

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, February 28, 2017
Commencing at 6:16 p.m.

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

YDALIA GENAO, Mayor's Designee
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
ALICIA MOREJON
RUDY RIVERO

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

CARLOS VALLEJO, Secretary to the Board

WILFREDO J. ORTIZ, II, ESQ.,
Attorney for the Board

DAVID SPATZ, Consultant, (Left at 6:59 p.m.)
Community Housing & Planning Associates, Inc.,

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

ELISE DiNARDO, ESQ.,
Attorney for Union City Board of Education

ROBERT M. MAYEROVIC, ESQ.,
Attorney for Applicant, Simy Kramarsky

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, Fumeng Li

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, 514 39th Street, LLC

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, ADR RE, LLC

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

3 Please take notice that on Tuesday,
4 February 28, 2017, at six p.m., a Regular Meeting
5 is scheduled for the City of Union City Planning
6 Board to be held in the Municipal Chambers of the
7 City Hall, 3715 Palisade Avenue, Union City, New
8 Jersey.

9 This is a meeting called in compliance with
10 Chapter 231, Public Law 1975, Open Public Meeting
11 Act.

12 Notice of this meeting was faxed.

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

20 Before we call roll on tonight's meeting,
21 can everybody kindly rise to salute the flag?

22

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

25

1 THE SECRETARY: Thank you.

2

3 **ROLL CALL:**

4

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

7 Mayor Brian P. Stack? Absent.

8 Ydalia Genao?

9 MS. GENAO: Yes.

10 THE SECRETARY: Commissioner Celin
11 Valdivia? Absent.

12 Alicia Morejon? Absent.

13 Diane Capizzi?

14 CHAIRPERSON CAPIZZI: Here.

15 THE SECRETARY: Carolina Fernandez?

16 MS. FERNANDEZ: Here.

17 THE SECRETARY: Franklin Medina?

18 MR. MEDINA: Here.

19 THE SECRETARY: Rudy Rivero? Absent.

20 Mrs. Jeanne Koehler?

21 VICE CHAIRPERSON KOEHLER: Yup.

22 THE SECRETARY: Alejandro Velazquez?

23 MR. VELAZQUEZ: Here.

24 THE SECRETARY: Jose Guareno?

25 MR. GUARENO: Here.

1 THE SECRETARY: Seven present.

2 Those absent tonight are Mayor Brian P.
3 Stack, Commissioner Celin Valdivia, Alicia
4 Morejon and Rudy Rivero.

5 So, we have a Board made up of seven
6 members.

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

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1 **Simy Kramarsky - 127 35th Street:**

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3 THE SECRETARY: Mr. Ortiz, we're going to
4 the -- we are going to change a little bit of the
5 --

6 MR. ORTIZ: Yes.

7 THE SECRETARY: -- tonight's agenda.

8 MR. ORTIZ: Madam Chairwoman, I'm -- I'm
9 requesting, it would seem the only applicant
10 that's present and --

11 CHAIRPERSON CAPIZZI: Um hum.

12 MR. ORTIZ: -- entirely ready is Mr.
13 Mayerovic's client. If we could move --

14 CHAIRPERSON CAPIZZI: Yes.

15 MR. ORTIZ: -- to Mr. Mayerovic's, which is
16 number 2 on the -- on the agenda.

17 CHAIRPERSON CAPIZZI: Yes.

18 MR. MAYEROVIC: Thank you very much.

19 THE SECRETARY: That's application number
20 one, Simy Kramarsky, 127 35th Street.

21 Mr. Mayerovic, please?

22 MR. ORTIZ: Just as a refresher, Board
23 members, Mr. Mayerovic had mistakenly forgotten
24 to submit the Affidavit of Service. That was why
25 this matter was carried till tonight.

1 He did submit that. It seems to satisfy
2 the jurisdictional requirements, therefore the
3 Board can hear this matter this evening.

4 THE SECRETARY: Thank you, Mr. Ortiz.

5 CHAIRPERSON CAPIZZI: Okay.

6 Proceed.

7 MR. MAYEROVIC: I'm going to call my first
8 witness, Mr. Feld. And -- and Mr. Feld is a
9 licensed architect, who prepared the plans.

10 I believe Mr. Feld has testified previously
11 --

12 CHAIRPERSON CAPIZZI: Yes.

13 MR. MAYEROVIC: -- before the Board, and I
14 would ask that the Board accept his
15 qualifications.

16 CHAIRPERSON CAPIZZI: Yes.

17 MR. DILLON: Please raise your right hand.

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

20 MR. FELD: I do.

21 MR. DILLON: State your name and spell it
22 for the record.

23 MR. FELD: Alan Feld, A-L-A-N, F-E-L-D.

24 MR. DILLON: Thank you.

25 MR. MAYEROVIC: Mr. Feld, did you prepare

1 the plans, and -- and I guess we'll mark those
2 plans A-1, if that's okay, that are in front of
3 you.

4 MR. FELD: Yes.

5 MR. MAYEROVIC: Is it all right if I mark
6 it?

7 MR. ORTIZ: Sure. Oh, absolutely.

8 MR. MAYEROVIC: His qualifications are
9 accepted?

10 CHAIRPERSON CAPIZZI: Yes.

11 MR. ORTIZ: Yes. I believe the --

12 MR. MAYEROVIC: Okay.

13 MR. ORTIZ: -- the Chairwoman said that.

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

16 MR. MAYEROVIC: Today's date is 2/28/17.

17

18 (Whereupon, Plans were received and marked
19 as Exhibit A-1.)

20

21 MR. MAYEROVIC: And, Mr. Feld, can you tell
22 us the nature of the plans that you prepared, and
23 what this -- these plans seek to accomplish?

24 MR. FELD: Yes.

25 So, this project is to convert or to

1 | legalize an existing basement apartment.

2 | Presently, there are two apartments on the
3 | first -- apartment on the first floor, apartment
4 | on the second floor. So, there's two apartments
5 | in the building, or dwelling units in the
6 | building already.

7 | And they want to or would like to legalize
8 | an existing dwelling unit in the basement.

9 | MR. MAYEROVIC: The -- the existing
10 | dwelling unit, is that described in the middle
11 | portion of your plans?

12 | MR. FELD: Yes. There's two drawings. One
13 | is the site plan of the property, to the left.
14 | And the center is the floor plan of the basement
15 | itself.

16 | MR. MAYEROVIC: Would there be any -- the
17 | -- the unit exists now as described on your
18 | plans?

19 | MR. FELD: Yes.

20 | MR. MAYEROVIC: And so that what, if any,
21 | construction, additions, deletions would have to
22 | be done to accomplish or to -- if the Board were
23 | to approve it, to effectuate this unit, to legal
24 | status?

25 | MR. FELD: So, we would apply for a CO from

1 the Building Department. And if it's required,
2 we would install a sprinkler system in this
3 space. And we'd have to verify that the means of
4 egress out of the bedroom is adequate for life
5 safety.

6 MR. MAYEROVIC: So that --

7 MR. FELD: We will do whatever is required
8 by the Building Department.

9 MR. MAYEROVIC: Right now, are there two
10 means of egress?

11 MR. FELD: Yes. There is a -- yes.

12 MR. MAYEROVIC: And can you describe the
13 two?

14 MR. FELD: We have -- the entrance to this
15 dwelling unit is on the side. There's a side
16 walkway, which goes down some steps to the
17 entrance to the basement.

18 And then, at the rear of the building,
19 there's a door that leads to the backyard.

20 MR. MAYEROVIC: And is there access to that
21 rear door from this basement apartment?

22 MR. FELD: Yes. From the apartment itself,
23 you can go either left or right. So, either out
24 to the side or to the rear, going the other
25 direction.

1 MR. MAYEROVIC: All right.

2 MR. ORTIZ: Is this building attached?

3 MR. FELD: It's attached on the sides.

4 Yes.

5 MR. ORTIZ: On both sides?

6 MR. FELD: On both sides. Yes. The whole
7 block, most of them are -- are attached.

8 MR. ORTIZ: The only --

9 MR. FELD: It has a --

10 MR. ORTIZ: -- reason I -- if you don't
11 mind, Mr. Mayerovic?

12 MR. MAYEROVIC: Go ahead. No, no.

13 MR. ORTIZ: The reason I'm concerned with
14 that, the means of egress, really, if they're
15 attached, don't mean that much, if someone's
16 stuck in the backyard and then the building's on
17 fire.

18 MR. FELD: Well, it's a big backyard. It's
19 a 40 foot backyard. It's not a ten foot
20 backyard. There's plenty of space for an area of
21 refuge at the rear.

22 CHAIRPERSON CAPIZZI: But there's only one
23 way out.

24 MR. FELD: To the street. There's only one
25 way to the street. That's correct.

1 The other exit is to the rear, again, which
2 it's a big backyard.

3 CHAIRPERSON CAPIZZI: So, over here --

4 MR. FELD: Yes.

5 CHAIRPERSON CAPIZZI: -- you can get out to
6 the front?

7 MR. FELD: Correct.

8 CHAIRPERSON CAPIZZI: It's not attached.

9 MR. FELD: It's not -- it's not attached at
10 the front. It's only attached, actually, at the
11 rear.

12 CHAIRPERSON CAPIZZI: Behind it. Okay.

13 MR. FELD: Behind it. That's correct.

14 CHAIRPERSON CAPIZZI: Okay.

15 MR. VELAZQUEZ: The bedroom --

16 CHAIRPERSON CAPIZZI: Okay.

17 MR. VELAZQUEZ: -- area is attached.

18 MR. FELD: Yeah.

19 CHAIRPERSON CAPIZZI: So they could get out
20 go front --

21 MR. ORTIZ: Okay.

22 MR. FELD: To the front.

23 CHAIRPERSON CAPIZZI: -- or in the back.

24 MR. ORTIZ: Yeah. That's -- that was my
25 concern.

1 CHAIRPERSON CAPIZZI: Okay.

2 MR. FELD: Yeah. That's correct.

3 CHAIRPERSON CAPIZZI: Okay.

4 MR. MAYEROVIC: And so there's -- there's
5 an entrance right way -- right in the front of
6 the building.

7 Is that correct?

8 MR. FELD: That's from the street.

9 MR. MAYEROVIC: Right.

10 MR. FELD: You enter.

11 MR. MAYEROVIC: And then, for the basement
12 apartment --

13 CHAIRPERSON CAPIZZI: Um hum.

14 MR. MAYEROVIC: -- there's -- there is an
15 exit way out onto the street.

16 Am I correct?

17 MR. FELD: Yes. That's the entrance to the
18 unit, actually.

19 MR. MAYEROVIC: It's --

20 MR. FELD: It's from the street.

21 MR. MAYEROVIC: It's from the street.

22 MR. FELD: Yeah.

23 MR. MAYEROVIC: And that's the space that
24 looks like either a three or four foot space.

25 Is that correct?

1 MR. FELD: It's -- it's a walkway on the
2 side.

3 MR. MAYEROVIC: Alleyway.

4 MR. FELD: An alleyway. Yes.

5 MR. MAYEROVIC: Okay.

6 And can you run through the zoning data
7 with the Board?

8 MR. FELD: Yeah.

9 So, this is in the R low density
10 residential district. We are seeking a variance
11 for the third unit. Two units are permitted.

12 As far as the yard and -- and bulk
13 requirements, the lot area is 2500 square feet.
14 The lot is 2500 square feet, so we comply.

15 The lot width requirement is 25 feet. We
16 provide 25 feet, so that complies.

17 Lot depth required is a hundred feet. We
18 have a hundred feet on this property, so that
19 complies.

20 Maximum height is 40 feet. This building
21 is 24 feet. So, that complies.

22 Maximum height is three stories. This
23 building is two stories, so that complies.

24 The front yard required is two foot two,
25 which is predominant on the street. And this

1 | also has two foot two.

2 | The side yards are required two foot and
3 | five foot. At the rear, we have zero, so that's
4 | a -- doesn't comply, but it's a preexisting
5 | nonconforming condition. That has nothing to do
6 | with actually this --

7 | CHAIRPERSON CAPIZZI: Um hum.

8 | MR. FELD: -- application.

9 | The rear yard required is 25 percent of the
10 | lot, which would be 25 feet. And we provide 38
11 | feet. So that complies.

12 | The maximum building coverage permitted is
13 | 60 percent, and this building occupies 51
14 | percent. So that complies.

15 | And the lot coverage, which is the building
16 | and paved area is 85 percent maximum, and this
17 | covers 62 percent. So that complies.

18 | As far as parking, we would require one
19 | parking space for this new dwelling unit, and
20 | there is no parking. So that is a variance
21 | request.

22 | MR. MAYEROVIC: Okay.

23 | And you indicate that's a preexisting
24 | nonconforming condition, having to do with the
25 | development of the area.

1 MR. FELD: Well, there is no parking on the
2 site, and parking is not possible on this site.

3 MR. MAYEROVIC: And as we in -- as I asked
4 you, would be -- there be any structural changes
5 required to this building?

6 MR. FELD: No.

7 MR. MAYEROVIC: And you're not increasing
8 or enlarging the footprint of the building.

9 MR. FELD: No.

10 MR. MAYEROVIC: Is that correct?

11 MR. FELD: No.

12 MR. MAYEROVIC: And if there -- if the
13 Building Department requires that the rear
14 window, that we have to do something with that,
15 that -- we'll comply with that.

16 Is that correct?

17 MR. FELD: That's correct.

18 MR. MAYEROVIC: And the smoke detector.

19 I have no further questions of Mr. Feld,
20 unless any other members of the Board see.

21 MR. ORTIZ: Well, the rear -- and I might
22 have misunderstood his -- his --

23 CHAIRPERSON CAPIZZI: Um hum.

24 MR. ORTIZ: -- representation, so it could
25 be me.

1 The rear has how much -- what is the
2 setback on the rear?

3 MR. FELD: Thirty-eight feet.

4 MR. ORTIZ: Thirty-eight feet?

5 MR. FELD: Yes.

6 MR. DILLON: Just on the wire.

7 MR. MAYEROVIC: It's -- it's actually 39.

8 MR. ORTIZ: Yeah. That -- yeah that's
9 percent -- on -- on your plans, it's the
10 percentage. It says percent.

11 MR. MAYEROVIC: No --

12 MR. ORTIZ: I'm confused. That's why.
13 Yeah.

14 MR. MAYEROVIC: In diagram number 1, or the
15 first diagram --

16 MR. FELD: Well, it's the same, in a
17 hundred feet. It's actually the same.

18 MR. ORTIZ: Good point.

19 MR. FELD: Because it's a hundred feet.

20 MR. ORTIZ: That's why -- that's why you're
21 a scientist and I'm not.

22 CHAIRPERSON CAPIZZI: Oh.

23 MR. FELD: So, it's the same. It happens
24 to be 38 percent. But it happens to be 38 feet
25 --

1 CHAIRPERSON CAPIZZI: Thirty-eight. Right.

2 MR. FELD: -- too. So it's -- it's the
3 same.

4 CHAIRPERSON CAPIZZI: The percent is the
5 same.

6 MR. FELD: Yes.

7 MR. ORTIZ: All right.

8 MR. FELD: In this case.

9 MR. ORTIZ: So, the rear is 38.9 feet.

10 MR. FELD: Correct.

11 MR. ORTIZ: Okay.

12 That's the only thing I have.

13 VICE CHAIRPERSON KOEHLER: And in order to
14 legalize this unit, it -- the owner will comply
15 with all fire safety and building --

16 MR. MAYEROVIC: We'll submit an
17 application, a C of O application. And whatever
18 the Building Department requires; and
19 specifically, if they require smoke detector or a
20 sprinkler system to the basement area, we'll
21 comply.

22 And if they require some adjustments to
23 that rear window, we'll also comply with that.

24 MR. ORTIZ: And just so everybody's aware,
25 all of my resolutions always contain compliance

1 with all state and local regulations, whatever
2 they may be in every particular case.

3 So, that's a standard condition on every
4 resolution.

5 MR. VELAZQUEZ: I know this -- I know this
6 building, or this property very well. My former
7 best friend used to live there.

8 This is all cement and -- and what -- what
9 draws attention is especially a sprinkler system
10 now, just not a smoke detector.

11 And this is all cement. Plus that side
12 little area there, where we're talking about,
13 what's that 39 feet, the setback in the middle,
14 that attaches to the house next door? And you
15 have the other attached house.

16 MR. FELD: Um hum.

17 MR. VELAZQUEZ: To the left. Because
18 that's a small little yard area there. That's
19 where you have your garbage receptacle can there,
20 in that picture.

21 So, wherever the receptacles are, God
22 forbid, during a fire, you're running out, and
23 you're going to go trip over the receptacles,
24 because there's no garbage room.

25 MR. MAYEROVIC: The -- the garbage will be

1 set in front of the building, not in the
2 alleyway.

3 MR. FELD: It's -- it's near the steps.

4 CHAIRPERSON CAPIZZI: Well, that doesn't
5 look too good.

6 MR. FELD: Here's --

7 MR. ORTIZ: That's a problem.

8 CHAIRPERSON CAPIZZI: Yeah. We don't need
9 the garbage --

10 MR. ORTIZ: I'll just say it straight out.
11 That's a problem, Bob.

12 MR. VELAZQUEZ: You would say, with the
13 size of the -- with the size of the backyard, why
14 is not the -- the Ordinance clearly states that
15 garbage receptacles should be on the side of the
16 property or in the backyard, not in the front.

17 MR. FELD: It's not in the front.

18 MR. MAYEROVIC: We'll agree to put them in
19 the backyard.

20 MR. VELAZQUEZ: And I won't be -- I'll be
21 totally honest, and it's not towards your client,
22 it's a lot of the property on the block is -- we
23 have so many issues. And with the cleanliness of
24 some of them, and -- you know, I don't want to
25 add more blight to that just because an

1 apartment's going to be there.

2 That's the issue.

3 MR. MAYEROVIC: So, we can put the garbage
4 in the rear of the house, if that's what the
5 Board wants.

6 MR. ORTIZ: The reality of that, though,
7 Bob, and Alex is the Health Inspector, there's
8 not enough -- quite frankly, personnel in the
9 city to police where the garbage are placed on
10 every building in the city.

11 I don't know how you get it out then.
12 Then, you'd have to go through the apartment to
13 get the garbage out.

14 You have two apartments upstairs.

15 CHAIRPERSON CAPIZZI: Um hum.

16 MR. ORTIZ: So, you're going to tell me a
17 tenant is going to allow you to bring the garbage
18 through --

19 MR. MAYEROVIC: No.

20 MR. ORTIZ: -- twice and three times a
21 week?

22 MR. MAYEROVIC: No. It goes -- there's a
23 -- there's a -- downstairs, there's a -- an exit
24 way --

25 MR. FELD: Or they could leave the garbage

1 in the building.

2 MR. MAYEROVIC: You know, we'll keep the
3 garbage out of the area of the alleyway. You
4 can put that as a condition of the -- the
5 approvals.

6 CHAIRPERSON CAPIZZI: But where does it go?

7 MR. MAYEROVIC: Hold on.

8 MR. VELAZQUEZ: I'll give you an example,
9 because like last year, let's just say, and I
10 don't want -- like we had propane tanks that was
11 actually in one of the properties on that block.

12 You couldn't contact everybody because it
13 was Friday evening. They had to have DPW take it
14 out. We didn't get anything almost until --
15 until Saturday night before --

16 This is the issue you're going to have,
17 like -- like we say, about policing.

18 I know you can't -- it's not a requirement
19 to have the super there, but the structure of the
20 building automatically is all cement to me. And
21 God forbid -- like I said, forget about the
22 garbage and everything, we have to think about a
23 sprinkler system here should be, in my -- in my
24 view, just not -- like I said, a smoke detector
25 and all that, worrying about the garbage and all

1 | that.

2 | MR. FELD: Well, I think a smoke -- the
3 | fact that it's concrete is a good thing. It's
4 | noncombustible. It's not wood.

5 | So, I'm not sure -- I think that would be a
6 | plus.

7 | MR. VELAZQUEZ: But in the rear, where the
8 | bedroom is that's attached, that goes back,
9 | that's near -- that's -- is that brick, or is
10 | there --

11 | MR. FELD: It's all brick.

12 | MR. VELAZQUEZ: -- is there --

13 | MR. FELD: It's all masonry. It's a
14 | masonry building.

15 | MR. MAYEROVIC: It's a masonry building.

16 | MR. VELAZQUEZ: Because you got that
17 | alleyway with that.

18 | What is that? Two and a half feet in
19 | between?

20 | MR. FELD: That's three feet wide.

21 | MR. VELAZQUEZ: Three feet wide --

22 | MR. FELD: And it's all masonry.

23 | MR. VELAZQUEZ: -- between the other one.

24 | MR. FELD: Yeah. So, it's noncombustible.

25 | MR. VELAZQUEZ: I'm just worried about,

1 hypothetically, in my eyes, that that's like a --
2 it's noncombustible, I understand, but it's like
3 a furnace inside there, God forbid.

4 MR. FELD: Well, there's no --

5 MR. ORTIZ: As far -- as far as the smoke
6 detector goes, that's really something that's
7 regulated by state law. Whatever --

8 MR. MAYEROVIC: If we're required --

9 MR. ORTIZ: -- the status of that --

10 MR. MAYEROVIC: -- to put a sprinkler
11 system, we'll -- we're going to install it, if
12 the Building Department wants.

13 MR. ORTIZ: I will tell you, though, that
14 -- and I'm not a voting member of this Board, I'm
15 just your attorney, but I -- Alex does make a
16 good point that, God forbid, someone forgets the
17 condition six years from now, and the garbage
18 cans are left in that alleyway, and there is a
19 fire, it's a three feet -- three foot alley.
20 Garbage cans are about three feet wide.

21 I -- I think this is a really -- kind of a
22 dangerous situation, quite frankly, and you know,
23 this Board has been, historically, very good
24 about trying to balance the needs of the
25 community and the applicant.

1 MR. MAYEROVIC: We can --

2 MR. ORTIZ: This one's a little scary.

3 MR. MAYEROVIC: We could build an enclosure
4 in the front.

5 MR. ORTIZ: That's not going to help. No
6 one wants an enclosure for garbage in the front
7 of the building.

8 That's my point.

9 (Whereupon, there was a pause in the
10 proceedings.)

11 MR. VELAZQUEZ: And this is like, too, like
12 you think -- we're thinking about one garbage
13 can. There's three units. Going to use one
14 garbage can for all the units?

15 MR. MAYEROVIC: So, we could --

16 Can I just have a moment?

17 MR. ORTIZ: Sure. Absolutely.

18 (Whereupon, there was a pause in the
19 proceedings.)

20 MR. MAYEROVIC: We can design -- we can
21 design an enclosure that would not interfere with
22 the alleyway, if that's the Board's concern.

23 MR. ORTIZ: Well, if you -- if you think
24 that you can do that, and -- you know, I'm not
25 speaking for the Board, and anybody wants to cut

1 me off, I'm only your attorney, but if you think
2 you can do that, then I'd like to see that before
3 anything's approved here.

4 CHAIRPERSON CAPIZZI: Um hum.

5 MR. ORTIZ: So that means you'd have to
6 come back.

7 MR. MAYEROVIC: Okay.

8 CHAIRPERSON CAPIZZI: Um hum.

9 MR. ORTIZ: And -- and again, that doesn't
10 cure all ills.

11 MR. MAYEROVIC: I got it. But we can --
12 we'll go back. We'll redesign an enclosure.

13 MR. ORTIZ: Now, keep in mind, so I'm
14 saying this on the record, you need to have the
15 new plans within ten days before the next -- what
16 -- whatever the meeting's adjourned to, and I
17 don't know it's going to be adjourned.

18 Carlos, is it going to -- we're already
19 packed for March.

20 Right?

21 THE SECRETARY: Yes, sir.

22 MR. MAYEROVIC: What is your -- all right.
23 So, if it has to be April.

24 MR. ORTIZ: May, I think, is the next
25 opening.

1 MR. MAYEROVIC: May? Has to be May, it has
2 to be May.

3 THE SECRETARY: May?

4 MR. ORTIZ: Are we packed there, too,
5 already?

6 We were just talking about this this
7 morning.

8 THE SECRETARY: April. Wait a minute. We
9 have --

10 MR. ORTIZ: April, we're packed already.

11 THE SECRETARY: April 28.

12 April, we have --

13 MR. ORTIZ: Yeah. We're packed already for
14 April. May's the --

15 Right?

16 THE SECRETARY: We don't have times.

17 Wait. Let me see.

18 MR. ORTIZ: March? No, March, we got the
19 one big -- we're packed already.

20 Right?

21 THE SECRETARY: What do they need to do,
22 revised plans?

23 MR. ORTIZ: Um hum.

24 (Whereupon, there was a pause in the
25 proceedings.)

1 MR. ORTIZ: No, let's go for May. I think

2 --

3 THE SECRETARY: Okay. Go for May.

4 MR. ORTIZ: May's a good one that --

5 because we have the two big ones in April --

6 THE SECRETARY: No. We -- go for May.

7 MR. ORTIZ: No, no, no, no. But hear me
8 out.

9 (Whereupon, there was a pause in the
10 proceedings.)

11 MR. ORTIZ: Whatever you want, Carlos.
12 You're the scheduler.

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

15 THE SECRETARY: May 23rd, Mr. Ortiz?

16 MR. ORTIZ: If that fits into the schedule,
17 I'm -- Carlos, I'm going to leave that -- I'm
18 going to leave that to you.

19 I thought it was May, but I -- I got a bad
20 memory, so whatever -- whatever you think is
21 good. You always do a good job with that.

22 THE SECRETARY: May -- May 23rd.

23 MR. ORTIZ: Is that what you want? Is that
24 what you want? I mean, because you balance out
25 the applications. You know what's coming in, I

1 don't.

2 Okay. That's --

3 THE SECRETARY: May 1.

4 MR. ORTIZ: Then let's -- then let's go for
5 May.

6 THE SECRETARY: Okay. May 23rd.

7 MR. MAYEROVIC: May 23rd?

8 MR. ORTIZ: Yeah.

9 MR. MAYEROVIC: I don't have to re-notify?

10 MR. ORTIZ: No, no. We already took --
11 took jurisdiction.

12 Again, I -- I can't -- we're going to --
13 we'll give you the opportunity to do it, but
14 again, that -- I'm not sure that's going to cure
15 all the areas for the members of the Board.

16 CHAIRPERSON CAPIZZI: Right.

17 MR. MAYEROVIC: Okay.

18 You want me to leave this here with you,
19 because we put a marking on it.

20 MR. ORTIZ: Yeah.

21 MR. MAYEROVIC: Or should I hold on to it?

22 MR. ORTIZ: Hold on to it. Hold on to it,
23 because what's ultimately going to be your
24 presentation --

25 MR. MAYEROVIC: Got it.

1 MR. ORTIZ: -- is going to be new -- new
2 plans anyway.

3 Right?

4 MR. FELD: Yeah.

5 MR. MAYEROVIC: Okay. You're going to hold
6 on to it.

7 All right.

8 Thank you.

9 CHAIRPERSON CAPIZZI: Thank you.

10 MR. MAYEROVIC: Thank you very much. May
11 23rd.

12 CHAIRPERSON CAPIZZI: Make a motion?

13 THE SECRETARY: Can I have a motion to
14 adjourn --

15 MR. ORTIZ: Yeah, we need a motion.

16 CHAIRPERSON CAPIZZI: I'll move it.

17 THE SECRETARY: -- this application --

18 CHAIRPERSON CAPIZZI: I'll make a motion.

19 THE SECRETARY: -- for May 23rd.

20 MR. VELAZQUEZ: Second.

21 THE SECRETARY: Need revised plans.

22 Mrs. Capizzi.

23 MR. DILLON: Velazquez.

24 THE SECRETARY: Second?

25 MR. DILLON: Velazquez.

1 THE SECRETARY: Velazquez?
2 MR. DILLON: Yeah.
3 THE SECRETARY: Velazquez?
4 Roll call on the motion.
5 Mrs. Genao?
6 MS. GENAO: Yes.
7 THE SECRETARY: Ms. Capizzi?
8 CHAIRPERSON CAPIZZI: Yes.
9 THE SECRETARY: Mrs. Fernandez?
10 MS. FERNANDEZ: Yes.
11 THE SECRETARY: Mr. Medina?
12 MR. MEDINA: Yes.
13 THE SECRETARY: Mrs. Koehler?
14 VICE CHAIRPERSON KOEHLER: Yes.
15 THE SECRETARY: Mr. Velazquez?
16 MR. VELAZQUEZ: Yes.
17 THE SECRETARY: Mr. Guareno?
18 MR. GUARENO: Yes.
19 THE SECRETARY: Seven -- seven in favor.
20 Motion carries.
21 MR. MAYEROVIC: Thank you very much,
22 everybody.
23 Have a --
24 MR. ORTIZ: Thank you.
25 MR. MAYEROVIC: -- nice night.

1 MR. FELD: Thank you.

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

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1 **State of New Jersey Schools Development**

2 **Authority:**

3

4 MR. ORTIZ: Ms. DiNardo, would you like to
5 be next?

6 MS. DiNARDO: Hi.

7 MR. ORTIZ: It's all you.

8 MS. DiNARDO: Oh. You don't want to call
9 it?

10 I don't even know how to --

11 MR. ORTIZ: No. He'll -- he'll call it,
12 but I --

13 MS. DiNARDO: Yeah, yeah.

14 THE SECRETARY: Mrs. DiNardo, are you
15 ready?

16 MS. DiNARDO: I am.

17 THE SECRETARY: The State of New Jersey
18 School Development Authority, proposed new middle
19 school, grades seven to nine.

20 Mrs. DiNardo, please?

21 MS. DiNARDO: Hello.

22 THE SECRETARY: I'm sorry.

23 MS. DiNARDO: Elise DiNardo on behalf of
24 the Union City Board of Education.

25 So just very briefly, this is -- is not an

1 application for development, and I think you've
2 all kind of figured that out by now. Okay.

3 This is a -- a courtesy copy from the New
4 Jersey School Development Authority to the
5 Planning Board, based upon the Department of
6 Education regulations that require the SDA, the
7 School Development Authority, to submit to the
8 Planning Board, information regarding the
9 proposed site of the proposed new uptown middle
10 school, as well as any environmental information,
11 the lot size, all in furtherance of a land
12 acquisition application to the New Jersey
13 Department of Education.

14 So, this talks very much about
15 environmental screening of the site, and -- but
16 doesn't really give you an idea as to what the
17 plan is.

18 There's no schematic design that
19 accompanies this. So, the Board of Education has
20 applied to the State of New Jersey for a new
21 uptown middle school.

22 Several weeks ago, I was before the Board
23 of Adjustment on a multi-level parking deck that
24 is associated with the new uptown middle school.

25 However, as far as the school is concerned,

1 the application will not be coming from the Board
2 of Education, it will be coming from the School
3 Development Authority. And that will be some
4 time in the future.

5 The way this is going to work is once the
6 Department of Education approves the land
7 acquisition, and says, you know what, the site is
8 appropriate. The location is appropriate.
9 There's very minimal environmental issues
10 effecting the site. These are some of the things
11 that they look at. Then they will approve our
12 land acquisition application.

13 Then, the New Jersey School Development
14 Authority will then begin the process of
15 designing the school. This will be a -- what we
16 call a design build, which means that the school
17 will be designed internally by the School
18 Development Authority, with input from the
19 district. And then, the bid will go out, just
20 for the contractor to come in and -- and build
21 the school.

22 It is expected that the school will be
23 completed by 2020, give or take. It might be
24 2019, if we're lucky, and we have good winters.
25 Okay?

1 So -- so that's why this has been submitted
2 to you. It is one of the steps, again, in
3 accordance with the regulations for the
4 Department of Education.

5 You do have the ability to make
6 recommendations with regard to what's been
7 presented to you.

8 And when we talk about recommendations, the
9 School Development Authority, their thought
10 process is, well, the Planning Board will know
11 whether or not a block away there's going to be
12 this multi-unit -- multi-residential -- you know,
13 building complex, et cetera, so maybe this
14 location's not the appropriate location. Things
15 like that.

16 Or perhaps maybe you know something about
17 the history of the site with regard to the
18 environmental conditions.

19 That's what they're talking about when
20 they're asking if you have any suggestions, or
21 recommendations.

22 I have a communication for the planner,
23 that was sent from the School Development
24 Authority, and I will give that to him this
25 evening so he can look it over.

1 Okay?

2 CHAIRPERSON CAPIZZI: Um hum.

3 MS. DiNARDO: So does anybody have any
4 questions?

5 So there's no vote. Mr. Ortiz already
6 knows that. I've spoken to him today about it,
7 just to kind of give him an idea of why this is
8 here, and -- and why it was on tonight's agenda.

9 MR. ORTIZ: Which is why -- just so the
10 record's clear, which is why I was not concerned
11 with anybody that has any kind of relation to the
12 Board of Ed.

13 MS. DiNARDO: Absolutely.

14 MR. ORTIZ: And I want the record to be
15 clear.

16 MS. DiNARDO: Right, because there is no
17 vote required.

18 CHAIRPERSON CAPIZZI: Um hum.

19 MS. DiNARDO: This is just all part of the
20 checklist --

21 CHAIRPERSON CAPIZZI: Got you.

22 MS. DiNARDO: -- for the land acquisition.

23 CHAIRPERSON CAPIZZI: Okay.

24 MS. DiNARDO: Okay?

25 CHAIRPERSON CAPIZZI: Yes.

1 MS. DiNARDO: All right.

2 Well, thank you.

3 CHAIRPERSON CAPIZZI: Thank you.

4 MR. ORTIZ: Thank you.

5 MS. DiNARDO: And I will give that
6 communication to the planner.

7 MR. ORTIZ: Thank you.

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1 **Fumeng Li - 1408-1410 Central Avenue:**

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3 THE SECRETARY: Next application on
4 tonight's agenda, Fumeng Li, 1408-1410 Central
5 Avenue.

6 This is a continuation.

7 Mrs. Pereiras, please.

8 (Whereupon, there was a pause in the
9 proceedings.)

10 VICE CHAIRPERSON KOEHLER: Oh, was this
11 from February?

12 MR. ORTIZ: I don't think we -- if I'm
13 correct --

14 VICE CHAIRPERSON KOEHLER: This was in
15 February. I was here February. I thought this
16 was --

17 MR. ORTIZ: No, we -- this, I think was --

18 CHAIRPERSON CAPIZZI: Wait a minute. This
19 is February.

20 VICE CHAIRPERSON KOEHLER: Yeah.

21 MR. ORTIZ: No, no. January. January.

22 CHAIRPERSON CAPIZZI: January.

23 MR. ORTIZ: I know what you meant, by the
24 way.

25 VICE CHAIRPERSON KOEHLER: Yeah. This -- I

1 was here January, but I don't recognize this one.

2 MR. ORTIZ: We continued it. There was an
3 issue with --

4 CHAIRPERSON CAPIZZI: The notice?

5 MR. ORTIZ: No. It wasn't a notice issue,
6 it was the plans were amended.

7 Right?

8 Is that correct?

9 MS. PEREIRAS: Correct. We had some
10 revised drawings, but they were not --

11 MR. ORTIZ: Submitted within the --

12 MS. PEREIRAS: -- in your possession.

13 MR. ORTIZ: -- ten days.

14 VICE CHAIRPERSON KOEHLER: And it was in
15 January?

16 MR. ORTIZ: There was no presentation made
17 at all.

18 MS. PEREIRAS: No. None whatsoever.

19 VICE CHAIRPERSON KOEHLER: A continuation
20 from what date?

21 MS. PEREIRAS: It's a continuation merely
22 because we provided our --

23 VICE CHAIRPERSON KOEHLER: I'm sorry. But
24 --

25 MS. PEREIRAS: -- jurisdictional proofs.

1 VICE CHAIRPERSON KOEHLER: -- from what
2 date? Do you --

3 MS. PEREIRAS: It would have been the
4 January --

5 VICE CHAIRPERSON KOEHLER: Oh, okay.

6 MS. PEREIRAS: I forget what the January
7 meeting was, but --

8 VICE CHAIRPERSON KOEHLER: Okay.

9 MR. ORTIZ: And in any case, there was --
10 there was no --

11 MS. PEREIRAS: We didn't provide any
12 testimony whatsoever.

13 VICE CHAIRPERSON KOEHLER: Got it.

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

16 MS. PEREIRAS: Good evening members of the
17 Board.

18 May it please the Board, Bianca Pereiras,
19 on behalf of Fumeng Li, for his property at 1408-
20 1410 Central Avenue.

21 What we are proposing to do is to legalize
22 a basement apartment and actually provide parking
23 on the front. So, we are proposing a new curb
24 cut.

25 We have one expert to testify before the

1 Board this evening, and that is our architect,
2 Mr. Manuel Pereiras.

3 MR. DILLON: Please raise your right hand.

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

6 MR. PEREIRAS: I do.

7 Manny Pereiras, P-E-R-E-I-R-A-S, with
8 Pereiras Architects Ubiquitous, 1116 Summit
9 Avenue, Union City.

10 MR. DILLON: Thank you.

11 MR. PEREIRAS: Thank you.

12 MS. PEREIRAS: For purposes of the record,
13 Mr. Pereiras has testified --

14 CHAIRPERSON CAPIZZI: Yes.

15 MS. PEREIRAS: -- in the past.

16 Thank you very much.

17 Mr. Pereiras, are you familiar with 1408-
18 1410 Central Avenue?

19 MR. PEREIRAS: I am.

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

22 MR. PEREIRAS: I have.

23 MS. PEREIRAS: And would you kindly
24 describe the proposed application to the Board?

25 MR. PEREIRAS: I'd be very happy to.

1 We're on the -- on the east side of Central
2 Avenue, between 15th and 14th Street. This entire
3 block is characterized as three family houses,
4 all on 25 by 100 lots.

5 We're a little bit bigger than 25. We're
6 at 25.04.

7 If you go across the street, across the
8 divider, that's where Veterans School is, just to
9 locate the house.

10 We're dealing with an existing structure.
11 We're not proposing to -- to make any additions
12 to the structure, but we're looking to legalize
13 an existing basement unit. And this is really an
14 opportunity to make it safe and complying with
15 all Code requirements.

16 I'm going to turn to the second page, which
17 shows the description of the unit itself.

18 Here, we have all the floor plans drawn of
19 the three floors. The first is the existing
20 condition of the basement, and the second is the
21 proposed condition.

22 So, what we're doing, one of the first
23 things we're doing in order to make this safe and
24 sound is we're taking all the mechanical
25 equipment in the rear of the property, and we're

1 pulling it towards the front and creating an
2 enclosed two hour fire rated enclosure for all
3 the mechanical equipment, and creating a two
4 bedroom apartment on that ground level.

5 This apartment's 839 square feet. And
6 we're going to make it comply with all the Code
7 requirements necessary. It's going to have all
8 the required egress windows required, all the
9 fire separations between the floors. It's going
10 to require a limited area sprinkler system.

11 That's the first aspect of our project.

12 The second aspect is that we're adding a
13 unit, and for -- in Union City, it's typically
14 very difficult to provide parking. But in this
15 situation, we have a great opportunity to provide
16 parking.

17 We're on Central Avenue, and if you -- I'm
18 going to start by looking at the photographs of
19 the block.

20 In -- right here, you have a picture
21 looking at the façade of Central Avenue, going
22 from 15th Street to 14th Street.

23 As you could see, the first house on 15th
24 Street has a driveway. The access is off of 15th
25 Street.

1 The next house has a driveway. The next
2 house after that is our house, which is where we
3 currently don't have a driveway. And we're
4 looking to propose a driveway for two cars.

5 If you go to the next house after that, it
6 has a driveway.

7 If you go to the next house after that,
8 doesn't have a driveway.

9 The house after that already has a
10 driveway.

11 So, as you could see, the entire block
12 already has the condition that we're requesting.
13 We're simply looking to go into conformance with
14 the rest of the block. I think it's going to be
15 a benefit to the neighborhood because we're able
16 to put two cars off the street, onto our
17 property. And in Union City, we can block our
18 own driveway as well, so we'll basically have
19 three cars off the street for this property.

20 We're -- and we're doing that at no easy
21 means. We're actually doing a lot of structural
22 work to the front of the house in order to
23 accomplish this.

24 The house right now, if you look at the
25 photograph of it, right here, it has very ugly

1 masonry steps that go to the property line. They
2 take up a lot of space and they go towards the
3 house.

4 We're -- so, we're going to demolish all of
5 that, and we're going to build very attractive
6 smaller steps along the side that lead up and
7 lead down to the basement apartment. And
8 basically, cut back the porch, so that those cars
9 could fit.

10 So now we have a full 18 foot parking space
11 for the cars. So, it's not going to be one of
12 these driveways where a piece of the car sticks
13 into the sidewalk. Even though we have huge
14 sidewalks, we don't need that. We're actually
15 complying so that the entire car can fit within
16 the property. So, we're not overlapping the
17 sidewalk in any way. And we have a perfectly
18 compliant driveway for two cars that's going to
19 be equal to all its neighbors, which fits into
20 the character of the neighborhood.

21 So, our application today is for these two
22 parking spots in the driveway. The new curb cut
23 that we're proposing will be 18 feet, so that
24 cars could move in and out easily.

25 And -- and we legalize the basement

1 apartment.

2 The two apartments above remain the same.
3 We look to make no changes to those apartments.

4 CHAIRPERSON CAPIZZI: So this house is the
5 house you're working on.

6 MR. PEREIRAS: That's correct.

7 CHAIRPERSON CAPIZZI: So -- and that would
8 be that one.

9 MR. PEREIRAS: Yes. The one that's
10 circled.

11 CHAIRPERSON CAPIZZI: Not this one.

12 MR. PEREIRAS: Although every white circle
13 --

14 MR. ORTIZ: No. This one.

15 MR. PEREIRAS: -- that we did, that's
16 showing the house from different views, just so
17 it's -- so you could clearly see where it is.

18 CHAIRPERSON CAPIZZI: So -- so over here,
19 it's this house?

20 MR. PEREIRAS: Yes.

21 MR. ORTIZ: It's the top house?

22 MR. PEREIRAS: Yes.

23 MR. ORTIZ: Okay. Okay.

24 MR. PEREIRAS: All of these -- every
25 circle, that's our house. You're just looking at

1 different views.

2 So that you can real -- in this
3 application, it was very important to understand
4 the neighborhood, because --

5 CHAIRPERSON CAPIZZI: That doesn't look
6 like the house.

7 VICE CHAIRPERSON KOEHLER: The third house
8 down.

9 MR. ORTIZ: There's two -- two front doors
10 currently.

11 MR. PEREIRAS: Oh, the third house down
12 already has a driveway. It's actually two over.

13 That's --

14 CHAIRPERSON CAPIZZI: So, it's not that.

15 MR. PEREIRAS: That center image that
16 moved.

17 VICE CHAIRPERSON KOEHLER: Oh, okay.

18 MR. PEREIRAS: Yeah. In the all the other
19 ones it looks correct. That one's off.

20 You have a very good eye.

21 CHAIRPERSON CAPIZZI: Okay.

22 VICE CHAIRPERSON KOEHLER: Do you have an
23 elevation of the proposed changes?

24 MR. PEREIRAS: I don't believe we've made
25 an elevation change.

1 VICE CHAIRPERSON KOEHLER: No. You said
2 you were taking away all of this -- these front
3 stairs, and you were doing a curb cut. So,
4 there's a -- you would have a new elevation
5 rendering.

6 MR. PEREIRAS: Correct.

7 But what we're looking to do is basically
8 remove -- we're not adding anything to it.

9 So, we're basically cutting away that
10 porch, revealing a brick façade right there.
11 We're not adding anything to it.

12 VICE CHAIRPERSON KOEHLER: Yeah, but you
13 don't have a rendering of --

14 MR. PEREIRAS: No. We don't.

15 VICE CHAIRPERSON KOEHLER: -- of this
16 concept.

17 MR. PEREIRAS: No.

18 VICE CHAIRPERSON KOEHLER: Umm.

19 MR. PEREIRAS: Only in site plan.

20 MR. ORTIZ: I think it -- just -- I think
21 it'd be similar to like this, the second picture.
22 Next to -- the car would go underneath the porch
23 essentially.

24 MR. PEREIRAS: Correct.

25 And I thank you for pointing that out.

1 | It's -- it's going to be exactly like the
2 | neighboring houses.

3 | MR. ORTIZ: I think that's Mrs. Koehler's
4 | question.

5 | How high are you going to go up, because
6 | like an SU -- are you going to be able to fit
7 | like an SUV under there?

8 | MR. PEREIRAS: Yeah. Currently -- I'll
9 | tell you how many steps there are.

10 | MR. ORTIZ: Is that -- like, is that kind
11 | of your concern, Mrs. Koehler?

12 | MR. PEREIRAS: So, there's --

13 | VICE CHAIRPERSON KOEHLER: Just -- yeah.
14 | And what it looks like, what are the -- what --
15 | what you're -- I mean, I -- I -- conceptually, I
16 | hear you, but I don't see it.

17 | MR. PEREIRAS: All right.

18 | So, if you look at the photograph, look at
19 | how many steps there are going up to that porch.

20 | That porch -- we're keeping the same height
21 | of entrance to the house.

22 | VICE CHAIRPERSON KOEHLER: Um hum.

23 | MR. PEREIRAS: So, a car is -- even an SUV
24 | is well below that.

25 | VICE CHAIRPERSON KOEHLER: Um hum.

1 MR. PEREIRAS: We have 11 risers going up.
2 Each of those risers is seven inches. That's 77
3 inches tall, well below any car.

4 So, we fit comfortably underneath that.

5 MR. ORTIZ: Okay. As long as the car's not
6 going to be basically blocking the sidewalk.

7 MR. PEREIRAS: Absolutely not. We have 18
8 feet on our property for the car to fit into.

9 CHAIRPERSON CAPIZZI: So, that's the car,
10 and then you're legalizing the basement.

11 MR. PEREIRAS: And we're legalizing the
12 basement.

13 CHAIRPERSON CAPIZZI: And what work has to
14 be done in the basement?

15 MR. PEREIRAS: A lot of work has to be done
16 to the basement.

17 So, turning to page 202, we have existing
18 and proposed conditions.

19 So, here's the fundamental work that's
20 going to happen to the basement.

21 First and foremost, we're going to have a
22 fire suppression system that's a limited area
23 system, contained for that basement, so that if
24 ever there's a fire, a sprinkler system will go
25 off to extinguish that fire.

1 In addition to that, there's a fire rated
2 separation between the floors and between all
3 common areas.

4 So, the entryway, the mechanical systems,
5 the ceilings are going to have a two hour fire
6 rated separation. That means that there's going
7 to be two layers of sheetrock that are part of an
8 assembly that creates a fire separation.

9 In addition to that, there's going to be
10 two types of alarm systems onto this property.
11 You're going to have a low voltage alarm system,
12 that's going to be monitored for the common
13 areas. And you're going to have a hard wired,
14 110 volt alarm system connected for the apartment
15 itself.

16 And that comprises of several things.
17 You're going to have a smoke detector in each of
18 the bedrooms and you're going to have a
19 combination smoke and carbon monoxide detector
20 within ten feet of each of the bathroom --
21 bedrooms, which means we're going to have two
22 smoke and carbon monoxide detectors on this
23 apartment.

24 As far -- beyond that, it's going to become
25 aesthetically pleasing. We're cleaning it up.

1 We're putting new walls. It's going to be
2 cleaned up and done nice and -- and new.

3 CHAIRPERSON CAPIZZI: And this is a way
4 out. This is egress --

5 MR. PEREIRAS: Correct.

6 CHAIRPERSON CAPIZZI: -- back here?

7 MR. PEREIRAS: We have two means of egress.

8 CHAIRPERSON CAPIZZI: And this?

9 MR. PEREIRAS: We have -- the existing
10 building has a primary entrance through the
11 front, which is right here. And that's how you
12 access the apartment, anybody, on a typical day.

13 In addition to that, it has another
14 stairwell in the back. Now that's not considered
15 a means of egress by itself, because we have a
16 landlocked rear yard.

17 But by means -- this is something we do
18 often, in Union City, because of our densely
19 populated community, the Building Department
20 regularly grants, not a variance, but something
21 that's called a variation, so that the rear yard
22 will be considered an area of refuge.

23 So, by going through that process, we have
24 an area of refuge. If ever there was a fire,
25 somebody would go to the back of the yard and

1 | wait for the firemen to come.

2 | In addition to that, it's always obvious if
3 | there's a real fire, people will just jump the
4 | fence and get -- get away.

5 | But you have the ability to get away
6 | through the back of the house and through the
7 | front of the house.

8 | MR. ORTIZ: Not if it's abuela. Abuela's
9 | not jumping --

10 | MR. PEREIRAS: That's true.

11 | MR. ORTIZ: -- the fence.

12 | MR. PEREIRAS: That's true. She'll wait
13 | for those firemen. But we have a deep enough
14 | backyard that she'll be safe. Abuela will be
15 | safe.

16 | MR. VELAZQUEZ: Just with the sprinklers,
17 | because you know the sidewalk's relatively -- you
18 | know where I'm going to go with all that.

19 | What scared me was one of your diagrams had
20 | the deco light and had the utility pole. But
21 | thank God, I think that's what we were looking
22 | at.

23 | Right?

24 | VICE CHAIRPERSON KOEHLER: Yeah. We --
25 | generally, we like to see -- when any changes to

1 elevation, we like to see a rendering. So, I was
2 surprised to not see that.

3 MR. VELAZQUEZ: I got scared, too, when I
4 saw the deco lighting being singled out here.

5 MR. PEREIRAS: I -- I understand that. I
6 -- I didn't think that it was necessary, because
7 I was removing. There's really nothing we're
8 adding to it.

9 But I understand it, and the adjacent
10 properties is a good explanation of that.

11 CHAIRPERSON CAPIZZI: Um hum.

12 MR. PEREIRAS: With concerns with the
13 sidewalk and cutting the street, luckily for this
14 unit, we don't have to. We -- luckily, the
15 Building Department and the Mayor obtained a --
16 I'm not sure if the Board's aware of this, but we
17 obtained an interpretation of the Code that
18 allows you not to have a sprinkler system
19 throughout the building, only a limited area
20 sprinkler system.

21 So when I'm talking here, I'm very specific
22 to Union City and what we do. We have a limited
23 area sprinkler system for this unit, which means
24 we're not doing -- cutting the street and making
25 a new line into the street.

1 So, we're saving our sidewalks, saving our
2 streets. And what we're doing by that is we run
3 hydraulic calculations and we make sure that it's
4 safe to do a limited area sprinkler system in
5 that unit.

6 And that's why, and I go in detail about
7 this, we go through a two hour fire separation in
8 the ceilings.

9 These are things that aren't required on
10 normal situations, but here in Union City, we do
11 that because we're creating a fire safe building,
12 in order to -- to make this and not ruin our
13 streets.

14 CHAIRPERSON CAPIZZI: What about the
15 garbage?

16 MR. PEREIRAS: Garbage is going to be
17 stored the way they have it now.

18 So, we have a space underneath the stair.
19 The stair that goes up. That will be the area
20 that's going to be storing the garbage.

21 MR. ORTIZ: Is that going to be enclosed?
22 The stairs, I mean, is it --

23 MR. PEREIRAS: Right now, we don't have it
24 enclosed. We have it open, so that we could
25 actually put the garbage underneath it.

1 If you want us to enclose it, we'll be
2 happy to do that as a condition.

3 MR. ORTIZ: Is that -- is that better or
4 worse? I mean, from a health --

5 MR. VELAZQUEZ: I'm looking at it, too, not
6 only as that, school across the street.

7 CHAIRPERSON CAPIZZI: Right.

8 MR. VELAZQUEZ: And the church.

9 MR. ORTIZ: So you'd rather see it
10 enclosed?

11 MR. VELAZQUEZ: Because you have to see
12 when your bring your garbage -- you know --

13 MR. ORTIZ: Okay.

14 MR. PEREIRAS: I think it's a good idea and
15 we'll be happy to do it as a condition.

16 MR. VELAZQUEZ: Yeah.

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

19 MR. VELAZQUEZ: You don't want to come into
20 church on Sunday, when it's garbage time -- you
21 know? And somebody had a Super Bowl party on
22 Saturday.

23 CHAIRPERSON CAPIZZI: Any questions from
24 the Board?

25 Any other --

1 Any questions from the public?

2 Do we have any more questions?

3 MR. ORTIZ: I don't know of any.

4 CHAIRPERSON CAPIZZI: No?

5 MR. ORTIZ: No.

6 CHAIRPERSON CAPIZZI: You okay with this?

7 MR. ORTIZ: I don't see anything, unless
8 there's something that I'm missing and believe
9 me, I --

10 CHAIRPERSON CAPIZZI: Are you okay with the
11 --

12 MR. ORTIZ: -- a lot of years.

13 CHAIRPERSON CAPIZZI: -- with the not
14 rendering?

15 MR. ORTIZ: I mean, do you -- do you want
16 to call for the rendering?

17 VICE CHAIRPERSON KOEHLER: No. I -- I --
18 looking at the other properties, it will be in
19 conformity with the others. It's pretty standard
20 stuff.

21 You're not going crazy doing some of that
22 modern stuff.

23 MR. VELAZQUEZ: And the old -- and the
24 holier than thou parking spaces, we're good.

25 VICE CHAIRPERSON KOEHLER: Right.

1 You're not doing the dark metal --

2 MR. PEREIRAS: No.

3 VICE CHAIRPERSON KOEHLER: -- cladding, are
4 you?

5 MR. PEREIRAS: Nothing like that.

6 CHAIRPERSON CAPIZZI: No. Not here.

7 VICE CHAIRPERSON KOEHLER: I'll vomit if I
8 see it.

9 CHAIRPERSON CAPIZZI: I'll make a motion to
10 accept the application with the condition --

11 MR. ORTIZ: Is this an ongoing feud between
12 --

13 CHAIRPERSON CAPIZZI: -- that we stated.

14 MR. ORTIZ: -- between the two of you?

15 THE SECRETARY: Motion by Mrs. -- Ms.
16 Capizzi.

17 MR. VELAZQUEZ: Second.

18 THE SECRETARY: Second by Mr. Velazquez?

19 MR. VELAZQUEZ: Yes.

20 THE SECRETARY: Thank you, sir.

21 MR. VELAZQUEZ: I'm the only man here on
22 this side down here.

23 THE SECRETARY: Roll call on the motion to
24 approve this application --

25 CHAIRPERSON CAPIZZI: Yes.

1 THE SECRETARY: -- with the conditions.

2 Mrs. Genao?

3 MS. GENAO: Yes.

4 THE SECRETARY: Ms. Capizzi?

5 CHAIRPERSON CAPIZZI: Yes.

6 THE SECRETARY: Mrs. Fernandez?

7 MS. FERNANDEZ: Yes.

8 THE SECRETARY: Mr. Medina?

9 MR. MEDINA: Yes.

10 THE SECRETARY: Mrs. Koehler?

11 VICE CHAIRPERSON KOEHLER: Yes.

12 THE SECRETARY: Mr. Velazquez?

13 MR. VELAZQUEZ: Yes.

14 THE SECRETARY: Mr. Guareno?

15 MR. GUARENO: Yes.

16 THE SECRETARY: Seven in favor. Motion
17 carries.

18 MS. PEREIRAS: Thank you all very much.

19 VICE CHAIRPERSON KOEHLER: Thank you.

20 (Whereupon, there was a pause in the
21 proceedings.)

22 MR. ORTIZ: Take care, David.

23 (Whereupon, Spatz left the meeting at 6:59
24 p.m.)

25 * * *

1 **514 39th Street, LLC - 514 39th Street:**

2

3 THE SECRETARY: Next application on
4 tonight's agenda, 514 39th Street, LLC, 514 39th
5 Street, new three family dwellings.

6 Mrs. Pereiras, please?

7 MS. PEREIRAS: Thank you.

8 MR. PEREIRAS: I don't think I've ever
9 presented from this side. But so that you could
10 see, I'll stand over here.

11 MR. ORTIZ: Do we have a rendering?

12 MS. PONTUS: I want to hear you.

13 MR. ORTIZ: Do we have a rendering?

14 MR. PEREIRAS: No. Well, there is a
15 façade, though.

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

18 MR. ORTIZ: Madam Chairwoman, based on the
19 notices presented, and Affidavit of Publication,
20 everything seems to be -- seems to be in order,
21 giving jurisdiction to the Board.

22 I will point out, though, and I will point
23 that -- that up front is there is a neighbor
24 that's right next door to the building --

25 Thank you, Carlos.

1 THE SECRETARY: You're welcome.

2 MR. ORTIZ: -- that did not receive notice.

3 However, so the record's clear, Ms.

4 Pereiras has showed me the -- not the green card,
5 but the attached portion with a stamp from the
6 post office, dated, I believe it was February 17.

7 MS. PEREIRAS: Seventeen. Correct.

8 MR. ORTIZ: As I explained, you can't hold
9 an attorney or an architect responsible for what
10 the post office does. The only obligation is to
11 put it in the mail.

12 CHAIRPERSON CAPIZZI: Um hum.

13 MR. ORTIZ: The actual receipt of it, I --
14 I don't know what happened, and I apologize up
15 front for the post office. But -- so I just want
16 the record clear as to that issue.

17 CHAIRPERSON CAPIZZI: SO, you have proof
18 that it went out.

19 MR. ORTIZ: That's what we have.

20 CHAIRPERSON CAPIZZI: Okay. So, you
21 fulfilled your obligation.

22 MS. PEREIRAS: Correct.

23 CHAIRPERSON CAPIZZI: Okay.

24 MR. VELAZQUEZ: You don't have to apologize
25 for the post office.

1 MR. ORTIZ: I didn't really mean it.

2 CHAIRPERSON CAPIZZI: Stamps just went up.

3 MR. VELAZQUEZ: Strike that.

4 MS. PEREIRAS: Again, Bianca Pereiras, on
5 behalf of the applicant, 514 39th Street, LLC for
6 property located at 514 39th Street, also known as
7 Block 229, Lot 24.

8 What the applicant's proposing here is
9 demolish the existing structure that's there,
10 that's a two and a half story frame building, to
11 construct a brand new three family home.

12 We have one expert, again, to testify and
13 that is our architect, Mr. Manuel Pereiras.

14 MR. PEREIRAS: Excuse me.

15 Manny Pereiras. I recognize I am still
16 under oath.

17 MS. PEREIRAS: Mr. Pereiras, are you
18 familiar with 514 39th Street?

19 MR. PEREIRAS: I am. I am.

20 MR. ORTIZ: Madam -- Madam Chairwoman, and
21 just for --

22 CHAIRPERSON CAPIZZI: Um hum.

23 MR. ORTIZ: -- for this, just so every --
24 obviously, Mr. Pereiras has appeared before this
25 --

1 CHAIRPERSON CAPIZZI: Yes.

2 MR. ORTIZ: Besides just the last
3 presentation.

4 CHAIRPERSON CAPIZZI: Right.

5 MR. ORTIZ: Numerous times.

6 CHAIRPERSON CAPIZZI: Yes.

7 MS. PEREIRAS: Thank you.

8 And did you prepare the drawings that are
9 before the Board this evening?

10 A VOICE: Do you need a hand?

11 MR. PEREIRAS: No, that's okay.

12 I have.

13 MS. PEREIRAS: And can you please describe
14 the proposed application for the Board?

15 MR. PEREIRAS: I'd be very happy to, and as
16 a matter of clarity, I just want to explain a few
17 things.

18 We've been in communication with the
19 neighbors through the process. And the clients
20 handed the neighbor a progress set of prints.
21 And they're in -- in their hand. And I actually
22 had a print here that both are outdated.

23 What was submitted to the Board is -- is
24 updated, and it's basically a correction of a
25 typo.

1 So, everything that we had discussed was
2 actually corrected already and in hands of the
3 Board. And I'll explain to through it, and I'll
4 walk through it.

5 MR. ORTIZ: When were the --

6 MR. PEREIRAS: But just for purpose of --

7 MR. ORTIZ: When --

8 MR. PEREIRAS: -- clarity --

9 MR. ORTIZ: Well, what -- what was the
10 typo, and when were they submitted?

11 MR. PEREIRAS: Okay. They were --

12 MS. PEREIRAS: That was --

13 MR. PEREIRAS: -- never submitted.

14 MS. PEREIRAS: -- never submitted to the
15 Board. This was merely our client, when Mr.
16 Pereiras was --

17 MR. ORTIZ: All right. So the --

18 MS. PEREIRAS: -- preparing the preliminary
19 drawings, he -- she handed the neighbor --

20 MR. ORTIZ: Okay.

21 MS. PEREIRAS: -- a copy of that.

22 MR. PEREIRAS: Yeah.

23 MR. ORTIZ: But what was submitted here --

24 MS. PEREIRAS: Is the correct --

25 MR. PEREIRAS: Is the correct --

1 MR. ORTIZ: Okay.

2 MS. PEREIRAS: -- drawing.

3 MR. PEREIRAS: Everything's right.

4 MS. PEREIRAS: Correct.

5 MR. ORTIZ: And they were submitted timely.

6 MS. PEREIRAS: Yes.

7 MR. ORTIZ: Okay.

8 MR. PEREIRAS: And just so that we're on
9 the record with this, and that you're -- you're
10 aware of it, too, the final drawing, which is
11 what's submitted to the Board, was dated
12 12/22/16. And it's called Site Plan Application.
13 It's the fourth revision.

14 Okay?

15 And as you could see, there were four
16 revisions and so, it was the initial and plus
17 four revisions. So, we've taken a lot of care to
18 make this just right.

19 One, because we have concerned neighbors
20 and we have a very concerned client, who has been
21 very careful with this throughout the process.

22 So, let's talk about the project itself.

23 What we're looking to do is what we -- a
24 typical three family house, that we typically do
25 here in Union City. And we do it the way I do

1 | them, which is a three story, three family.

2 | I hate those tall four story things that
3 | don't work.

4 | So, we have a three story, three family
5 | house.

6 | It's a typical 25 by 100 lot. The way we
7 | situated the building is we're respecting the
8 | setbacks. On the -- on one side, we have a two
9 | foot one setback. And on the other side, we have
10 | a three foot one setback.

11 | And just to be clear with the -- the
12 | neighbors, too, the site is slightly skewed. So,
13 | what we decided to do is we're skewing the
14 | building with the site. So, it's not
15 | perpendicular to the street, it's slightly skewed
16 | so that we maintain a full three foot one from
17 | our neighbor's on one side, from one end to the
18 | other, and we maintain a full two foot one from
19 | the neighbor's on the other side, from one end to
20 | the other.

21 | The existing buildings, however, to our
22 | right and left are slightly skewed. So, if you
23 | look in comparison as our building's straight
24 | with the property line, and we maintain that
25 | three foot one, the adjacent building to the

1 right actually starts on the property line near
2 the street, and then skews back to a little bit
3 over a foot at the end of the property.

4 So, that created our first reason and
5 condition that we're entering, and we're using
6 that space to enter into the apartment on the
7 lower level, which I'll explain as I turn to page
8 -- to the rest of the drawings.

9 Our stairwell is located to the left hand
10 side, and it's a typical plan, where we have
11 stairs leading up to the first floor. And we
12 have a driveway underneath the building, so that
13 we can have enough room for two cars, side by
14 side.

15 We're proposing a 17 foot front yard
16 setback, in order to set the building back enough
17 that it's clear and safe for cars to maneuver in
18 and out.

19 And we're proposing a 15 foot ten inch rear
20 yard setback, so that we're maintaining with a
21 nice rear yard.

22 The width of the actual building is 19 feet
23 nine inches. And so, it's -- and that is the
24 actual dimension from one end to the other of the
25 building that we propose.

1 To go over, again, just the variances that
2 we're requesting.

3 We have a rear yard variance, because on a
4 hundred foot lot, we're required 25 feet. We're
5 proposing 15.10. So, that's a C variance that
6 we're requesting.

7 And then, of course, off-street parking.
8 In total, based on the requirements of the town,
9 we have 5.5 parking spaces required, and we have
10 two parking spaces, plus two more tandem. So,
11 we're at four and that's a variance that we're
12 asking for, as well, all of which are extremely
13 typical of Union City, and granted regularly by
14 this Board.

15 Turning now to the floor plan. We have a
16 very nice modern open floor plan.

17 MR. ORTIZ: I have a question.

18 Is it attached to either side? Because you
19 can't tell from the picture.

20 MR. PEREIRAS: No, it's not. So, our
21 building --

22 MR. ORTIZ: Okay.

23 MR. PEREIRAS: -- is fully detached on both
24 sides.

25 MR. ORTIZ: Okay. Oh, okay.

1 MR. PEREIRAS: So, our building, the way
2 we're proposing it, is fully detached on both
3 sides.

4 The existing building, the one that's
5 there, which we are going to demolish, is
6 attached to one of the other properties.

7 And I'm sure the neighbors are going to ask
8 a lot of questions about this, and I'll respond,
9 in dialogue.

10 MR. ORTIZ: It is attached --

11 MR. PEREIRAS: But let me just --

12 MR. ORTIZ: -- or it is not attached?

13 MS. PEREIRAS: Currently --

14 MR. ORTIZ: Currently, it's attached.

15 MS. PEREIRAS: -- there's an apartment
16 attached.

17 MR. ORTIZ: That's -- that's really what I
18 was asking.

19 MR. PEREIRAS: Oh, okay. Yeah.

20 MS. PEREIRAS: We're -- right. Okay.

21 MR. PEREIRAS: So, there's an existing
22 building on the site. We're proposing to
23 demolish that building and -- and create our new
24 building.

25 You could actually see a picture of that in

1 the front. So --

2 MR. ORTIZ: That -- that's what I was
3 asking, from the picture.

4 MR. PEREIRAS: Yeah.

5 MR. ORTIZ: Why don't -- why don't we talk
6 about --

7 CHAIRPERSON CAPIZZI: Um hum.

8 MR. ORTIZ: -- before we get into --

9 CHAIRPERSON CAPIZZI: Right.

10 MR. ORTIZ: -- even the floor plans, why
11 don't we talk about how we're going to handle --

12 CHAIRPERSON CAPIZZI: Right.

13 MR. ORTIZ: -- the attached issue for the
14 demolition?

15 MR. PEREIRAS: Okay.

16 MS. PEREIRAS: Um hum.

17 CHAIRPERSON CAPIZZI: Yup.

18 MR. PEREIRAS: All right.

19 This is something we do often, and -- and
20 we know how to handle this.

21 There are several steps that we have to
22 take. First is we have to do some forensic work
23 on that wall to see how it's actually
24 constructed.

25 In my professional opinion, from visiting

1 and looking at how it is, it looks like they're
2 two, actually, independent walls. There is
3 framing that holds up one house, and there's
4 framing that holds up the other house.

5 There are cases when there's a party wall
6 that both houses share the same structure.
7 That's not the case in this situation.

8 That said, both walls are up against each
9 other, and we don't know what we're going to
10 discover when we peel it off. When we peel it
11 off, more than likely there will -- we will find
12 that the house is finished with some type of old
13 boards, plank boards, tongue and groove boards,
14 along the house, and it's not going to be
15 finished.

16 It's going to be the responsibility of our
17 applicant, in order to -- since we're removing
18 our wall, to finish that.

19 So, we have to coordinate with the adjacent
20 house, and figure out how we're going to do that.

21 In addition to that, there is a lot of
22 steps that are taken, and the Union City Building
23 Department monitors it. We actually have a list
24 of ten steps that have to be done prior to even
25 submitting for an application for demolition.

1 In that list are lots of things. And let
2 me just go over a few of the -- the main things.

3 The first thing that has to be done is an
4 asbestos test. We have to make sure that there's
5 no asbestos in our building. Why? Because when
6 we start demoing, debris comes up. We don't want
7 anyone inhaling asbestos.

8 So, after the asbestos is done, and they
9 test everything. They test everything that's in
10 the building. They test the shingles. They test
11 the siding of the building.

12 If there's asbestos, a special asbestos
13 company -- company comes in and -- and takes care
14 of that.

15 We bait the building. Okay. So, an
16 exterminator comes in. They put rat traps out.
17 They bait the building, just in case, because
18 whenever there's demolition, critters come out.

19 So, we make sure that that doesn't affect
20 neighbors. We bait it. We take care of that.

21 We contact the water company and make sure
22 that they close service.

23 We contact the gas company. We make sure
24 that they close service.

25 We contact the sewer company and we have a

1 sewer permit in order for the -- the plumber to
2 cap the sewer so that nothing's coming back or
3 forth through that sewer.

4 We notice the neighbors. So, all the
5 immediate neighbors get notice, in proper
6 certified mail, when it's going to happen, who's
7 the contact that's going to be working on it, and
8 how we're going to proceed with dates and times,
9 so that they understand.

10 There is no heavy -- there's no dynamite,
11 of course. There's no huge bulldozer coming
12 through.

13 A lot of the work that's going to be done
14 with the attached building is going to be done by
15 hand. There's a regular bulldozer that will
16 come, and everything that's separated, clear the
17 debris. And an excavator will pickup and put
18 into a dumpster.

19 All those dumpsters, all of those things
20 are going to be done with permits, and the police
21 is going to be notified, if any streets or
22 anything has to be blocked off.

23 So, all those steps have to take place,
24 actually, before we even submit for the permit.
25 It's a checklist of items that we're going to

1 give to the Building Department before they even
2 issue the permit.

3 Once the permit is issued, a series of
4 documents are -- are undertaken.

5 First and foremost, they document the
6 houses on the side. They photograph them, and
7 make sure that they're -- how the conditions of
8 the -- of how they are, because if anything were
9 to happen to damage those houses, our applicant
10 would have to be responsible for them, or their
11 insurance company would have to be responsible to
12 correct that.

13 So, all of that takes place.

14 Then, the actual demolition itself. People
15 -- demolition is a dirty job. It's ugly. It
16 always causes dirt, but there's lots of -- you
17 know, and dust. But there's ways that we
18 mitigate that.

19 So, one of the ways that that's done is
20 that it's sprayed with water. So, anytime that
21 sheetrock is being broken, or something that
22 creates dust, they create a mist to start
23 spraying.

24 That doesn't mean that the neighbors aren't
25 going to get some dust. You will. There will be

1 | some dust on your property. There will be some
2 | dust into the street. But that will be picked
3 | up, and should be picked up at the end of every
4 | day.

5 | And there will be somebody in charge that
6 | you could contact if there's any issues, and the
7 | Building Department will be very quick to issue
8 | violations if anything were to happen.

9 | So, trust me, it would be in everybody's --

10 | MR. ORTIZ: That mist -- that mist --

11 | MR. PEREIRAS: -- best interest to take
12 | care of it.

13 | MR. ORTIZ: I'm sorry. I'm sorry.

14 | But that mist, then, obviously creates a
15 | flow, water.

16 | MR. PEREIRAS: It's a mist. It's very
17 | light. Yeah.

18 | MR. ORTIZ: But that flow, how -- how do
19 | you handle the -- and I don't know, I mean, I --
20 | sledgehammer to a -- a wall, I've -- I've done.
21 | But that's about it.

22 | MR. PEREIRAS: Yeah.

23 | MR. ORTIZ: How do we worry about the --
24 | the flow going onto other's property? Actual
25 | flow of the water?

1 MR. PEREIRAS: It -- it's a mist. It's
2 almost like a -- I've never seen running water --

3 MR. ORTIZ: Okay.

4 MR. PEREIRAS: -- on a construction site.

5 MS. PONTUS: Where's the water going to
6 come from?

7 MR. PEREIRAS: They will have to either get
8 a service for the property, if there's no
9 cooperating neighbor. Or usually, there's a --

10 MR. ORTIZ: Well, excuse me?

11 MR. PEREIRAS: Yeah.

12 MR. ORTIZ: Excuse me?

13 MR. DILLON: Excuse me? Please.

14 MR. ORTIZ: Excuse me?

15 We -- we can't -- we can't do that.

16 MS. PONTUS: I'm sorry.

17 MR. PEREIRAS: It -- should the applicant
18 need water, and they do, there's three basic ways
19 that it's done.

20 Either they bring in tanks, which is costly
21 and difficult. They generally don't do that.
22 They either could get a line, a temporary line
23 from the street with a meter, which is a little
24 difficult to do, but it can be done.

25 But most cases, they find a cooperating

1 neighbor, in either the adjacent properties or
2 one over, and they pay them for the consumption
3 of their water for that month, and they tap a
4 hose to their line, and they simply use that.

5 And it's nothing very sophisticated. It's
6 literally a garden hose in a mist mode to just
7 mitigate a little bit of the dust.

8 And usually neighbors are very happy to do
9 so, because it reduces their -- the dust input
10 and -- and they get their water bill paid for a
11 month.

12 So, that's how that's handled.

13 All the demolition is going to be done
14 under supervision of both the Building
15 Department, and me, as the architect.

16 And I hope that answers all the questions.

17 CHAIRPERSON CAPIZZI: I don't know.

18 MR. ORTIZ: I don't know.

19 MR. PEREIRAS: We'll see.

20 CHAIRPERSON CAPIZZI: They -- they have
21 questions.

22 MR. PEREIRAS: We'll find out. Okay.

23 CHAIRPERSON CAPIZZI: When do we want to
24 hear their questions? Later or --

25 MR. ORTIZ: Yeah. Let him -- let him do

1 the floor plans --

2 CHAIRPERSON CAPIZZI: Okay.

3 MR. ORTIZ: -- at this point.

4 MR. PEREIRAS: Okay.

5 MR. ORTIZ: Because it might just bring up
6 other questions, for whatever reason.

7 CHAIRPERSON CAPIZZI: Okay.

8 MR. PEREIRAS: Okay.

9 CHAIRPERSON CAPIZZI: You'll have a chance
10 to ask your questions later.

11 MR. PEREIRAS: Okay.

12 So, actually, talk -- there's a -- the --
13 the next component to demolition is when we're
14 going to pour our footings and our foundations.
15 And for that to be done, there's excavation that
16 has to be done.

17 One of the reasons we're not creating a
18 basement is because we don't want to deal with
19 undermining the neighbors' foundations in any
20 way.

21 So, we're -- our footings and foundations
22 are basically about four feet below grade and
23 they're set back from the two foot and the three
24 foot.

25 So, it shouldn't disturb the neighbors'

1 | properties in any way.

2 | That said, it's constantly being monitored.
3 | During excavation, I'm always present, as the
4 | architect. I always do at least one visit during
5 | excavation.

6 | Usually, if it's a project like this,
7 | that's close to two properties, I'll be there at
8 | least two days to see the adjacent footings and
9 | see where we are to make sure everything's okay.

10 | And the Building Inspector is always there
11 | prior to pouring footings and to see the
12 | excavation as it's done.

13 | Beyond that, it doesn't really -- there --
14 | there's no real stockpiling of dirt on the site,
15 | because we don't have room for stockpiling dirt.
16 | There's no real massive earth removal, other than
17 | what's getting pulled out in dumpsters from the
18 | site.

19 | So it should be a simple process. It's not
20 | to say it's not inconvenient. It will be
21 | slightly inconvenient. But at the end, we'll
22 | have a beautiful nice structure.

23 | CHAIRPERSON CAPIZZI: What's the average
24 | timeframe for the demolition and excavation?

25 | MR. PEREIRAS: That varies tremendously.

1 CHAIRPERSON CAPIZZI: What's an average?

2 MR. PEREIRAS: Most demolition, the
3 majority of the actual demolition occurs within
4 24 hours. You know, you start one day, by the
5 end of the next day, you have it roughly
6 finished.

7 That's not removing of the --

8 CHAIRPERSON CAPIZZI: That's pretty good.

9 MR. PEREIRAS: -- debris. Removing of the
10 debris can take a lot longer, especially if
11 they're a good contractor that shifts through
12 things, and makes it care -- and does it
13 carefully.

14 So, the removing of the debris can take
15 another three days, easily, if they do it the
16 proper way, and not make -- make a mess of
17 things.

18 MR. VELAZQUEZ: Yeah, because an issue you
19 have with the dumpster is, one -- you know,
20 there's no parking --

21 MR. PEREIRAS: Yeah.

22 MR. VELAZQUEZ: -- on that side. That's
23 one.

24 And two, I think that house -- you're
25 coming right out of the parking lot from the

1 deck.

2 MR. PEREIRAS: Yeah.

3 MR. VELAZQUEZ: And that's really what
4 everybody uses to almost exit and --

5 MR. PEREIRAS: Yeah.

6 MR. VELAZQUEZ: -- enter --

7 MR. PEREIRAS: Yeah.

8 MR. VELAZQUEZ: -- from 39th Street side.

9 MR. PEREIRAS: Yeah. You will have a
10 dumpster there for at least a minimum of three to
11 four days. And it could be located as close to
12 the sidewalk as possible.

13 I don't think there will be much of a
14 disturbance coming in and out of the deck.

15 MR. VELAZQUEZ: You'll have to say that to
16 the people coming out of the deck.

17 MR. PEREIRAS: Yeah. Yeah.

18 MR. GUARENO: So, probably there is no
19 basement and there will be no basement after you
20 finish.

21 MR. PEREIRAS: There is currently a
22 basement there. There will not be a basement
23 afterwards.

24 MR. GUARENO: Okay.

25 MR. VELAZQUEZ: And another concern, too,

1 is that when -- when -- if it was ever approved,
2 then that -- is Washington School is right there,
3 too. Kids coming out.

4 MR. ORTIZ: That's one issue.

5 And also, the height. I mean, compared to
6 the other buildings, you're -- you're planning to
7 go three stories up. How -- how much higher is
8 it going to be than the other buildings that are
9 surrounding it?

10 MR. PEREIRAS: It's actually not much
11 higher at all.

12 I'll talk about it when we go into our
13 elevations, but most of the other buildings are
14 two and a half stories, if not three stories,
15 because all their first floors are a little bit
16 higher.

17 So, our building's going to be very close
18 in height, and we'll go over that in more detail
19 in the elevations.

20 Also, you have to understand, the process
21 of getting built.

22 So, we're -- we're in the very end of
23 February. Today's the last day of February. Our
24 Resolution, should this Board grant it, won't be
25 done until the end of March.

1 Okay?

2 After that Resolution is submitted, we're
3 submitting drawings to the Building Department.
4 And our Building Department is very careful, and
5 -- and they take a long time in -- in issuing
6 drawings.

7 That process is literally going to take at
8 least two to three more months.

9 So, we're not building until the summer.
10 So, luckily, the one -- one of those concerns
11 about having kids, during the demolition process,
12 is not something we have to worry about, because
13 the construction would potentially, if the -- if
14 the timeline works well, will happen in the
15 summer.

16 CHAIRPERSON CAPIZZI: There is summer
17 school, and the rec program.

18 MR. PEREIRAS: Right.

19 But it's a -- it's a less -- less students,
20 and less -- less capacity.

21 MR. ORTIZ: And yet, you can't guarantee
22 that anyway.

23 MR. PEREIRAS: And -- and that's right.
24 You can't guarantee it.

25 CHAIRPERSON CAPIZZI: No.

1 MR. ORTIZ: So, it's --

2 MR. PEREIRAS: You can't guarantee it.

3 MR. ORTIZ: -- a moot point.

4 MR. PEREIRAS: Fair enough.

5 MS. PEREIRAS: The call of the applicant.

6 MR. ORTIZ: Okay.

7 MS. PEREIRAS: It's the summer. And he's
8 pretty good.

9 MR. PEREIRAS: Yeah.

10 MS. PEREIRAS: So you can try.

11 MR. ORTIZ: Well, it saves them money, so I
12 get it.

13 MS. PEREIRAS: Yeah.

14 MR. VELAZQUEZ: Well, because you just
15 think, with the neighbors, because they're --
16 with the factory now, they already have now the
17 scaffolding already put up around 39th Street --

18 MS. PEREIRAS: Um hum.

19 MR. VELAZQUEZ: -- going down there. I
20 know they're proposing some stuff over there.

21 So, I know there's four neighbors on that
22 block. Two I know my whole life, almost. So,
23 always passing by. That's -- if you wanted to
24 kill me, I could actually get -- going through
25 there, that's why I know it so well.

1 So, I'm just trying to say -- you know,
2 again, of course, there's that infamous tree in
3 the backyard.

4 MR. PEREIRAS: There is.

5 MS. PEREIRAS: Okay.

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

7 That's actually another component of
8 demolition.

9 So, it's not just like the demolition guy
10 takes a hacket (sic) and -- a hatchet and cuts
11 down the tree.

12 They -- they call the trained professional,
13 and they come, and they tear down the tree. They
14 do it limb by limb, and they cut it down in
15 pieces. That's something that's typical. The
16 Building Department oversees it. It's something
17 that we do -- we do often.

18 So, that's all done carefully, as well.

19 CHAIRPERSON CAPIZZI: Why are they taking
20 down the tree?

21 MR. PEREIRAS: Because it just --

22 CHAIRPERSON CAPIZZI: They need --

23 MR. PEREIRAS: -- doesn't --

24 CHAIRPERSON CAPIZZI: -- the space?

25 MR. PEREIRAS: -- fit with the -- the

1 footprint of the building. It just --

2 CHAIRPERSON CAPIZZI: Oh.

3 MR. PEREIRAS: -- doesn't work.

4 MR. VELAZQUEZ: And even with the previous
5 owner, it was a hassle to -- even to maintain it.

6 MR. PEREIRAS: Yeah.

7 MR. VELAZQUEZ: It was really a --

8 MR. PEREIRAS: It's really -- it's an
9 overgrown pine.

10 So, what we're asking of this Board is
11 nothing atypical of what we typically -- of what
12 we do. It's a -- it's what's permitted in this
13 district. It's what the Master Plan actually
14 encourages.

15 So, the Master Plan encourages a three
16 family house in a -- in a 25 by a hundred. And
17 what we're proposing is exactly that.

18 And Mr. Ortiz, let's talk a little bit
19 about the elevation.

20 So, this Board has seen, many times, a
21 three family house presented that's a four story
22 house. Parking on the ground level and then
23 three levels on top, which I am very much against
24 as a resident and longtime member of this
25 community.

1 But what we're proposing is totally
2 different. It's a very humble, very simple three
3 family -- three level house. It's 32 feet,
4 basically, in height, to the roof level. And --
5 and the top of the parapet, if you measure all
6 the way to the top of the parapet, it's 37 feet.

7 So, it's -- like we can't ask more for an
8 applicant. It's such a simple, very clean look.
9 It's -- it's historic and matches the -- the kind
10 of the -- the archetypal Union City building.
11 It's brick. It has nice stone lintels. It's
12 very clean façade. Simple stairwell on the side.
13 Simple garage door. And nice big windows that
14 are in -- modular and in -- in rhythm.

15 And it's not big. It's not these huge
16 things that we -- that --

17 CHAIRPERSON CAPIZZI: Um hum.

18 MR. PEREIRAS: -- this Board has approved
19 multiple times. It's something that's very
20 modest and simple design.

21 And -- and I ask that this Board approve it
22 this time.

23 The rear and the sides are vinyl siding.
24 We have parapet walls. And this is another part
25 -- aspect of my design that I -- I find very

1 | important, that I do that's -- that stands out,
2 | is that I make sure that we have a parapet wall
3 | going from one end of the building to the other.
4 | And that's a very important thing for fire
5 | safety.

6 | We don't look at that normally in this
7 | Board, but I make sure that all my buildings have
8 | a tall parapet wall, because if there were ever a
9 | fire on this building, or the adjacent property,
10 | it's very hard for a fire to jump that parapet
11 | wall.

12 | It's very easy for fire to -- to roof,
13 | catch on fire. It's a lot harder when you have
14 | that parapet wall.

15 | So, for fire safety, we -- we provide that,
16 | as well as full fire compliance in every aspect.
17 | These buildings are going to have one hour rated
18 | walls on the exterior walls. All of the window
19 | openings on those exterior walls are going to
20 | have sprinkler heads within them, so that if ever
21 | there was a fire, it's not going to come out
22 | through -- most fires spread through windows,
23 | through openings. It's the easiest way to get
24 | from one end to the other.

25 | It would be impossible in this structure,

1 | because we're having a sprinkler head, a deluge
2 | system that covers those windows.

3 | So, from a fire safety standpoint, this is
4 | going to be a significantly safer building, than
5 | what's there now. All of the work will be to
6 | today's standards. All the electric work, all
7 | the construction work, all the fire safety work.
8 | It's going to have the alarm systems as
9 | necessary.

10 | So, it's going to be a significant
11 | improvement on the neighbors. It creates a safe,
12 | good, standard -- you know, modern building,
13 | which is a much better alternative to what's
14 | existing there. Old electrical work, old
15 | housing, no real fire separations. It's simply
16 | the way we built before.

17 | CHAIRPERSON CAPIZZI: And the garbage?

18 | MR. ORTIZ: There is no height variance,
19 | I'll just point out as well, requested so --

20 | CHAIRPERSON CAPIZZI: Um hum.

21 | MR. PEREIRAS: There is no height variance.

22 | So, the stairs, from the front, are here.
23 | We have masonry stairs, and we put a door to
24 | enclosure all the garbage there in that -- in
25 | that -- in those steps.

1 VICE CHAIRPERSON KOEHLER: And -- and
2 running bond brick. What does that mean?

3 MR. PEREIRAS: Running bond brick. Okay.
4 So --

5 MR. ORTIZ: See, if you would have just
6 done --

7 MR. PEREIRAS: We're on it.

8 So, a running bond is basically the pattern
9 of the brick.

10 Okay?

11 VICE CHAIRPERSON KOEHLER: Oh, okay.

12 MR. PEREIRAS: So -- and it's the most
13 traditional and the strongest form of laying
14 brick.

15 VICE CHAIRPERSON KOEHLER: Okay.

16 MR. PEREIRAS: Which is simply like --

17 VICE CHAIRPERSON KOEHLER: So, it's not --

18 MR. PEREIRAS: -- it's --

19 VICE CHAIRPERSON KOEHLER: It's -- it's not
20 a fake brick or a --

21 MR. PEREIRAS: No. It's a --

22 VICE CHAIRPERSON KOEHLER: Okay.

23 MR. PEREIRAS: -- full brick.

24 VICE CHAIRPERSON KOEHLER: Because of --
25 okay.

1 MR. PEREIRAS: Yeah. And -- and running
2 bond --

3 VICE CHAIRPERSON KOEHLER: That's fine.

4 MR. PEREIRAS: -- is the brick.

5 VICE CHAIRPERSON KOEHLER: Just the
6 pattern.

7 MR. PEREIRAS: So, there's a stack bond.
8 There's a --

9 VICE CHAIRPERSON KOEHLER: Got it.

10 MR. PEREIRAS: Yeah. There's different
11 bonds. This is a running bond.

12 VICE CHAIRPERSON KOEHLER: Got it.

13 It's beautiful.

14 MR. PEREIRAS: Thank you.

15 CHAIRPERSON CAPIZZI: Yup.

16 MR. ORTIZ: Gets us to the inside.

17 MR. PEREIRAS: Okay.

18 We have a contemporary floor plan layout
19 that we -- that we have done many times before.

20 If you look at the entrance to the
21 building, we have room for the cars to be parked.
22 And then, behind that, we have our first
23 apartment.

24 That first apartment is accessed through
25 the side. We have three foot one to our property

1 line. We have an additional foot to the adjacent
2 property owner's house along the back. And we
3 enter into a large kitchen, living, dining area.
4 Open floor plan. And then, two bedrooms along
5 the back.

6 You have a small bathroom -- bedroom, a
7 kid's bedroom, nine foot two by 12 feet. And
8 then, a nice large master bedroom, which is 16 by
9 12. Each has closets and then, they share a -- a
10 bathroom.

11 As you go upstairs, we have two three
12 bedroom apartments that are equal going up. The
13 second floor apartment is 1,073 square feet.

14 And the third floor apartment is 1,092
15 square feet, because we gain a little bit of area
16 at that door entrance.

17 And it's -- what we see is our typical
18 design. You enter into the -- the living room
19 space, and it's an open living room, dining room
20 space.

21 We have a kitchen peninsula that's open,
22 without walls into the kitchen area. And then,
23 you lead to a more private hallway that leads to
24 two bedrooms, two bathrooms, and the master.

25 The top floor is exactly the same way.

1 MR. ORTIZ: Board members, questions?

2 CHAIRPERSON CAPIZZI: I don't have any
3 questions.

4 MR. VELAZQUEZ: I like the picture of the
5 woman in there.

6 CHAIRPERSON CAPIZZI: Where?

7 MS. PONTUS: (Indiscernible).

8 MR. VELAZQUEZ: I know.

9 CHAIRPERSON CAPIZZI: Where?

10 MR. VELAZQUEZ: And a little dog.

11 MS. PONTUS: Poor (indiscernible).

12 MR. ORTIZ: I feel like I'm watching The
13 Wizard of Oz. We need a little doggy three.

14 MR. VELAZQUEZ: We literally know her very
15 well.

16 CHAIRPERSON CAPIZZI: Questions?

17 MR. VELAZQUEZ: They'll be outside watching
18 the whole project going.

19 MR. ORTIZ: Any -- anybody? Any Board
20 members have any questions, comments, outside the
21 doggy?

22 CHAIRPERSON CAPIZZI: Very nice. Comments,
23 it's very nice.

24 MR. ORTIZ: Any members of the public?

25 CHAIRPERSON CAPIZZI: Public? You have

1 questions, ladies?

2 Come on up.

3 MS. SHER: I have a question.

4 CHAIRPERSON CAPIZZI: Okay. You have to
5 come up.

6 MR. ORTIZ: You got to come up.

7 MS. PONTUS: Give your name and address.

8 CHAIRPERSON CAPIZZI: Thank you.

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 MS. SHER: Yes, I do.

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

15 MS. SHER: Rita Sher, S-H-E-R.

16 MR. DILLON: Thank you.

17 MS. SHER: The -- they're saying that
18 they're going to demolish it, and that there's
19 something there. But this house, whenever -- I'm
20 always up on the second floor, whenever the lady
21 next door would be sweeping or anything, I could
22 hear her, so I know it's awful close that -- you
23 know, those houses must have been like one wall.
24 They're saying that there was two walls. I don't
25 know. I used to hear her right through, from one

1 -- one -- you know, one through.

2 So, if they take down that wall, are they
3 going to put insulation in -- put insulation and
4 put aluminum siding to match the way the house
5 looks now?

6 Because we have it half brick and then, it
7 was aluminum siding on the top. You could
8 probably see from the pictures.

9 MR. ORTIZ: It would probably --

10 MS. SHER: The way the house is. Are they
11 going to do it the same way to make it conform?

12 MR. ORTIZ: I'm going to guess, and I can't
13 answer for the applicant, and Manny, cut me off
14 at any point, but it would probably be siding,
15 just like --

16 MS. SHER: Just all the way up and down?

17 MR. ORTIZ: Just like most of the building.
18 Even this building is being constructed.

19 MR. PEREIRAS: It would be vinyl siding,
20 not aluminum siding.

21 And -- and just to speak, this building is
22 going to improve your standard of living
23 tremendously.

24 Before you could hear your neighbor sweep,
25 now there are STC ratings, sound transmission

1 coefficient, which is a new Code requirement.
2 Actually, very new, that limits it to 50, which
3 means that we have to actually insulate our walls
4 and prepare them in such a way that sound is
5 trapped.

6 So, it's going to improve your -- your
7 standard of living --

8 MS. SHER: So --

9 MR. PEREIRAS: -- significantly.

10 MS. SHER: Sound will be trapped inside my
11 building.

12 MR. PEREIRAS: Exactly.

13 MS. SHER: Because now, there's going to be
14 --

15 MR. PEREIRAS: It will be trapped both
16 ways.

17 MS. SHER: -- an airway.

18 MR. PEREIRAS: There will be -- there will
19 be space between the two buildings.

20 MS. SHER: Right.

21 MR. PEREIRAS: And that space is good for
22 many reasons.

23 First and foremost, fire transfer. It
24 stops that. It creates airway and flow into the
25 neighborhood. So -- and reduces your sound

1 | inside your property, as well.

2 | The actual construction of that, we have to
3 | -- who knows what we find there. You know? We
4 | have to be careful. We have to look carefully.
5 | We -- it's not just taking a hammer, and going
6 | through. We remove carefully, by hand, and see
7 | what we have. And we have to make sure it's
8 | structurally sound, and that it's taken care of.

9 | MS. SHER: Okay.

10 | The -- the next question that I have is
11 | regarding the basement, because you're saying
12 | that you're not using the basement, there's going
13 | to be no more basement.

14 | MR. PEREIRAS: Yes.

15 | MS. SHER: And because, for years, her
16 | basement always used to come in. It flooded
17 | right into our basement, through the wall.

18 | That's why I'm saying, I know the wall is
19 | fairly thin, and it always came right into our
20 | basement to the point that we had -- you know,
21 | major problems down there, all the time.

22 | So, now, if you're not -- you doing,
23 | filling the basement with -- with dirt?

24 | MR. PEREIRAS: Okay. That's an important
25 | concern, and understand that your situation today

1 is going to be a lot better than what it used to
2 be.

3 Why?

4 Our standards are a lot greater than
5 whatever they used to be. Well, there weren't
6 any standards before.

7 Now, we go through a process. Okay? One
8 of the steps that we need to take is an
9 application with the North Hudson Sewer
10 Authority. Okay?

11 North Hudson Sewer has engineers that
12 review our application. And as part of that
13 application, we have to analyze how much water is
14 actually flowing onto the property, in case of a
15 rain, or anything of that nature.

16 And we have to guarantee that our water and
17 our property isn't going to overflow the
18 neighboring properties, or the sewer system.

19 In order to do that, we actually have to
20 install a retention system in the property.

21 So, you're going to see these very weird
22 big black tubes that are going to be laid in
23 between our foundation walls. And those tubes
24 are going to be basically hollow tubes that when
25 water -- when it rains, those tubes are going to

1 | be filled with water to retain the water, and
2 | then discharge it slowly into both our sewer
3 | system and into this -- into the ground itself.

4 | So, it's going to eliminate the potential,
5 | significantly, of flooding going towards your
6 | property.

7 | In addition to that, we have a -- a law in
8 | the state that's called zero percent runoff. So,
9 | any water that lands on our land can't, legally,
10 | run into your property. It has to drain on our
11 | property.

12 | So, what we have is that we do a positive
13 | pitch towards our property, along the back, so
14 | that all the water that lands, for example, in
15 | the backyard, or in that little alleyway is
16 | coming towards us and picked up and put into
17 | either our -- our retainage system, or back into
18 | the city sewer.

19 | And -- and the reason I say city sewer is
20 | because in Union City we have a combined sewer
21 | for both stormwater and for -- and sewage. So --
22 | and sometimes it's separated. In Union City,
23 | it's combined, and that's how we -- we work it
24 | out.

25 | So, you know, I'm not saying that there's a

1 | guarantee that you won't have problems, the same
2 | way you used to, but those problems will be
3 | mitigated significantly, and a lot less than
4 | whatever you have today. It will be a much
5 | better situation.

6 | Doesn't mean it's not going to happen.
7 | Doesn't mean you're not going to have a hundred
8 | year storm, and it's like Sandy, and it's going
9 | to happen. But it's going to be less so because
10 | of this property, and this -- and this
11 | construction.

12 | MS. SHER: As of right now, I don't have
13 | any other questions.

14 | CHAIRPERSON CAPIZZI: Okay.

15 | MR. VELAZQUEZ: You might find that
16 | \$50,000.00 in that side.

17 | MS. SHER: Yeah.

18 | MS. PONTUS: Hang on. Here I am.

19 | Hi.

20 | MR. DILLON: Please raise your right hand.

21 | MS. PONTUS: I'm Kathie Pontus, 512 39th
22 | Street.

23 | MR. DILLON: Please raise your right hand.

24 | Do you swear the testimony you're about to
25 | give this Board is the whole truth?

1 MS. PONTUS: Yes.

2 MR. DILLON: Thank you.

3 MS. PONTUS: We've spoken already, but you
4 have my whole -- no, you don't have my list with
5 you.

6 But you just stated a few other things,
7 Manny, I have to ask you.

8 MR. PEREIRAS: Sure.

9 MS. PONTUS: The water runs from back to
10 front on the property.

11 What about on the sides?

12 MR. PEREIRAS: It has to drain on our
13 property. So, legally --

14 MS. PONTUS: Do they curve the cement or
15 something?

16 MR. PEREIRAS: So, it's -- it's a minor
17 pitch. It's a quarter inch per foot that just,
18 basically, goes to wherever we could fit the
19 drainage.

20 And the engineer actually calculates
21 exactly where that is. Typically, there's one at
22 the -- near the rear of the property, and near
23 the front of the property, and it just pitches to
24 it.

25 MS. PONTUS: Okay. Because I also have had

1 | indications of water coming from that property,
2 | but through the wall in this section of my
3 | cellar, which is bluestone, dry mortar, and then,
4 | there is brick area where there was an extension.

5 | MR. PEREIRAS: We -- we have a lot of that
6 | --

7 | MS. PONTUS: And they were wet.

8 | MR. PEREIRAS: -- in that whole
9 | neighborhood. And -- and actually, almost all of
10 | Union City, we get a lot of seepage. Our -- our
11 | ground water is actually very high. Even though
12 | we have a lot of rock, it's very high, and it's
13 | very common. And it's not -- you -- you will
14 | probably continue to have that.

15 | But this property, and this construction
16 | will reduce that significantly. You will have a
17 | lot less than whatever you used to have.

18 | MS. PONTUS: Okay.

19 | Well, we have underground springs, too, so
20 | that doesn't --

21 | MR. PEREIRAS: Yup.

22 | MS. PONTUS: -- help.

23 | The water spray. You can put me down for
24 | the hose.

25 | MR. PEREIRAS: Thank you.

1 MS. PONTUS: Who wants the dust?

2 MR. VELAZQUEZ: I had a feeling.

3 MS. PONTUS: Can -- can they squirt it all
4 day, to make sure there's no dust?

5 MR. PEREIRAS: They're supposed to.

6 MS. PONTUS: You said there might be
7 minimal.

8 I'll split the bill with them.

9 Now you were talking about the Sewage
10 Authority.

11 MR. PEREIRAS: Yes.

12 MS. PONTUS: Previously, there was an
13 illegal rental. You may not believe it, but that
14 thing in the back was rented.

15 MR. PEREIRAS: I believe it.

16 MS. PONTUS: And for many years. So, --

17 MR. PEREIRAS: Yeah.

18 MS. PONTUS: -- there is a sewer pipe, and
19 all kinds of stuff that was done privately.

20 MR. PEREIRAS: Um hum.

21 MS. PONTUS: So, do you have to know about
22 that? Do you know about that?

23 MR. PEREIRAS: We're --

24 MS. PONTUS: Because that's running right
25 next to my -- not too far from my foundation

1 again.

2 MR. PEREIRAS: All of that's going to be
3 excavated out in -- in the construction that
4 we're doing.

5 The foot -- the building that we're
6 proposing occupies a lot of that footprint. So,
7 if there is a sewage pipe there, and I believe
8 you that there is, we're going to be --

9 MS. PONTUS: I raise my hand three times;
10 it's there.

11 MR. PEREIRAS: We're going to be
12 discovering it. We're going to find it.

13 MS. PONTUS: Okay.

14 How will you be taking out that cement?
15 Are we talking like jackhammers?

16 MR. PEREIRAS: There are conditions and
17 possibilities where a jackhammer can be used. If
18 you have cement that can't be broken, a
19 jackhammer will be used. It's -- it's the only
20 way of breaking some cement.

21 However, in this particular house, I don't
22 foresee much of that at all, because there's
23 actually very little cement in this house. You
24 have a lot of old bluestone in there, and that
25 tends to break apart rather easily.

1 MS. PONTUS: I'm talking --

2 MR. PEREIRAS: One could --

3 MS. PONTUS: -- up the side of the house,
4 next to my foundation.

5 MR. PEREIRAS: Oh, yeah. Then there's --
6 there's no option. We need to jackhammer --

7 MS. PONTUS: Oh --

8 MR. PEREIRAS: -- to break a sidewalk. It
9 just -- it's -- it's --

10 CHAIRPERSON CAPIZZI: But you said before
11 you're going to give them a timetable and --

12 MR. PEREIRAS: Absolutely.

13 CHAIRPERSON CAPIZZI: -- a notice. So, in
14 other words --

15 MR. PEREIRAS: Absolutely.

16 CHAIRPERSON CAPIZZI: -- you're not going
17 to do it at eight o'clock in the morning.

18 MR. ORTIZ: I think the Building Department
19 --

20 MS. PONTUS: I'm not worried about that.

21 CHAIRPERSON CAPIZZI: And you're going to
22 give her --

23 MS. PONTUS: I'm worried about the house
24 falling down.

25 CHAIRPERSON CAPIZZI: No, but you want to

1 be out of the house the day that they're --

2 MS. PONTUS: No. I don't want to.

3 CHAIRPERSON CAPIZZI: -- going to
4 jackhammer.

5 MS. PONTUS: I want to be right there.

6 Do you remember the building that fell down
7 on 43rd Street?

8 CHAIRPERSON CAPIZZI: But you don't want to
9 be there.

10 MS. PONTUS: There was a demolition going
11 on next door.

12 MR. PEREIRAS: Yeah. Yeah.

13 MS. PONTUS: You must remember it.

14 MR. PEREIRAS: Your sidewalk is four inches
15 of concrete, and that's going to be broken with a
16 jackhammer very easily. It's not -- it's -- it's
17 nothing structural. It's nothing that should
18 effect your house.

19 That said, it's going to be monitored.

20 It's going to be photographed. It's going to be
21 carefully taken care of.

22 And it's going to be replaced with actually
23 a thicker sidewalk.

24 MS. PONTUS: I'm not worried about that
25 sidewalk. I'm worried about my house falling

1 down. I'm worried about my foundation being
2 damaged. I'm worried about cracks in my wall
3 from foundation.

4 You remember the fence on the side of the
5 house? I was getting cracks in my wall from them
6 slamming that fence.

7 MR. PEREIRAS: It will all be photographed.
8 It will all be monitored.

9 MS. PONTUS: Okay.

10 CHAIRPERSON CAPIZZI: And fixed.

11 MR. PEREIRAS: Yeah. If there's --

12 CHAIRPERSON CAPIZZI: Correct?

13 MR. PEREIRAS: -- any damage, it has to be
14 fixed. Sure.

15 MS. PEREIRAS: Absolutely.

16 CHAIRPERSON CAPIZZI: Good.

17 MS. PONTUS: Okay. Please, re-explain to
18 me.

19 You, again, said an additional foot past --

20 MR. PEREIRAS: Okay.

21 MS. PONTUS: -- the 3.1.

22 MR. PEREIRAS: So, just to clarify it to
23 the Board, we have a setback to our property line
24 of three foot one.

25 Our neighbor thought that that meant a

1 setback from her building of three foot one. So,
2 that's the -- oh, so we clarified that.

3 So, our building is going to be stepped
4 back three foot one from this imaginary property
5 line that you and I both share.

6 From that property line, you step three
7 foot one, there is my building. I get three foot
8 one to that property line, your building is at
9 zero on one end, and then at one foot something
10 on the other end.

11 So, at this corner, the back of my house to
12 the back of your house is going to be a little
13 bit over four feet separated.

14 And at the front, it's going to be about
15 three feet separated.

16 Okay?

17 We maintain our three foot one setback from
18 one end to the other. And then, from the
19 property, from building to building, we have
20 three foot one at the front, and over four feet
21 along the back.

22 MS. PONTUS: I guess. Can't get that
23 through my brain.

24 Okay.

25 I don't know if you read any of these. You

1 pretty well answered a lot about the demo. I'm
2 still a nervous wreck about it.

3 I'd like to have a certificate of insurance
4 from whoever's doing --

5 MR. PEREIRAS: Um hum.

6 MS. PONTUS: -- the demo.

7 MR. ORTIZ: Correct me if I'm wrong, but
8 Manny, that's on file with the Building
9 Department automatically.

10 MR. PEREIRAS: Yes. So, the people --

11 MR. ORTIZ: So --

12 MR. PEREIRAS: -- actually doing the work

13 --

14 MS. PONTUS: But do they have enough --

15 MR. PEREIRAS: -- submit it.

16 MS. PONTUS: -- coverage? I mean, we're
17 talking either the house collapsing, God forbid,
18 or damage to my foundation, to my first floor, to
19 my second floor.

20 MR. ORTIZ: No. Well, they'll -- they'll
21 -- they have to have a minimum coverage. And
22 that's --

23 MS. PONTUS: Is there?

24 MR. ORTIZ: -- required by the Building --

25 MS. PONTUS: That's what I'm asking. Is

1 | there?

2 | MR. ORTIZ: Yeah. It would be on file with
3 | the --

4 | MS. PONTUS: And it would --

5 | MR. ORTIZ: -- Building Department.

6 | MS. PONTUS: -- go according to what the
7 | house next door is?

8 | MR. ORTIZ: I'm not exactly sure the value
9 | of the policy, how that's decided, to be honest
10 | with you.

11 | I -- and I don't want -- and I don't -- I
12 | don't know --

13 | MR. PEREIRAS: I don't know.

14 | MR. ORTIZ: -- anybody here knows the
15 | answer to that question.

16 | But probably the best suggestion I could
17 | make, for -- to answer that question, probably no
18 | one on this Board would know that answer, maybe
19 | you could call the Building Department and see
20 | how they assess what -- what the policy
21 | requirements are, and how they're -- they're
22 | configured.

23 | Because I -- I don't want to give you
24 | information here that I know I don't know the
25 | answer to.

1 I don't know if anybody here does, but I --
2 I don't even know if David was -- if he was still
3 here, he would know.

4 MS. PONTUS: Well, I would imagine each
5 project they do must be different.

6 MR. ORTIZ: They must assess. Yeah, that's
7 what I'm saying. But that's why I --

8 MS. PONTUS: Because you're not going to
9 have the same coverage for a --

10 MR. VELAZQUEZ: A remodel.

11 MS. PONTUS: -- one family, four room
12 house, as you have for a --

13 MR. ORTIZ: Agreed. Agreed.

14 MS. PONTUS: -- two family, ten room.

15 MR. ORTIZ: But that's why I'm saying, I
16 think you should call the Building Department.

17 I don't want to give you misinformation
18 here, because I don't know the answer to that.

19 MS. PONTUS: Okay.

20 We discussed those tiles on the side of my
21 house, totally not replaceable. Any damage, or
22 breakage, or whatever, you'll be starting another
23 building because right now, they're excellent.
24 There are no breaks.

25 The trees. You said you're having

1 professionals do it.

2 I asked about the jackhammer, and didn't
3 like your answer, but I got it.

4 And what does the City require to protect
5 the neighborhood with this kind of stuff going
6 on? Anything?

7 MR. ORTIZ: What do you mean? As far as --

8 MS. PONTUS: Well, I was going to ask about
9 if the build -- I know someone -- I think my
10 contractor told me in Jersey City, they require
11 them to tarp a building when it's coming down.

12 MR. ORTIZ: Again, these are -- what you're
13 talking about is Construction Code.

14 MS. PONTUS: That would still be the
15 Building Department.

16 MR. ORTIZ: That's the Building Department.

17 MS. PONTUS: Okay.

18 MR. ORTIZ: This -- this Board -- remember,
19 this Board just takes a look at the overall
20 project, the variances required under the Land
21 Use Law and addresses that.

22 The actual logistics of the construction, I
23 can't answer that, I know that.

24 MS. PONTUS: Right.

25 I think that's basically it for me.

1 My concern was the demolition. Nothing to
2 do with your project, your drawings, or whatever.
3 Has to do with my property. It's like my largest
4 asset and I don't want to wear it as a hat.

5 Thank you.

6 MR. PEREIRAS: Understood.

7 Thank you.

8 CHAIRPERSON CAPIZZI: Thank you.

9 Any other questions or comments from the
10 public?

11 MR. ORTIZ: I don't see any.

12 CHAIRPERSON CAPIZZI: We're good?

13 MR. ORTIZ: Is there a motion?

14 CHAIRPERSON CAPIZZI: I'll make a motion to
15 approve the project, application.

16 THE SECRETARY: Motion to approve the
17 application by Mrs. Capizzi.

18 MR. VELAZQUEZ: Second.

19 MR. ORTIZ: No conditions? Special
20 conditions?

21 THE SECRETARY: Second by?

22 MR. ORTIZ: Wait. Wait.

23 MR. VELAZQUEZ: Wait. Hold on. Hold on.
24 Sorry.

25 MR. ORTIZ: I just wanted to make sure,

1 | that's all.

2 | MR. VELAZQUEZ: Got sidewalks, streets,
3 | because I don't know if you're going with the
4 | sewer line. If that's going to be the existing
5 | one and all that? Then you have the curb to curb
6 | to the --

7 | MR. PEREIRAS: We're going to be cutting
8 | the street.

9 | MR. VELAZQUEZ: Yeah. So, you're going to
10 | put up -- you know, the whole thing. Yeah.

11 | MR. PEREIRAS: Yeah, we have to.

12 | MR. VELAZQUEZ: That's already with the
13 | bond and that --

14 | MR. ORTIZ: What's that? I wasn't
15 | listening.

16 | MR. VELAZQUEZ: For the curb cutting and
17 | all that. It's --

18 | MR. ORTIZ: Well, that -- yeah. That's --

19 | MR. VELAZQUEZ: That's still --
20 | (indiscernible).

21 | MR. ORTIZ: That -- that's all -- that I
22 | mean, conditions -- the only typical conditions
23 | with a new structure that -- that we -- this
24 | Board usually does is either things like -- you
25 | know, tree planting or anything like that.

1 MR. VELAZQUEZ: No, I know.

2 MR. ORTIZ: I don't know if it's apropos on
3 that block.

4 MR. VELAZQUEZ: There -- there is trees
5 there.

6 MR. ORTIZ: Would you like a tree planting?

7 MR. VELAZQUEZ: No. There's one there.

8 (Whereupon, there were multiple speakers.)

9 MR. PEREIRAS: So --

10 MS. PONTUS: I forgot to ask about the dip
11 to the driveway.

12 MR. ORTIZ: Because of the garage, it's
13 going to be very difficult to --

14 MR. PEREIRAS: It happens, and -- and it --

15 CHAIRPERSON CAPIZZI: Right.

16 MR. VELAZQUEZ: No. The tree's out --
17 yeah, all the trees there though.

18 MR. PEREIRAS: -- it happens in front of
19 our property line.

20 MS. PEREIRAS: Let me see the -- Mr.
21 Pereiras?

22 MR. GUARENO: Lights?

23 CHAIRPERSON CAPIZZI: The lights.

24 MR. VELAZQUEZ: There's no deco lights.

25 MR. GUARENO: I'm sorry.

1 MR. PEREIRAS: So, we can't dip your -- in
2 front of your property line. We have to dip on
3 our property line.

4 MS. PEREIRAS: The one in the front.

5 MR. VELAZQUEZ: There's no deco lights.

6 MS. PEREIRAS: Where's the tree on the
7 property line?

8 In the front.

9 MR. ORTIZ: I'm sorry?

10 MS. PEREIRAS: We have no street tree?

11 MR. PEREIRAS: We -- it's not shown on the
12 -- on the site plan, but we'll be happy to place
13 a street tree along the front of the stairs.

14 MR. ORTIZ: You can fit it without --

15 MR. PEREIRAS: Yeah. I think we could fit
16 it. No problem.

17 CHAIRPERSON CAPIZZI: And you have some
18 decorative --

19 MR. ORTIZ: Do we want --

20 CHAIRPERSON CAPIZZI: -- lights?

21 MR. ORTIZ: -- a tree? Do we want a tree?
22 I mean, yes?

23 MR. VELAZQUEZ: As long as it doesn't grow
24 into the property. Outside.

25 MR. PEREIRAS: Neighbors like a tree?

1 Yes? No?

2 MS. PONTUS: Trees are not my best subject
3 on that block.

4 MR. ORTIZ: It won't be a pine tree. It
5 won't be a pine tree.

6 MS. PONTUS: Not a hundred feet tall?

7 MR. ORTIZ: No.

8 MS. PONTUS: With little pines?

9 MS. SHER: Right now, there is a tree in
10 front of my building --

11 MR. DILLON: Can you come forward?

12 MR. VELAZQUEZ: The problem is -- I know
13 what you're going to say about that.

14 The problem is, is that when some of these
15 trucks, do their deliveries, on a Saturday and
16 Sunday, that's not supposed to, they just -- they
17 just knock them down.

18 CHAIRPERSON CAPIZZI: Hmm.

19 MS. SHER: That -- that --

20 MR. VELAZQUEZ: And it's infamous all on
21 39th Street. It's a shame, but that's where
22 mostly all our trees get knocked down, is 39th
23 Street.

24 MR. PEREIRAS: It might not be the best
25 place for a tree.

1 MR. VELAZQUEZ: No.

2 MR. ORTIZ: So, no tree.

3 Is that what I'm hearing? I just want to
4 make sure.

5 MS. SHER: I just wanted to let you know,
6 there was a tree that was put in front of mine,
7 but it died. And then, they put another tree
8 there that died. And then, after the longest
9 time, a dead tree was just sitting there. And
10 then, when they redid the sidewalk, because they
11 had to do the sidewalk, the guys took whatever
12 was there. So, now, we have a stump about this
13 big, sticking out of it, and just the little
14 pieces of concrete there. And it looks ugly.

15 MR. VELAZQUEZ: Yeah. It's been -- it's
16 going to be addressed.

17 MR. ORTIZ: That's in front of your
18 property.

19 MS. SHER: That's in front of my -- right
20 now, in front of my property, so it's an ugly
21 thing that we didn't want a tree in the first
22 place, but they said it was mandatory to put the
23 tree there. And now, we've never -- and I called
24 down a couple times. Yes, we'll put another
25 tree, but nothing ever happens.

1 So, now, when they took the -- it's
2 supposed to look nice around like this, they took
3 it out when they did the concrete. They put it
4 back in. It's just laying there, like in globs
5 in front of my --

6 MR. VELAZQUEZ: At 516 39th?

7 MS. SHER: Yeah, 516 39th Street.

8 MS. PONTUS: A lot of trees --

9 MR. ORTIZ: Okay.

10 MS. PONTUS: -- have died on that block.

11 MS. SHER: Yeah.

12 CHAIRPERSON CAPIZZI: Must be a gas thing.

13 VICE CHAIRPERSON KOEHLER: Right.

14 MR. ORTIZ: All right. No tree.

15 CHAIRPERSON CAPIZZI: So, no tree.

16 Yeah. Some decorative lighting.

17 MR. VELAZQUEZ: From the factory.

18 CHAIRPERSON CAPIZZI: You have some planned
19 for the front? Just like --

20 MR. PEREIRAS: We have sconces --

21 CHAIRPERSON CAPIZZI: -- that entrance --

22 MR. PEREIRAS: -- at the side of the doors.

23 CHAIRPERSON CAPIZZI: Okay.

24 MS. PONTUS: I'm serious.

25 MR. ORTIZ: Do you want me to put that

1 actually in the Resolution, or -- or we going to
2 presume that a new building --

3 MR. PEREIRAS: It's going to be there.

4 CHAIRPERSON CAPIZZI: It's going to --

5 MR. VELAZQUEZ: Yeah.

6 MR. ORTIZ: I mean --

7 CHAIRPERSON CAPIZZI: Okay.

8 THE SECRETARY: Is a motion on the table to
9 approve this application by Mrs. Capizzi.

10 MR. DILLON: You need a second.

11 CHAIRPERSON CAPIZZI: Second?

12 THE SECRETARY: Is any second?

13 CHAIRPERSON CAPIZZI: Anybody?

14 VICE CHAIRPERSON KOEHLER: Second.

15 MR. VELAZQUEZ: Second.

16 THE SECRETARY: Second by Mrs. Koehler.

17 Roll call on the motion to approve this
18 application with the conditions.

19 Mrs. Genao?

20 MS. GENAO: Yes.

21 THE SECRETARY: Ms. Capizzi?

22 CHAIRPERSON CAPIZZI: Yes.

23 THE SECRETARY: Mrs. Fernandez?

24 MS. FERNANDEZ: Yes.

25 THE SECRETARY: Mr. Medina?

1 MR. MEDINA: Yes.

2 THE SECRETARY: Mrs. Koehler?

3 VICE CHAIRPERSON KOEHLER: Yes.

4 THE SECRETARY: Mr. Velazquez?

5 MR. VELAZQUEZ: Yes.

6 THE SECRETARY: Mr. Guareno?

7 MR. GUARENO: Yes.

8 THE SECRETARY: Seven in favor. Motion
9 carries.

10 MS. PEREIRAS: Thank you all very much.

11 MR. PEREIRAS: Thank you, everyone.

12 CHAIRPERSON CAPIZZI: Thank you.

13 VICE CHAIRPERSON KOEHLER: Thank you.

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1 **ADR RE LLC - 525-531 32nd Street:**

2

3 MR. ORTIZ: You have one more.

4 Right?

5 MR. PEREIRAS: Um hum.

6 MS. PEREIRAS: We have an extension.

7 CHAIRPERSON CAPIZZI: Okay.

8 THE SECRETARY: Yes. We have one more.

9 Stay with me.

10 CHAIRPERSON CAPIZZI: Okay.

11 MS. PEREIRAS: This is the one that was
12 actually approved. This is the correct one, for
13 the extension.

14 There was a minor typo on that one.

15 THE SECRETARY: Yes.

16 MS. PEREIRAS: But that's the one that --

17 THE SECRETARY: Yes.

18 MS. PEREIRAS: -- that was --

19 THE SECRETARY: Give me one document.

20 MS. PEREIRAS: Okay. I'll -- no. Those
21 are the correct ones. The ones that the Board
22 heard.

23 THE SECRETARY: Right.

24 EDRS (sic) RE, LLC, 525-531 32nd Street.

25 The applicants are seeking for one year

1 extension. The Resolution for this applicant was
2 memorialized on April 28th, 2015.

3 Mrs. Pereiras, please?

4 MS. PEREIRAS: Thank you very much.

5 MR. ORTIZ: We don't need -- we're not --
6 we're getting presentation on the extension?

7 MS. PEREIRAS: No. I'm just requesting an
8 extension.

9 MR. ORTIZ: Oh. I thought I saw Manny
10 getting up.

11 MS. PEREIRAS: Oh, no, no. No present -- I
12 don't know why he has it up there. I guess maybe
13 if the Board has a question, he can point out to.

14 But no presentation. I promise.

15 CHAIRPERSON CAPIZZI: Thank you.

16 MS. PEREIRAS: If the Board may recall,
17 this project was approved by this Board in March.
18 A Resolution was memorialized in April of 2015.

19 This was our application to construct 27
20 units at the site, which is 531 32nd Street.

21 Unfortunately, because of some financial
22 constraints, my client was unable to secure the
23 permits to date.

24 So, the applicant is respectfully
25 requesting that this Board grant him a one year

1 extension. He has every hopes of starting
2 construction very soon, and hopefully submitting
3 for permits.

4 So, we are seeking a one year --

5 CHAIRPERSON CAPIZZI: Okay.

6 MS. PEREIRAS: -- extension.

7 MR. ORTIZ: This would probably be the last
8 extension of this then.

9 Right? Because he's already had the one
10 year.

11 MS. PEREIRAS: He hasn't had. This would
12 be his --

13 MR. ORTIZ: Well, April --

14 MS. PEREIRAS: -- first extension.

15 MR. ORTIZ: April -- no, but --

16 MS. PEREIRAS: April 2015. So --

17 MR. ORTIZ: Right.

18 MS. PEREIRAS: -- technically, it's good
19 for --

20 MR. ORTIZ: That's '16.

21 MS. PEREIRAS: -- two years.

22 So now, we're almost into '17. So then he
23 --

24 MR. ORTIZ: Yeah. So --

25 MS. PEREIRAS: He technically has another

1 extension request, although hopefully, we don't
2 have to use it.

3 The plan is to -- to start construction
4 very soon.

5 MR. ORTIZ: Board's purview.

6 CHAIRPERSON CAPIZZI: Yeah, make a motion
7 --

8 THE SECRETARY: Motion?

9 May I have a motion to --

10 CHAIRPERSON CAPIZZI: -- to grant the --

11 THE SECRETARY: -- to grant the extension
12 by --

13 CHAIRPERSON CAPIZZI: -- the extension.

14 THE SECRETARY: -- Mrs. Capizzi.

15 CHAIRPERSON CAPIZZI: I'll make the motion.

16 VICE CHAIRPERSON KOEHLER: Second.

17 THE SECRETARY: Mrs. Koehler?

18 VICE CHAIRPERSON KOEHLER: Yes, sir.

19 THE SECRETARY: Second?

20 CHAIRPERSON CAPIZZI: Okay.

21 THE SECRETARY: Roll call on the motion.

22 Mrs. Genao?

23 MS. GENAO: Yes.

24 THE SECRETARY: Mrs. Capizzi?

25 CHAIRPERSON CAPIZZI: Yes.

1 THE SECRETARY: Mrs. Fernandez?
2 MS. FERNANDEZ: Yes.
3 THE SECRETARY: Mr. Medina?
4 MR. MEDINA: Yes.
5 THE SECRETARY: Mrs. Koehler?
6 VICE CHAIRPERSON KOEHLER: Yes.
7 THE SECRETARY: Mr. Velazquez?
8 MR. VELAZQUEZ: Yes.
9 THE SECRETARY: Mr. -- Mr. Guareno?
10 MR. GUARENO: Yes.
11 THE SECRETARY: Seven in favor. Motion
12 carries.
13 MS. PEREIRAS: Thank you all very much.
14 MR. ORTIZ: Thank you.
15 MS. PEREIRAS: Good night.
16 VICE CHAIRPERSON KOEHLER: Good night.
17 MR. VELAZQUEZ: Good night.
18 * * *
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1 **ADJOURNMENT:**

2

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

6 MR. GUARENO: Motion.

7 THE SECRETARY: Motion by Mr. Guareno.
8 Second by?

9 MR. MEDINA: Yes.

10 THE SECRETARY: Mr. Medina.
11 All in favor?

12

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

14

15 THE SECRETARY: The ayes have it.

16 Thank you, everyone.

17 Let the record show that the meeting has
18 ended.

19 CHAIRPERSON CAPIZZI: Okay.

20 VICE CHAIRPERSON KOEHLER: Good night.

21 CHAIRPERSON CAPIZZI: Good night.

22

23 (Whereupon, the proceedings were concluded
24 at 7:48 p.m.)

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, February 28, 2017 and digitally
11 recorded.

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