. MEDINA: Yes.

22 THE SECRETARY: Mrs. Koehler?

23 VICE CHAIRPERSON KOEHLER: Yes.

24 THE SECRETARY: Mr. Velazquez?

25 MR. VELAZQUEZ: Yes.

1 THE SECRETARY: Mr. Guareno?

2 MR. GUARENO: Yes.

3 THE SECRETARY: Seven in favor, one
4 abstain.

5 Motion carries.

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1 **RESOLUTIONS:**

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3 (5) Resolution to approve the Planning Board
4 Schedule for year 2017

5

6 THE SECRETARY: Okay.

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8 The next -- we have one Resolution for
9 schedule of 2017. Resolution to be -- to approve
10 the Planning Board schedule for the year 2017.

11 Can I have a motion?

12 CHAIRPERSON CAPIZZI: Make a motion.

13 MS. MOREJON: Second.

14 THE SECRETARY: Motion by Mrs. Capizzi.

15 Second by?

16 MS. MOREJON: Second.

17 MR. VELAZQUEZ: Second.

18 THE SECRETARY: Mrs. Morejon.

19 Roll call on the motion.

20 Mrs. Genao?

21 MS. GENAO: Yes.

22 THE SECRETARY: Mrs. Morejon?

23 MS. MOREJON: Yes.

24 THE SECRETARY: Mrs. Capizzi?

25 CHAIRPERSON CAPIZZI: Yes.

 THE SECRETARY: Mrs. Fernandez?

1 MS. FERNANDEZ: Yes.

2 THE SECRETARY: Mr. Medina?

3 MR. MEDINA: Yes.

4 THE SECRETARY: Mrs. Koehler?

5 VICE CHAIRPERSON KOEHLER: Yes.

6 THE SECRETARY: Mr. Velazquez?

7 MR. VELAZQUEZ: Yes.

8 THE SECRETARY: Mr. Guareno?

9 MR. GUARENO: Yes.

10 THE SECRETARY: Eight in favor.

11 Motion carries.

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1 **ADJOURNMENT:**

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

6 MS. MOREJON: Motion.

7 THE SECRETARY: -- tonight's meeting?

8 MS. MOREJON: Motion.

9 THE SECRETARY: Motion by Alicia Morejon.

10 VICE CHAIRPERSON KOEHLER: Second it.

11 THE SECRETARY: Second, Mrs. Koehler.

12 All in favor?

13

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

15

16 THE SECRETARY: The ayes have it.

17 Thank you, everybody.

18 MS. MOREJON: Thank you. Happy

19 Thanksgiving.

20 THE SECRETARY: And have a beautiful night.

21 CHAIRPERSON CAPIZZI: Have a happy

22 Thanksgiving, everyone.

23 THE SECRETARY: Let the record show that
24 the meeting has ended.

25 MS. MOREJON: Enjoy your turkey.

1 MR. GUARENO: Happy Thanksgiving, all.

2 CHAIRPERSON CAPIZZI: Do we have a December
3 meeting?

4 THE SECRETARY: No, ma'am.

5 Enjoy.

6 CHAIRPERSON CAPIZZI: Then Merry Christmas,
7 Happy New Year.

8
9 (Whereupon, the proceedings were concluded
10 at 6:16 p.m.)

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1 STATE OF NEW JERSEY :

2 :

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 held on
10 Tuesday, November 22, 2016 and digitally
11 recorded.

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25 Monitored and proofread by: Deborah Dillon