

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, May 22, 2018
Commencing at 6:27 p.m.

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

YDALIA GENAO, Mayor's Designee
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
CAROLINA FERNANDEZ
RUDY RIVERO

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

CARLOS VALLEJO, Secretary to the Board

BRIAN E. EYERMAN, ESQ.,
Attorney for the Board, (Arrived at 6:29 p.m.)

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

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

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, Zohastan, LLC

ANTHONY ARTURI, ESQ.,
Attorney for Applicant,
708-718 Summit Ave., LLC

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant,
14th Street Associates, LLC

I N D E X

	<u>PAGE</u>
CALL TO ORDER	5
SALUTE TO FLAG	6
ROLL CALL	7
 ADOPTION OF MINUTES	 10
 HEARINGS	
Zohastan, LLC	17
708-718 Summit Ave., LLC	21
14 th Street Associates, LLC	19
 RESOLUTIONS	 11
 CORRECTIVE RESOLUTION	 15
 ADJOURNMENT	 37

I N D E X

708-718 Summit Ave., LLC
708-718 Summit Ave.

WITNESS

PAGE

Jose Carballo

22

PUBLIC

Larry Price

33

1 THE SECRETARY: May I have your --
2 Ready?

3 MR. DILLON: Yeah.

4 THE SECRETARY: May I have your attention,
5 please?

6 Please take notice that on Tuesday, May
7 22nd, 2018, at six p.m., a Regular Meeting is
8 scheduled for the City of Union City Planning
9 Board, to be held in the Municipal Chambers of
10 City Hall, 3715 Palisade Avenue, Union City, New
11 Jersey.

12 Did you hear me?

13 MR. DILLON: Hold on.

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

16 MR. DILLON: There we go. Sorry.

17 Carlos, can you --

18 THE SECRETARY: Again?

19 MR. DILLON: Can you read that again?
20 Sorry.

21 THE SECRETARY: All right.

22 Can I have your attention, please?

23 Please take notice that on Tuesday, May
24 22nd, 2018, at six p.m., a Regular Meeting is
25 scheduled for the City of Union City Planning

1 Board, to be held in the Municipal Chambers of
2 the City Hall, 3715 Palisade Avenue, Union City,
3 New Jersey.

4 This is a meeting called in compliance with
5 Chapter 231, Public Law 1975 of the Open Public
6 Meetings Act.

7 Notice of this meeting has been provided as
8 follow:

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

16 Before we call roll for this evening
17 meeting, can everybody kindly rise to salute the
18 flag, please?

19

20 (Whereupon, the Pledge of Allegiance was
21 said by all.)

22

23 CHAIRPERSON CAPIZZI: I have one quick
24 question. When -- when you're ready.

25

1 **ROLL CALL:**

2

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

5 Mayor Brian P. Stack?

6 Absent.

7 Ydalia Genao?

8 MS. GENAO: Yes.

9

10 (Whereupon, Brian E. Eyerman, Esquire,
11 Attorney for the Board, arrived at 6:29 p.m.)

12

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

15 MR. EYERMAN: My apologies.

16 CHAIRPERSON CAPIZZI: That's okay. We just
17 started. You know, we figured we'd say the
18 pledge. Okay.

19 MR. VELAZQUEZ: We respect that you said
20 you were 12 minutes late.

21 CHAIRPERSON CAPIZZI: We did.

22 THE SECRETARY: Can I have -- can I have
23 your attention, please?

24 Roll call for tonight's meeting.

25 CHAIRPERSON CAPIZZI: Yes. Take your time.

1 THE SECRETARY: Mayor Brian P. Stack?
2 Absent.
3 Ydalia Genao?
4 MS. GENAO: Yes.
5 THE SECRETARY: Commissioner Celin
6 Valdivia?
7 Absent.
8 Alicia Morejon?
9 Absent.
10 Diane Capizzi?
11 CHAIRPERSON CAPIZZI: Here.
12 THE SECRETARY: Carolina Fernandez?
13 Absent.
14 Rudy Rivero?
15 Absent.
16 Franklin Medina?
17 MR. MEDINA: Here.
18 THE SECRETARY: Jeanne Koehler?
19 VICE CHAIRPERSON KOEHLER: Here.
20 THE SECRETARY: Alejandro Velazquez?
21 MR. VELAZQUEZ: Here.
22 THE SECRETARY: Jose Guareno?
23 MR. GUARENO: Here.
24 THE SECRETARY: Let the record indicate
25 there are six present.

1 We have a full -- full quorum for tonight's
2 meeting.

3 * * *

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 **ADOPTION OF MINUTES:**

2

3 (1) Regular Meeting held on April 24, 2018

4

5 THE SECRETARY: Adoption of Minutes.

6 Regular Meeting held on April 24, 2018.

7 Can I have a motion?

8 MR. VELAZQUEZ: I make a motion.

9 THE SECRETARY: Motion by Mr. Velazquez.

10 Second the motion by Ms. Capizzi.

11 Roll call on the motion.

12 Ms. Koehler?

13 VICE CHAIRPERSON KOEHLER: Yes.

14 THE SECRETARY: Ms. Capizzi?

15 CHAIRPERSON CAPIZZI: Yes.

16 THE SECRETARY: Ms. Genao?

17 MS. GENAO: Yes.

18 THE SECRETARY: Mr. Medina?

19 MR. MEDINA: Yes.

20 THE SECRETARY: Mr. Velazquez?

21 MR. VELAZQUEZ: Yes.

22 THE SECRETARY: Mr. Guareno?

23 MR. GUARENO: Yes.

24 THE SECRETARY: Six in favor.

25 Motion carries.

RESOLUTIONS:

(1) The Union City Planning Board will be considering a Zoning Ordinance introduced by the Union City Board of Commissioners. An Ordinance Amending Chapter 223 "Land Development" of the Code of the City of Union City. **Approved**

(2) Hoboken Heights, LLC, 1300 Manhattan Ave., Block 187, Lots 1.01, 1.02, 3, 4 & Block 185, Lots 1, 2, 18-27. Resolution was memorialized on February 28, 2006. Applicants are seeking for one (1) year extension. (Second extension).

First extension, the Resolution was memorialized 06-27-2017. **Approved**

(3) Elizabeth Balbuena & Christian T. Burbano, 814 18th Street, Block 97, Lot 26. The applicant proposes to convert an existing two (2) Family Dwelling into a three (3) Family Dwelling.

Approved

(4) Hudson Living, LLC, 228 46th Street, Block 272, Lot 2. Applicant seeks the legalization of basement apartment. **Approved**

(5) 315 5th Street, LLC, 315 5th Street, Block 14, Lot 12. Applicant proposes the construction of a new three (3) family dwelling. Adjourned on

1 03-27-2018 (Jurisdiction only) Revised Plans 04-
2 11-2018. **Approved**

3

4 THE SECRETARY: Adoption of Resolutions.

5 Resolution number 1.

6 The Union City Planning Board will consider
7 a Zoning Ordinance introduced by the City of
8 Union City Board of Commissioners. An Ordinance
9 Amending Chapter two thirty -- 223, Land
10 Development of the Code of the City of Union
11 City.

12 Number 2.

13 Hoboken Heights, LLC, 1300 Manhattan
14 Avenue.

15 Number 3.

16 Elizabeth Balbuena and Christian T.
17 Burbano, 814 18th Street.

18 Number 4.

19 Hudson Living, LLC, 228 46th Street.

20 And 315 5th Street, LLC, 315 5th Street.

21 Can I have a motion to adopt these
22 Resolutions?

23 MR. VELAZQUEZ: I make a motion.

24 THE SECRETARY: Motion by Mr. Velazquez.

25 Second the motion by Ms. Capizzi.

1 Roll call on the motion.

2 Ms. Koehler?

3 VICE CHAIRPERSON KOEHLER: Yes.

4 THE SECRETARY: Except Hoboken Heights.

5 Right?

6 VICE CHAIRPERSON KOEHLER: Except number 2,
7 right.

8 THE SECRETARY: Okay.

9 Thank you.

10 CHAIRPERSON CAPIZZI: He didn't mention
11 this one.

12 Did he?

13 MR. EYERMAN: For the -- for the record --

14 THE SECRETARY: Yes.

15 MR. EYERMAN: -- the Corrective Resolution
16 also going to be included?

17 THE SECRETARY: Excuse me?

18 MR. EYERMAN: The Corrective Resolution for
19 914 16th Street?

20 THE SECRETARY: No, no. No, no. That's I
21 will call apart.

22 MR. EYERMAN: Okay.

23 THE SECRETARY: Ms. Capizzi?

24 CHAIRPERSON CAPIZZI: Yes.

25 THE SECRETARY: Ms. Genao?

1 MS. GENAO: Yes.

2 THE SECRETARY: Mr. Medina?

3 MR. MEDINA: Yes.

4 THE SECRETARY: Mr. Velazquez?

5 MR. VELAZQUEZ: Yes.

6 THE SECRETARY: Mr. Guareno?

7 MR. GUARENO: Yes.

8 THE SECRETARY: Six in favor on adoption of
9 Resolution 1, 3, 4, and 5.

10 And five in favor of Resolution number 2
11 and one abstained.

12 Motion carries.

13 * * *

14

15

16

17

18

19

20

21

22

23

24

25

1 **CORRECTIVE RESOLUTION:**

2

3 (1) 914 16th Street, LLC, 914 16th Street,
4 Block 35, Lot 12. Legalization of basement
5 apartment in an existing two family dwelling to
6 become a three family. Resolution was
7 memorialized on February 27, 2018

8

9 THE SECRETARY: Now we coming to Corrective
10 Resolution, 914 16th Street, LLC, 914 16th Street.

11 This Resolution was memorialized on
12 February 27, 2018.

13 Can I have a motion to adopt this
14 Resolution?

15 MR. VELAZQUEZ: I make a motion.

16 THE SECRETARY: Motion by Mr. Velazquez.

17 Second by Ms. Capizzi.

18 Roll call on the motion.

19 Ms. Koehler?

20 VICE CHAIRPERSON KOEHLER: Yes.

21 THE SECRETARY: Ms. Capizzi?

22 CHAIRPERSON CAPIZZI: Yes.

23 THE SECRETARY: Ms. Genao?

24 MS. GENAO: Yes.

25 THE SECRETARY: Mr. Medina?

1 MR. MEDINA: Yes.

2 THE SECRETARY: Mr. Velazquez?

3 MR. VELAZQUEZ: Yes.

4 THE SECRETARY: Mr. Guareno?

5 MR. GUARENO: Yes.

6 THE SECRETARY: Six in favor.

7 Motion carries.

8 * * *

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 **Zohastan, LLC - 646 38th Street:**

2

3 THE SECRETARY: First application on
4 tonight's agenda, Zohastan, LLC, 646 38th Street.

5 Ms. Pereiras, please?

6 MS. PEREIRAS: Thank you.

7 Good evening, Madam Chair, counsel, members
8 of the Board.

9 Bianca Pereiras, on behalf of the
10 applicant.

11 We had submitted revised drawings to your
12 Board Secretary. I believe those are still under
13 review by your Board Planner, so I have no
14 objection to having this matter carried so that
15 the planner has time to review those drawings.

16 CHAIRPERSON CAPIZZI: Okay.

17 THE SECRETARY: Next meeting will be June
18 26.

19 Can I have a motion to adjourn this
20 application?

21 MR. VELAZQUEZ: I make a motion.

22 THE SECRETARY: Motion by Mr. --

23 MR. EYERMAN: We're going to adjourn it
24 without notice.

25 MS. PEREIRAS: Thank you.

1 MR. EYERMAN: In the motion. You're okay
2 with that?

3 MR. VELAZQUEZ: Yup.

4 MR. EYERMAN: Thank you.

5 THE SECRETARY: Motion by Mr. Velazquez.
6 Second the motion by Ms. Capizzi.

7 Roll call on the motion to adjourn this
8 application for June 26.

9 Ms. Koehler?

10 VICE CHAIRPERSON KOEHLER: Yes.

11 THE SECRETARY: Ms. Capizzi?

12 CHAIRPERSON CAPIZZI: Yes.

13 THE SECRETARY: Ms. Genao?

14 MS. GENAO: Yes.

15 THE SECRETARY: Mr. Medina?

16 MR. MEDINA: Yes.

17 THE SECRETARY: Mr. Velazquez?

18 MR. VELAZQUEZ: Yes.

19 THE SECRETARY: Mr. Guareno?

20 MR. GUARENO: Yes.

21 THE SECRETARY: Six in favor.

22 Motion carries.

23 MS. PEREIRAS: Thank you very much.

24 CHAIRPERSON CAPIZZI: You're welcome.

25 * * *

1 **14th Street Associates, LLC, 413-417 14th Street:**

2

3 MS. PEREIRAS: And I actually have another
4 adjournment.

5 CHAIRPERSON CAPIZZI: Okay.

6 MS. PEREIRAS: 14th Street Associates, LLC.

7 THE SECRETARY: Oh, give me two seconds.

8 All right?

9 MS. PEREIRAS: Sure.

10 THE SECRETARY: All right. We're going to
11 change a little bit the order of tonight's
12 agenda.

13 MS. PEREIRAS: Thank you.

14 CHAIRPERSON CAPIZZI: Okay. That's fine.

15 THE SECRETARY: We are going to 14 Street
16 Associated (sic) LLC, 413-417 14th Street.

17 Ms. Pereiras, please?

18 MS. PEREIRAS: Thank you.

19 Bianca Pereiras, on behalf of the
20 applicant.

21 We are also revising these drawings to be
22 more inline with the Reexamination Report. So,
23 if the Board would be so kind -- I'm not
24 submitting for jurisdictional proof at this time.

25 MR. EYERMAN: Okay.

1 MS. PEREIRAS: We'll coordinate with Mr.
2 Vallejo as far as rescheduling.

3 MR. EYERMAN: Okay. Perfect.

4 Thank you.

5 CHAIRPERSON CAPIZZI: Thank you.

6 THE SECRETARY: All right.

7 Thank you.

8 MS. PEREIRAS: Good?

9 MR. EYERMAN: Yeah. I don't think we need
10 to take a motion on that, so --

11 MS. PEREIRAS: Beautiful.

12 Thank you all very much.

13 CHAIRPERSON CAPIZZI: Thank you.

14 MS. PEREIRAS: Good night.

15 CHAIRPERSON CAPIZZI: Good night.

16 MR. EYERMAN: Good night.

17 VICE CHAIRPERSON KOEHLER: Thank you.

18 * * *

19

20

21

22

23

24

25

1 **708-718 Summit Ave., LLC - 708-718 Summit Ave.:**

2

3 THE SECRETARY: Now, we are going to move
4 to the next item on tonight's agenda, 708-718
5 Summit Ave., LLC, 708-718 Summit Avenue.

6 Mr. Arturi, please?

7 MR. ARTURI: Good evening, Madam Chairwoman
8 and members of the Board.

9 I'm Anthony Arturi. I'm the attorney for
10 the applicant, 708-718 Street (sic).

11 We're here tonight seeking a parking
12 variance for three spaces in order to enlarge a
13 liquor store, the current use, to the front of
14 the building and square off the building.

15 Property is used by three tenants; a CVS, a
16 liquor store and a bowling alley above.

17 I have my architect here, Mr. Carballo, who
18 will testify to the application, if it pleases
19 you now.

20 CHAIRPERSON CAPIZZI: Sure. Yes.

21 Thank you.

22 MR. EYERMAN: That's perfect. Go ahead.

23 MR. ARTURI: Mr. Carballo?

24 MR. EYERMAN: Do you have your notices?

25 Did you give your notices --

1 THE SECRETARY: This is a new application.
2 The notices are right there.

3 MR. ARTURI: It was -- I thought it was
4 deemed complete. Do you need me to confirm proof
5 of notice or no?

6 MR. EYERMAN: I got them.

7 Thank you.

8 MR. ARTURI: Okay. It was my understanding
9 we're on the agenda because it was --

10 MR. EYERMAN: Yeah. For -- for the record,
11 I've received the notices. I'm reviewing them.
12 They seem -- they seem complete -- complete.
13 Continue.

14 MR. ARTURI: Okay.

15 MR. DILLON: Please raise your right hand.
16 Do you swear the testimony you're about to
17 give this Board is the whole truth?

18 MR. CARBALLO: I do.

19 MR. DILLON: State your name and spell it
20 for the record.

21 MR. CARBALLO: Sure.

22 Jose Carballo, C-A-R-B as in boy, A-L-L-O.

23 MR. DILLON: Thank you.

24 MR. EYERMAN: Mr. Carballo, you ever
25 testified before this Board before?

1 MR. CARBALLO: Oh, many times.

2 MR. EYERMAN: Okay.

3 MR. CARBALLO: Many times over the years.

4 MR. EYERMAN: In what capacity are you
5 testifying tonight?

6 MR. CARBALLO: Architect.

7 MR. EYERMAN: And you have testified before
8 this Board as an architect?

9 MR. CARBALLO: Yes, I have.

10 MR. EYERMAN: Okay.

11 This Board will accept you as a licensed
12 architect in the State of New Jersey.

13 Ask you to continue.

14 MR. CARBALLO: Appreciate it.

15 MR. ARTURI: Thank you.

16 MR. CARBALLO: Thank you very much.

17 MR. ARTURI: Mr. Carballo, can you describe
18 the application for the Board?

19 MR. CARBALLO: Certainly.

20 The property in question is 708-718 -- what
21 do you call that -- Summit Avenue. The property
22 is a large property, about 36,000 square feet.
23 And there's a large building, which contains a
24 CVS on the first floor and it contains a bowling
25 alley on the second floor.

1 Adjacent to it, there's a liquor store.
2 It's a small attachment to this building, which
3 obviously was built at a later date. And what we
4 have in front of you today is the squaring off of
5 that appendage, liquor store, to be flush with
6 the existing building. It's an addition of about
7 840 square feet.

8 The liquor store is a vibrant business, but
9 it's very tight, and basically, what the client
10 came to us with is we need more space so we can
11 put more stock, so we can put more product, not
12 necessarily to get more people, but just to do
13 more product.

14 Parking is -- is a problem, just like it's
15 a problem in every other building in --
16 commercial building anyway in -- in Union City.
17 As you can see, from the property, it's an L
18 shaped parking area. It goes in from 8th Street,
19 comes out on 7th Street, and it's so tight that
20 when you come in from 7th Street, the only way to
21 put parking there is what exists now, which is
22 angled parking.

23 We do have 46 parking spaces. Even with
24 the addition of this 800 square feet, we still
25 maintain 46 parking spaces, just because of the

1 layout of how we did this.

2 MR. EYERMAN: And when you say squaring
3 off, you're just going to take the -- the
4 overhang and close it in, roughly?

5 Is that what you're going to do?

6 MR. CARBALLO: What we're going to do is
7 we're going to extend the front of that building,
8 which is set back from the main building.

9 CHAIRPERSON CAPIZZI: Um hum.

10 MR. CARBALLO: We're just going to match
11 the existing building.

12 MR. EYERMAN: Okay.

13 MR. CARBALLO: The front of the existing
14 building.

15 Again, it's about 800 square feet. The --
16 the total liquor store now is going to be around
17 2,000 square feet, but it will just have a little
18 bit more room for -- for product.

19 This is the -- the best parking layout. I
20 know, we tried several different ways. Because
21 of the -- the way of the buildings and the lot
22 and the way it's laid out -- you know, the
23 building and the lot, this is -- this is all we
24 could do.

25 So, it is 46 parking spaces. This is what

1 | has been there for a long time.

2 | MR. EYERMAN: You're not losing any parking
3 | spaces?

4 | MR. CARBALLO: No. We're not losing any
5 | parking. Matter of fact, when we pulled it out,
6 | there were three parking spaces --

7 | CHAIRPERSON CAPIZZI: Um hum.

8 | MR. CARBALLO: -- within that space. But
9 | as we pulled it out, the parking spaces that were
10 | on the side of it -- actually we added parking
11 | spaces there. So, the three that we took out
12 | from the front of the building, we were able to
13 | replace elsewhere on the site.

14 | MR. VELAZQUEZ: And these are -- these are
15 | private parking spaces, too. When you go in, for
16 | just the customers. It's just not for -- they'll
17 | get towed by -- if you're not --

18 | MR. CARBALLO: That is -- that is correct.
19 | This is just for the business. As --

20 | MR. ARTURI: Did you look at ways to try to
21 | add those three spaces?

22 | MR. CARBALLO: Well, to try to add the
23 | three spaces that we're requiring, because of the
24 | addition, no.

25 | MR. ARTURI: Right.

1 MR. CARBALLO: Yeah. We could not add
2 those three parking spaces. We -- what we did is
3 just maximize what we had there, understanding
4 that -- you know, as an urban situation, most
5 people will actually come by foot.

6 If you live within two to three blocks of
7 the area, you're not going to take your car out
8 from your parking lot or parking space to come
9 here, because you're not going to find that
10 parking space back again. So, you'll walk to
11 here. So, it's a lot of foot -- foot traffic
12 coming here.

13 The other thing, too, is the -- on the
14 second floor, the bowling alley, that's more of
15 like an evening, night type of business. So, you
16 can almost call it shared parking within the day
17 uses and the -- you know, late evening uses. And
18 I think it does work fairly well in this
19 situation.

20 MR. ARTURI: From your experience, would
21 this enlargement change in the property in any
22 significant manner?

23 MR. CARBALLO: No. Basically what it does
24 is it just fixes the front of the building. As
25 you can see from the elevations that -- or the

1 | photos that we provided, it's a hodge-podge --
2 | you know, of signs and things like that. All of
3 | that will be cleaned up.

4 | CHAIRPERSON CAPIZZI: Right.

5 | MR. CARBALLO: And it's just going to be a
6 | better front for the entire site.

7 | MR. ARTURI: Because the parking, as it's
8 | designed now, does the traffic flow change at
9 | all?

10 | MR. CARBALLO: No, no. It doesn't change.
11 | Actually, like I said, it comes in from 8th
12 | Street. It just winds its way around the
13 | building, comes out on 7th Street, and it's one
14 | way in, one way out.

15 | CHAIRPERSON CAPIZZI: Um hum.

16 | MR. CARBALLO: So, that pattern doesn't
17 | change. The number of parking spaces doesn't
18 | change.

19 | MR. ARTURI: Okay.

20 | I have nothing else.

21 | CHAIRPERSON CAPIZZI: So, it's just on the
22 | first floor. There's nothing on the -- you're
23 | just making --

24 | MR. ARTURI: Right.

25 | CHAIRPERSON CAPIZZI: -- it a square.

1 Correct?

2 MR. CARBALLO: That -- that is correct.
3 It's only on the first floor.

4 CHAIRPERSON CAPIZZI: Right.

5 MR. CARBALLO: There's no second floor to
6 this building.

7 CHAIRPERSON CAPIZZI: Okay.

8 MR. CARBALLO: It will not be under this
9 application.

10 CHAIRPERSON CAPIZZI: I'm happy to hear
11 that it will get cleaned up, because it looks a
12 little messy.

13 MR. CARBALLO: Well, yeah. It's -- you
14 look at the pictures, it's like -- eh.

15 CHAIRPERSON CAPIZZI: Right.

16 MR. CARBALLO: You know?

17 MR. VELAZQUEZ: I'd add, too, I know this -
18 - it looks ancient, and seeing the drawings and
19 that, it brings it more up-to-date, especially
20 around that area. It's -- it needs that.

21 CHAIRPERSON CAPIZZI: Um hum.

22 MR. VELAZQUEZ: The only thing that -- you
23 know, I say that sometimes, when the people hang
24 out, they could -- you know, maybe some garbage
25 cans in there. You know, if there's any way --

1 sometimes there's a lot of bottles and all that.

2 You know, that's just --

3 MR. CARBALLO: I don't think that will be a
4 problem.

5 MR. VELAZQUEZ: Yeah.

6 MR. CARBALLO: Yeah. Definitely.

7 MR. EYERMAN: Along with that, the only
8 thing I was thinking is lighting. Maybe some --

9 CHAIRPERSON CAPIZZI: Um hum.

10 MR. EYERMAN: Maybe some down lighting
11 above those windows --

12 MR. CARBALLO: You --

13 CHAIRPERSON CAPIZZI: Yes.

14 MR. EYERMAN: -- just to --

15 MR. CARBALLO: Right. You do --

16 MR. EYERMAN: -- keep it lit and --

17 MR. CARBALLO: Yeah, we're going to put
18 some lighting on the building. There's lighting
19 -- you know, to light up the other signs. But
20 yeah. It is the type of business that you want a
21 lot of lights, so you can keep the -- the safety
22 and the security of patrons mainly.

23 MR. EYERMAN: We'd like to see that.

24 MR. VELAZQUEZ: Yeah. Because on 7th
25 Street, we just added a lot of the flood lights

1 and all that.

2 MR. CARBALLO: Um hum.

3 MR. VELAZQUEZ: Which helps enhances,
4 especially that side.

5 MR. CARBALLO: Sure.

6 MR. VELAZQUEZ: With the extra lighting,
7 the garbage cans --

8 MR. CARBALLO: Right.

9 MR. VELAZQUEZ: -- that you can store out.

10 MR. CARBALLO: Definitely.

11 MR. VELAZQUEZ: Sometimes they like to
12 sneak in, and then, you have all the bottles
13 thrown all over the place, and it liters more.

14 MR. CARBALLO: Okay. Correct.

15 We'll put plenty of lighting so that it's
16 -- if anybody's going to do anything, it will be
17 on stage, so you could actually see what's going
18 on.

19 Several years ago, this property -- I don't
20 know if you remember, had a building on the
21 corner, from -- some of us, I remember it. But
22 right on the corner, there was a building. And
23 I'm not kidding you, that building was eight foot
24 wide. And that building was torn down many years
25 ago to provide parking. So --

1 CHAIRPERSON CAPIZZI: Hmm.

2 MR. VELAZQUEZ: Yeah, in the back.

3 MR. CARBALLO: This is --

4 Excuse me?

5 MR. VELAZQUEZ: The one in the back.

6 Right?

7 MR. CARBALLO: No, no. This was actually
8 on the corner of Summit and -- and 7th. It,
9 actually, just came like this.

10 As a matter of fact, if you look at what's
11 called Lot number 1, on the -- on the survey --

12 CHAIRPERSON CAPIZZI: Was it a hot dog
13 place?

14 MR. CARBALLO: No, it was a --

15 A VOICE: Yes.

16 MR. CARBALLO: Was it at one point?

17 CHAIRPERSON CAPIZZI: No, it was a --

18 MR. CARBALLO: I -- I remember it as a --

19 A VOICE: Pet store.

20 MR. CARBALLO: As a pet store. Right.

21 CHAIRPERSON CAPIZZI: Yes. Yes.

22 MR. CARBALLO: But if you look at that one
23 strip --

24 CHAIRPERSON CAPIZZI: Yup.

25 MR. CARBALLO: -- that says Lot number 1,

1 | that was the building. I mean, it was like this.

2 | CHAIRPERSON CAPIZZI: Yes.

3 | MR. CARBALLO: Basically. So, that was
4 | torn down so we could put more parking, many
5 | years ago.

6 | CHAIRPERSON CAPIZZI: Sure.

7 | MR. CARBALLO: So, we've tried to do the
8 | best we can with this property.

9 | MR. EYERMAN: Counsel, the only variance
10 | you need is the parking variance?

11 | MR. ARTURI: Yes. Three spaces.

12 | CHAIRPERSON CAPIZZI: Okay.

13 | MR. EYERMAN: All right. I would open up
14 | to --

15 | If you don't mind?

16 | CHAIRPERSON CAPIZZI: Of course.

17 | MR. EYERMAN: Going to open up to the
18 | public.

19 | Any questions for this expert?

20 | All right.

21 | Close to the public.

22 | Open to the public for any -- any comments
23 | in general?

24 | MR. PRICE: Larry Price, 1006 Palisade.

25 | I'll just make a quick comment.

1 This is an impossible application to deny.
2 As you all know, there's a provision in the
3 proposed Zoning Ordinance change which says there
4 will be no parking requirement for any commercial
5 use on Summit Avenue or Bergenline Avenue, which
6 means that if it's adopted in that form, as soon
7 as this is adopted, all the parking requirement
8 goes away here. So, they could -- if you denied
9 them tonight, they could reapply in two months
10 and they wouldn't even need it.

11 In fact, I don't even think they would have
12 to apply because there would no longer would be a
13 zoning parking so --

14 MR. EYERMAN: You should hire him next
15 time.

16 MR. CARBALLO: Thank you, Larry.

17 MR. VELAZQUEZ: I make a motion.

18 CHAIRPERSON CAPIZZI: Carlos?

19 MR. VELAZQUEZ: I'll make a motion.

20 THE SECRETARY: Motion to?

21 MR. VELAZQUEZ: To approve.

22 THE SECRETARY: Motion to approve by Mr.
23 Velazquez.

24 MR. EYERMAN: And granting a variance for
25 three parking spaces.

1 MR. VELAZQUEZ: With the condition we had
2 on there.

3 Right?

4 MR. EYERMAN: With the conditions that you
5 put in garbage cans.

6 CHAIRPERSON CAPIZZI: Right.

7 MR. EYERMAN: And -- and proper lighting.

8 MR. VELAZQUEZ: Garbage can and the lights.

9 MR. EYERMAN: Lots of lighting for the
10 property.

11 THE SECRETARY: Right.

12 Motion to approve this application by Mr.
13 Velazquez.

14 Second by Ms. Capizzi.

15 Roll call on the motion.

16 Ms. Koehler?

17 VICE CHAIRPERSON KOEHLER: Yes.

18 THE SECRETARY: Ms. Capizzi?

19 CHAIRPERSON CAPIZZI: Yes.

20 THE SECRETARY: Ms. Genao?

21 MS. GENAO: Yes.

22 THE SECRETARY: Mr. Medina?

23 MR. MEDINA: Yes.

24 THE SECRETARY: Mr. Velazquez?

25 MR. VELAZQUEZ: Yes.

1 THE SECRETARY: Mr. Guareno?

2 MR. GUARENO: Yes.

3 THE SECRETARY: Six in favor.

4 Motion carries.

5 Thank you.

6 MR. ARTURI: Thank you.

7 MR. CARBALLO: Thank you.

8 MR. ARTURI: Thank you, everybody.

9 MR. CARBALLO: Good evening, all.

10 * * *

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 **ADJOURNMENT :**

2

3 CHAIRPERSON CAPIZZI: Motion to adjourn.

4 THE SECRETARY: Motion to adjourn by Ms.

5 Capizzi.

6 MR. VELAZQUEZ: Second.

7 THE SECRETARY: Second by Mr. Velazquez.

8 CHAIRPERSON CAPIZZI: Happy Memorial Day
9 weekend, everybody.

10 MR. EYERMAN: It's my birthday.

11 CHAIRPERSON CAPIZZI: Oh, happy birthday.

12 MR. EYERMAN: Thank you very much.

13 THE SECRETARY: All in favor, say aye.

14 MR. VELAZQUEZ: Happy birthday.

15 THE SECRETARY: The ayes have it.

16 A VOICE: Happy birthday.

17 THE SECRETARY: Thank you.

18 Let the record show the meeting has ended.

19 Thank you and good night, everybody.

20

21 (Whereupon, the proceedings were concluded
22 at 6:47 p.m.)

23

24

25

1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5

6

7 I, DEBRA A. KASZNIAK, assigned transcriber,
8 do hereby affirm that the foregoing is a true and
9 accurate transcript in the matter of the REGULAR
10 MEETING of the UNION CITY PLANNING BOARD heard on
11 Tuesday, May 22, 2018 and digitally recorded.

12

13

14

15

16

17

18

19

20

21

22

23

24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon