

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, January 22, 2019
Commencing at 6:12 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

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

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

KENNETH A. PORRO, ESQ.,
Attorney for Applicant, Gulam Sarwar Ansari

J. ALVARO ALONSO, ESQ.,
Attorney for Applicant, Tapia & Sons, LLC

J. ALVARO ALONSO, ESQ.,
Attorney for Applicant,
Manhattan Avenue Capital 1300, LLC

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Harry Zawada

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

3 Please take notice that on Tuesday, January
4 22nd, 2019, at six p.m., a Regular Meeting is
5 scheduled for the City of Union City Planning
6 Board to be held in the Municipal 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 of the Open Public
11 Meeting Act.

12 Adequate notice of this meeting has been
13 provided as follow:

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

21 Before we call roll for this evening, will
22 everybody kindly rise to salute the flag, please?

23

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

1

2 THE SECRETARY: Thank you.

3

4 **ROLL CALL:**

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6 THE SECRETARY: Let the record --

7 Roll call for tonight's meeting.

8 Diane Capizzi?

9 MS. CAPIZZI: Here.

10 THE SECRETARY: Jeanne Koehler?

11 MS. KOEHLER: Here.

12 THE SECRETARY: Ydalia Genao?

13 MS. GENAO: Yes.

14 THE SECRETARY: Celin Valdivia,

15 Commissioner? Absent.

16 Carolina Fernandez? Absent.

17 Rudy Rivero? Absent.

18 Franklin Medina?

19 MR. MEDINA: Here.

20 THE SECRETARY: Alicia Morejon? Absent.

21 Alejandro Velazquez? He's on --

22 MR. GUARENO: He's here.

23 THE SECRETARY: Allow --

24 CHAIRPERSON CAPIZZI: Um hum.

25 MR. SPATZ: He's here?

1 MR. GUARENO: Just walked in.

2 THE SECRETARY: Mr. Velazquez, you present.

3 Mr. Velazquez is present.

4 Let the record indicate there are six
5 present. We have a full quorum for tonight's
6 meeting.

7 MR. GUARENO: Carlos? You didn't call my
8 name.

9 THE SECRETARY: I didn't call your name?
10 All right?

11 Like to call Mr. Guareno?

12 MR. GUARENO: Present.

13 THE SECRETARY: Let the record indicate we
14 have six members present.

15 Thank you.

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1 **Reorganization to Elect Chair and**
2 **Vice Chairperson:**

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4 THE SECRETARY: Reorganization to elect
5 chair and vice chairperson.

6 Can I have a motion to nominate a chair --
7 chairperson?

8 MR. GUARENO: Motion.

9 MS. KOEHLER: Motion to nominate Diane
10 Capizzi.

11 THE SECRETARY: Motion to nominate --

12 MR. VELAZQUEZ: I second.

13 THE SECRETARY: -- Ms. Capizzi as a
14 chairperson.

15 MR. VELAZQUEZ: I second.

16 THE SECRETARY: Second by Mr. Velazquez.

17 Is any other nomination?

18 See no -- any other nomination.

19 Roll call on the motion.

20 Ms. Capizzi?

21 MS. CAPIZZI: Yes.

22 THE SECRETARY: Ms. Koehler?

23 MS. KOEHLER: Yes.

24 THE SECRETARY: Ms. Genao?

25 MS. GENAO: Yes.

1 THE SECRETARY: Mr. Medina?

2 MR. MEDINA: Yes.

3 THE SECRETARY: Mr. Velazquez?

4 MR. VELAZQUEZ: Yes.

5 THE SECRETARY: Mr. Guareno?

6 MR. GUARENO: Yes.

7 THE SECRETARY: Six in favor.

8 Motion carries.

9 Congratulations, Ms. Capizzi.

10 Can I have a motion to nominate a vice

11 chairperson?

12 CHAIRPERSON CAPIZZI: I make a motion to

13 nominate Jeanne Koehler.

14 THE SECRETARY: Motion by --

15 MS. GENAO: I second.

16 THE SECRETARY: -- Ms. Capizzi to nominate

17 Ms. Koehler.

18 Any second the motion?

19 MS. GENAO: I second.

20 THE SECRETARY: Second by Ms. Genao.

21 Any other nomination?

22 Seeing none.

23 We are going to roll call on the motion.

24 Ms. Capizzi?

25 CHAIRPERSON CAPIZZI: Yes.

1 THE SECRETARY: Ms. Koehler?

2 MS. KOEHLER: Yes.

3 THE SECRETARY: Ms. Genao?

4 MS. GENAO: Yes.

5 THE SECRETARY: Mr. Medina?

6 MR. MEDINA: Yes.

7 THE SECRETARY: Mr. Velazquez?

8 MR. VELAZQUEZ: Yes.

9 THE SECRETARY: Mr. Guareno?

10 MR. GUARENO: Yes.

11 THE SECRETARY: Six in favor.

12 Motion carries.

13 Congratulations, Ms. Koehler.

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1 **ADOPTION OF MINUTES:**

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3 (1) Regular meeting held on November 27, 2018
4 and Special Meeting held on December 11, 2018.

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6 THE SECRETARY: Adopt --- adoption of
7 minutes.

8 Regular meeting held on November 27, 2018
9 and Special Meeting held on December 11, 2018.

10 We are going first to November 27.

11 Can I have a motion?

12 CHAIRPERSON CAPIZZI: I'll make a motion.

13 THE SECRETARY: Motion by Ms. Capizzi.

14 MS. GENAO: I second.

15 THE SECRETARY: Second by Ms. Genao.

16 Roll call on the motion.

17 Ms. Capizzi?

18 CHAIRPERSON CAPIZZI: Yes.

19 THE SECRETARY: Ms. Koehler?

20 VICE CHAIRPERSON KOEHLER: Abstain.

21 THE SECRETARY: Mr. Medina?

22 MR. MEDINA: Yes.

23 THE SECRETARY: Mr. Velazquez?

24 MR. VELAZQUEZ: Abstain.

25 THE SECRETARY: Mr. Guareno?

1 MR. GUARENO: Yes.

2 THE SECRETARY: Four in favor, two
3 abstained.

4 Motion carries.

5 Let's go now to the minutes from the
6 Special Meeting, December 11, 2018.

7 Can I have a motion?

8 CHAIRPERSON CAPIZZI: I'll make a motion.

9 THE SECRETARY: Motion by Ms. Capizzi.

10 MS. GENAO: I second.

11 THE SECRETARY: Second by Ms. Genao.

12 Roll call on the motion.

13 Ms. Capizzi?

14 CHAIRPERSON CAPIZZI: Yes.

15 THE SECRETARY: Ms. Koehler?

16 VICE CHAIRPERSON KOEHLER: Yes.

17 THE SECRETARY: Ms. Genao?

18 MS. GENAO: Yes.

19 THE SECRETARY: Mr. Medina?

20 MR. MEDINA: Yes.

21 THE SECRETARY: Mr. Velazquez?

22 MR. VELAZQUEZ: Abstain.

23 THE SECRETARY: Mr. Guareno?

24 MR. GUARENO: Yes.

25 THE SECRETARY: Five in favor, one -- one

1 abstained.

2 Motion carries.

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1 **RESOLUTIONS :**

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3 (1) Non-Condernnation Redevelopment Area Report
4 of 720 8th Street, Block 42, Lot 9 of the City of
5 Union City. Approved

6

7 THE SECRETARY: Adoption of Resolutions.

8 We are going to Resolution number 1.

9 Non-Condernnation Redevelopment Area Report,
10 720 8th Street of the City of Union City. That
11 was approved on December 11, 2018.

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

14 CHAIRPERSON CAPIZZI: I'll make a motion.

15 THE SECRETARY: Motion by Ms. Capizzi.

16 Second by?

17 Second by Ms. Koehler.

18 Roll call on the motion.

19 Ms. Capizzi?

20 CHAIRPERSON CAPIZZI: Yes.

21 THE SECRETARY: Ms. Koehler?

22 VICE CHAIRPERSON KOEHLER: 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: Abstain.

4 THE SECRETARY: Mr. Guareno?

5 MR. GUARENO: Yes.

6 THE SECRETARY: Five in favor, one -- one
7 abstained.

8 Motion carries.

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1 **RESOLUTIONS:**

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3 (2) Luis and Reina Yanqui, 2408 New York Avenue,
4 Block 139, Lot 5. Applicants are seeking one
5 year extension. The Resolution was memorialized
6 on November 24, 2015. **Notice: 2nd Extension**

7 **Approved**

8 (3) Carlos Sarrate, 2415 New York Avenue, Block
9 138, Lot 14. Applicant proposes to legalize
10 basement apartment. **Approved**

11 (4) Tereza Georgevia, 2708 New York Avenue,
12 Block 151, Lot 5. Legalizing existing ground
13 level residential unit, to go from two families
14 to three families. **Approved**

15 (5) JC Realty Enterprises, LLC, 2309 West
16 Street, Block 129, Lot 15. Existing two family to
17 be converted into three units. Second floor
18 apartment to be converted into two studio
19 apartments. **Approved**

20
21 THE SECRETARY: We are going now to
22 Resolution 2, 3, 4 and 5.

23 Number 2.

24 Luis and Reina Yanqui, 2408 New York
25 Avenue.

1 Resolution number 3.

2 Carlos Sarrate, 2415 New York Avenue.

3 Number 4.

4 Tereza Georgevia, 2708 New York Avenue.

5 And number 5.

6 JC Realty Enterprise, LLC, 2309 West

7 Street.

8 Can I have a motion?

9 CHAIRPERSON CAPIZZI: Make a motion.

10 THE SECRETARY: Motion by Ms. Capizzi.

11 Any second the motion?

12 MS. GENAO: I second.

13 THE SECRETARY: Second by Ms. Genao.

14 Roll call on the motion.

15 Ms. Capizzi?

16 CHAIRPERSON CAPIZZI: Yes.

17 THE SECRETARY: Ms. Koehler?

18 VICE CHAIRPERSON KOEHLER: Abstain.

19 THE SECRETARY: Ms. Genao?

20 MS. GENAO: Yes.

21 THE SECRETARY: Mr. Medina?

22 MR. MEDINA: Yes.

23 THE SECRETARY: Mr. Velazquez?

24 MR. VELAZQUEZ: Abstain.

25 THE SECRETARY: Mr. Guareno?

1 MR. GUARENO: Yes.

2 THE SECRETARY: Four in favor, two
3 abstained.

4 Motion carries.

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1 **Presentation of the Master Plan Reexamination**

2 **Report of the City of Union City:**

3

4 THE SECRETARY: Okay.

5 We have the first item on the agenda,
6 presentation of the Master Plan Reexamination
7 Report of the City of Union City.

8 MR. EYERMAN: Mr. Secretary, I got three --

9 THE SECRETARY: Ms. McKinley Mertz?

10 MR. EYERMAN: I have three more
11 Resolutions.

12 THE SECRETARY: Huh?

13 MR. EYERMAN: I have three more Resolutions
14 on here. Have you read it?

15 THE SECRETARY: No. That's -- that's five
16 are together.

17 CHAIRPERSON CAPIZZI: He did 2, 3, 4, and
18 5.

19 Two, 3, 4, 5.

20 MR. EYERMAN: He did them?

21 CHAIRPERSON CAPIZZI: Yes. He put them
22 together.

23 MR. EYERMAN: Okay.

24 Very good.

25 CHAIRPERSON CAPIZZI: Okay.

1 THE SECRETARY: All right.

2 I'm sorry.

3 Got it.

4 MR. EYERMAN: That's all right.

5 THE SECRETARY: All right.

6 Presentation of the Master Plan

7 Reexamination Report of the City of Union City.

8 McKinley Mertz, City Planners, please?

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

11 MS. MERTZ: I have a few -- I have a map
12 for the Board to look at with new proposed zoning
13 on it. I did realize tonight, as I was speaking
14 with the attorney, there was a mistake.

15 The overlay districts, the layer on our map
16 got turned off, so I scribbled it in real quick
17 with a sharpie. So, if you have a question of
18 where those boundaries actually are, let me know.
19 But those should be on there.

20 So, if you want to take one and pass it.

21 MR. DILLON: Does she -- does she need to
22 be sworn?

23 MR. EYERMAN: You've been sworn to testify
24 before this Board again.

25 Right?

1 MS. MERTZ: I have. Yeah.

2 MR. EYERMAN: All right.

3 Swear her in again.

4 MR. DILLON: Raise your right hand.

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

7 MS. MERTZ: I do.

8 MR. DILLON: State your name and spell it
9 for the record.

10 MS. MERTZ: McKinley Mertz, M-E-R-T-Z.

11 MR. DILLON: Okay.

12 Thank you.

13 MS. MERTZ: Okay.

14 So, as this Board may remember, we were
15 here in March of 2018, presenting another -- or
16 the first Reexamination Report that we prepared.

17 After that report was adopted by this
18 Board, we moved forward with the Township to
19 implement the recommendations of that report,
20 which included a significant number of zoning
21 recommendations.

22 However, once we were moving forward with
23 that and attempting to determine new standards
24 and details of that, it became clear to us, as
25 the planners, as well as the city officials that

1 we were working with that one of the key
2 recommendations of that plan was going to be hard
3 to implement and do it in a way that would be
4 beneficial to the city.

5 And that recommendation was eliminating the
6 multiple use district that you have on the east
7 side, which hugs JFK Boulevard on your map. It's
8 the pink on the left hand side.

9 The March 2000 plan proposed eliminating
10 that zone in its -- in its entirety. As I said,
11 we -- once we got into the details of drafting
12 the Ordinance, it became clear that eliminating
13 that zone was going to put more properties into
14 nonconformity and actually go against what the
15 City and the residents had said, which was
16 keeping -- doing what we can to keep the existing
17 development pattern as is and enforcing it and
18 supporting it.

19 So, because zoning is routed in your Master
20 Plan, the clear path for us was to come back to
21 you with a new Master Plan Reexamination Report
22 that included maintaining that zone with slightly
23 different boundaries than what is existing.

24 And again, that was to -- we took out some
25 single and two family residences and put those

1 | into the -- the residential zone, so that those
2 | became conforming.

3 | I believe in the -- in the March plan, most
4 | of those were put into the residential zone. But
5 | again, we're trying to make what's on the ground
6 | already conforming and not push a whole bunch
7 | into nonconformities.

8 | So, having said that, the new plan that's
9 | in front of you, the draft 2019 plan, the changes
10 | from the March plan are specifically focused in
11 | Section D, which is called Recommended Changes to
12 | the City's Master Plan and Land Development
13 | Ordinance.

14 | Sections A through C remain the same as
15 | they did in the March plan. So, I'm going to run
16 | through, real quick, what the changes are in
17 | Section D.

18 | The first one being the affordable housing
19 | section.

20 | We just amended that to add a clause
21 | updating the City's status and the City
22 | successfully received their Judgement of
23 | Compliance and Repose on October 23rd, 2018. So,
24 | their housing plan -- your housing plan has been
25 | approved and the mechanisms moving forward with

1 it.

2 The next section that was amended was the
3 residential zoning section.

4 And again, we revised this to remove the
5 recommendation of eliminating that MU multiple
6 district zone.

7 So, this draft 2019 report does not
8 recommend eliminating that zone for the reasons
9 that I -- that I stated earlier.

10 Continuing down in the plan, the commercial
11 zoning section.

12 This was revised to recommend that the
13 zoning boundaries of the MU zone, as I mentioned,
14 be realigned. And also, portions of the
15 neighborhood commercial zone.

16 These portions that were realigned are, if
17 you look north of I95 and east of JFK Boulevard
18 and Bergen Turnpike, so it's the -- on the kind
19 of left hand side of north of I95.

20 The -- we moved more properties into the
21 residential zone that had been classified as
22 commercial.

23 And again, that was to -- in an effort to
24 continue to maintain those residential
25 neighborhoods.

1 And again, putting a few things into the
2 commercial that clearly deserved to be in the
3 commercial area.

4 So, the boundaries of -- of that portion on
5 the left hand side, north -- the west hand side
6 of the city, but left hand side of your map,
7 north of I95, and then, again the MU district
8 zoning boundaries.

9 In terms of the existing redevelopment
10 plans, this -- in the March 2009 (sic) -- 2018
11 plan -- I'm sorry -- we did not recommend any
12 changes to your -- any specific changes to the
13 redevelopment plans. We recommended sort of an
14 overall review.

15 And as we were getting into that a little
16 bit, we became -- we came across some specifics
17 regarding the D-BG, the bus garage redevelopment
18 area, and that's an area that is -- you can see
19 it on that zoning map that I gave you -- pretty
20 centrally located, south of I95.

21 It was an area that was designated in 1999
22 and not much has -- has happened since the
23 designation, if anything.

24 So, we -- the new Master Plan Reexamination
25 recommends studying that area to determine if

1 different types of uses might be appropriate.

2 Specifically, community based uses; art
3 museums, recreation complex, community centers,
4 something that might benefit the community, as
5 opposed to what's there.

6 And the existing redevelopment plan, I
7 believe, only permits a bus depot. So, this
8 would -- this -- the part -- portion of the study
9 would expand those uses.

10 Following down under zoning regulations.

11 Again, we revised that to delete any
12 references to the elimination of that multiple
13 use district.

14 We did recommend maintaining all of the
15 existing standards and uses for the MU zone.
16 None of the bulk standards that exist today are
17 proposed to change for that zone.

18 We included the chart for that zone, for
19 reference purposes only, but again, nothing on
20 that chart is different from what you have today
21 in your zoning standards.

22 And then, finally, we have the proposed
23 zoning map which is in front of you.

24 And again, I apologize for those two
25 overlay districts being left off. The Historic

1 | Preservation Overlay and the Palisades

2 | Preservation Overlay are proposed to remain.

3 | And the Palisades Overlay encompasses,
4 | clearly, all of the Palisades portion of the
5 | city. And the Historic Preservation District is
6 | -- is two sections of the town, one of which
7 | includes the -- the large cathedral.

8 | We also -- so, with those being kept,
9 | however, we did propose to remove the JFK overlay
10 | and the UTOD overlay, which was the Transit
11 | Oriented District Overlay, which had been in the
12 | very northwest corner of the city.

13 | And the reason for removing those was,
14 | again, once we started looking at the standards
15 | that were associated with them, they really, we
16 | felt and the City felt, contradicted with the
17 | overall goal of maintaining the existing
18 | residential density.

19 | And with that, that's -- that is the bulk
20 | and all of the standards and recommendations that
21 | have changed.

22 | So, I'm happy to take any questions you
23 | might have about any of that.

24 | CHAIRPERSON CAPIZZI: I don't have any
25 | questions.

1 MR. EYERMAN: Any questions from the Board?

2 CHAIRPERSON CAPIZZI: Anybody have any
3 questions?

4 Public?

5 MR. EYERMAN: I would open up to public
6 comment.

7 CHAIRPERSON CAPIZZI: Any questions from
8 the public?

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

11 MR. DILLON: Are you asking questions or
12 giving testimony, Mr. Price?

13 MR. PRICE: Asking questions really.

14 MR. DILLON: Should he be sworn in for
15 that?

16 MR. EYERMAN: No. Just ask them.

17 MR. DILLON: Okay.

18 MR. PRICE: In terms of the MU district --

19 MS. MERTZ: Yes.

20 MR. PRICE: Looking at page 25, it sets the
21 standards for the MU district. Those are
22 entirely different from the existing standards
23 for the existing MU district.

24 Correct?

25 MS. MERTZ: These are the exact same

1 standards. The current MU district refers for
2 the low-rise and mid-rise apartments, they
3 actually refer to a zone that we are proposing to
4 eliminate. So what we did with this chart was we
5 kept those standards, and then all other uses,
6 that is everything besides mid-rise and low-rise
7 apartments.

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

10 MS. MERTZ: You do not have the most
11 updated copy of it. This was the one that was
12 put on file on the 11th.

13 MR. PRICE: Is that the one which was
14 handed out here?

15 MR. EYERMAN: Happily have mine.

16 MS. MERTZ: I'm not sure. This one's dated
17 January, 2019.

18 MR. EYERMAN: I'm going to give him my
19 copy.

20 MS. MERTZ: Okay. That's the zoning map
21 copy.

22 MR. EYERMAN: Mr. Price, this is all yours.

23 MR. PRICE: Thank you, Mr. --

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

1 MS. MERTZ: What is the date on the cover
2 of that one? January --

3 MR. PRICE: January --

4 MS. MERTZ: Yes. That's the most updated
5 one. Yes.

6 MR. PRICE: I see.

7 MS. MERTZ: So, the --

8 MR. PRICE: Okay.

9 MS. MERTZ: -- the zoning chart's on page
10 24 here.

11 MR. PRICE: Okay.

12 Thank you.

13 MS. MERTZ: Yeah.

14 You're welcome.

15 MR. EYERMAN: Any other questions from the
16 public?

17 Madam Chair, I would -- I would suggest
18 that you move to adopt the new zoning map as
19 presented.

20 CHAIRPERSON CAPIZZI: Okay. I'll make a
21 motion to --

22 MR. EYERMAN: To adopt.

23 CHAIRPERSON CAPIZZI: -- adopt the new
24 zoning --

25 MS. MERTZ: Well, the -- it would be the

1 plan --

2 MR. EYERMAN: Oh, I'm sorry.

3 MS. MERTZ: -- with --

4 MR. EYERMAN: The plan.

5 MS. MERTZ: Yeah. With -- with the
6 proposals.

7 MR. EYERMAN: Say again.

8 MS. MERTZ: Just the Reexamination Report.

9 MR. EYERMAN: The Reexamination.

10 CHAIRPERSON CAPIZZI: The Reexamination
11 Report.

12 MS. MERTZ: Yeah.

13 MR. EYERMAN: Yup.

14 CHAIRPERSON CAPIZZI: I'll make a motion to
15 adopt the Reexamination Report.

16 MR. VELAZQUEZ: I second it.

17 THE SECRETARY: Motion to accept the
18 presentation of the master Reexamination Report
19 by -- by Ms. Capizzi.

20 Any second the motion?

21 MR. VELAZQUEZ: I do.

22 I second it.

23 THE SECRETARY: Second by Mr. Velazquez.

24 CHAIRPERSON CAPIZZI: Thank you.

25 THE SECRETARY: Roll call on the motion.

1 Ms. Capizzi?

2 CHAIRPERSON CAPIZZI: Yes.

3 THE SECRETARY: Ms. Koehler?

4 VICE CHAIRPERSON KOEHLER: Yes.

5 THE SECRETARY: Ms. Genao?

6 MS. GENAO: Yes.

7 THE SECRETARY: Mr. Medina?

8 MR. MEDINA: Yes.

9 THE SECRETARY: Mr. Velazquez?

10 MR. VELAZQUEZ: Yes.

11 THE SECRETARY: Mr. Guareno?

12 MR. GUARENO: Yes.

13 THE SECRETARY: Six in favor.

14 Motion carries.

15 Thank you.

16 MS. MERTZ: Thank you very much.

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1 **Gulam Sarwar Ansari - 1614 New York Avenue:**

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3 THE SECRETARY: Next application on
4 tonight's agenda, Gulam Sarwar Ansari, 1614 New
5 York Avenue.

6 Mr. Porro, please?

7 MR. PORRO: Yes.

8 For the record, Ken Porro on behalf of the
9 applicant.

10 I have with me tonight three witnesses. We
11 hope to be quick. The first one is the
12 architect, the second one is the professional
13 planner, and the third one is the property owner.

14 I premarked some exhibits:

15 A-1 being the interior layout of the
16 property. And I chose A-1 designation because
17 it's also reflective of the architect's plan.

18 A-2 is also reflective of the architect's
19 plan. That is the exterior of the house.

20 And A-3 is the overall site plan with
21 variances. We're probably going to start off
22 with A-3 with the architect.

23 We also have -- our professional planner
24 put together a layout for the application
25 tonight, a photo layout.

1 And that has been marked as A-4.

2 If I could, I'll call first the architect.

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

5 MR. DILLON: Please raise your right hand.

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

8 MR. SEDRA: I do.

9 MR. DILLON: State your name and spell it
10 for the record.

11 MR. SEDRA: My name is Ayman Sedra.

12 MR. DILLON: Last name.

13 MR. SEDRA: Sedra, S-E-D-R-A.

14 MR. EYERMAN: Ken, is it this one with the
15 garage or the one next door?

16 MR. PORRO: Right next door. Not the
17 garage.

18 MR. EYERMAN: The brown one with the white
19 door.

20 MR. PORRO: Yes.

21 MR. EYERMAN: The brown one with the white
22 door.

23 MR. PORRO: Okay.

24 MR. EYERMAN: Okay.

25 Mr. Sedra, you're a -- have you ever

1 testified before this Board before?

2 MR. SEDRA: Yes.

3 MR. PORRO: Before this Board?

4 MR. SEDRA: Not this Board.

5 MR. EYERMAN: Okay.

6 MR. SEDRA: Jersey City.

7 MR. EYERMAN: But you've testified --
8 testified on other Boards?

9 MR. SEDRA: Yes. Correct.

10 MR. EYERMAN: In the State of New Jersey?

11 MR. SEDRA: Yes.

12 MR. EYERMAN: And you're a licensed
13 architect?

14 MR. SEDRA: I am a licensed architect.

15 MR. PORRO: In good standing.

16 MR. SEDRA: Yes.

17 MR. PORRO: I move Mr. Sedra as a
18 professional in the area of architecture.

19 MR. EYERMAN: Madam Chair, --

20 CHAIRPERSON CAPIZZI: Yes.

21 MR. EYERMAN: -- I would suggest that you
22 do.

23 CHAIRPERSON CAPIZZI: Accepted.

24 MR. PORRO: Why don't you bring us through
25 your -- your application? The property owner has

1 | agreed to hold the plans as needed.

2 | Thank you.

3 | MR. SEDRA: Sure.

4 | MR. PORRO: Go ahead.

5 | MR. SEDRA: First, I'm going to give a
6 | quick review for the existing structure.

7 | The existing structure is a two family
8 | dwelling, consist of one mean of egress for each
9 | -- for every unit. So, two units. Every one of
10 | these units has its own entrance.

11 | We are converting this two -- two family
12 | residential building to three family. And we're
13 | adding a rear addition and third floor addition
14 | to this existing building.

15 | I'm going to start with AO3 here. This is
16 | the -- the site information that shows the site
17 | plan, and also it shows the zoning analysis for
18 | this site.

19 | We are located in zone R1, 2 and 3 family
20 | dwellings. So the zone where we're locate --
21 | where -- where the house is allows the -- the
22 | three family dwellings.

23 | We are applying, actually, for three
24 | variances.

25 | The first variance is the front yard. The

1 Ordinance calls for ten feet front yard and we
2 are on the line of the property line. And this -
3 - this variance is preexisting, nonconforming
4 variance with the existing condition.

5 And we also applying for right -- a right
6 side variance, which is the Ordinance calls for
7 two feet and existing is .06 feet.

8 And again that's a preexisting
9 nonconformity of the existing condition.

10 The third variance we applying for is the
11 combined side yard, which is five feet. The
12 Ordinance calls for five feet. The existing
13 structure is 2.54 feet.

14 And again, this is also a preexisting
15 nonconforming condition.

16 So, this is the three variances we -- we're
17 applying for in relationship to the building.

18 Should I go over the rest of the Ordinances
19 that we're --

20 MR. PORRO: Well, I think that --

21 MR. SEDRA: -- meeting the requirements?

22 MR. PORRO: -- the planner will address
23 that.

24 MR. SEDRA: Okay.

25 MR. PORRO: Why don't you go over the

1 overall project?

2 MR. SEDRA: Okay.

3 So -- so, as I said, this -- this project
4 consists of a rear addition that we're adding to
5 the -- the back of the house. And also, we're
6 adding a third floor addition.

7 Okay. Let's move to the A01.

8 Okay. So, A01 here shows all the -- the
9 floor plans that involves with this -- with this
10 building. I'll come back to the basement, but
11 the first floor plan is the -- is the owner unit.
12 The owner lives in this unit. And it -- it
13 consists now by -- after we put the addition in,
14 we're -- we're turning this unit -- this existing
15 unit from one -- one bedroom unit to two bedroom
16 units. And obviously, we have the two bedrooms,
17 we have kitchen, we have study room, we have
18 living room, we have a single bathroom, and we
19 added a powder room.

20 And also, there is an access from this
21 level, the first floor level, is an access to the
22 basement, which is -- it will take us to this
23 basement plan. It's unfinished basement and it's
24 only accessible from -- from the first floor,
25 where -- where the owner stays in this unit.

1 MR. PORRO: So again, just for the record,
2 the basement has no separate entrance. Only the
3 owner --

4 MR. DILLON: Mr. Porro?

5 MR. SEDRA: Correct.

6 MR. DILLON: You got to -- you got to stay
7 at the microphone.

8 MR. PORRO: All right.

9 So, just for the record, the basement has
10 only access from the first floor, which is the
11 property owner.

12 MR. SEDRA: Correct.

13 MR. PORRO: There is no separate entrance
14 to the basement.

15 MR. SEDRA: No separate entrance from the
16 outside or anything.

17 MR. PORRO: Good.

18 Thank you.

19 MR. SEDRA: And -- and this unfinished
20 basement, also, it will be linked to a small
21 area, which is now the existing basement. This
22 small area has all the mechanical -- mechanical
23 equipment for the -- for the existing first and
24 second floor.

25 Moving to the next -- the next drawing,

1 | which is the second floor, it shows the -- the
2 | second unit of the building.

3 | And this -- this second floor shows three
4 | bedrooms apartment, with a dining room, living
5 | room, kitchen, and two separate bathrooms.

6 | The third unit is kind of same as the
7 | second floor unit.

8 | It all -- also shows three bedrooms, with
9 | the kitchen, living room, dining room and two
10 | bathrooms, as well.

11 | Now, regarding the egress, the -- the first
12 | floor plan, or the first floor unit, it has its
13 | own egress accessibility from the outside
14 | directly to that unit. And that's the -- that's
15 | the only access -- there is another entrance at
16 | the back, but this is the only means of egress
17 | for this unit.

18 | The second floor and the third floor, they
19 | join one means of egress on the right side here,
20 | on the left side, where it will take us to the --
21 | through this foyer and the stair, take us to the
22 | second floor and also it will take us to the
23 | third floor.

24 | That's all the -- all the three floor plans
25 | that we have here for all three levels.

1 Now, the AO2 -- AO2 is the exterior of the
2 building. We are proposing a brick -- brick
3 façade, just to blend into the neighborhood,
4 because there's some brick buildings. And also,
5 they -- they have the same style of having a big
6 opening of glazing.

7 So, this new -- this design will blend into
8 the neighborhood and eventually, it will improve
9 the aesthetic appearance of the building in the
10 neighborhood.

11 And as I said, this is the front of the
12 building. And this elevation shows the back of
13 the building, and these two shows the side, the
14 two sides of the building.

15 MR. PORRO: Mr. Sedra, is it fair to say
16 that there is no access for off-street parking.

17 MR. SEDRA: There's no access. Yeah.

18 MR. PORRO: And that's just the way the
19 site is.

20 MR. SEDRA: That's because of the -- yes,
21 because of the site. The building is right off
22 the street.

23 MR. PORRO: I have no further questions of
24 the architect, unless the Board --

25 CHAIRPERSON CAPIZZI: So, just so I

1 understand, on the back, how many floors are you
2 building on -- extending on the back?

3 MR. SEDRA: The back, we're building three
4 floors.

5 CHAIRPERSON CAPIZZI: Because there's
6 nothing -- there's a back yard there now.

7 MR. SEDRA: There is a small building, but
8 -- there's a small one story building, but we
9 going to demolish it because it's not in that
10 great condition. So, we're going to remove that
11 one story. If -- if we go back --

12 MR. EYERMAN: So, you're going to even out
13 the back.

14 MR. SEDRA: Yes. Correct.

15 MR. EYERMAN: You're going to even out the
16 back.

17 MR. SEDRA: And then, we're going to go all
18 the way.

19 MR. EYERMAN: And you're going to go up --
20 you're going to go up to the second floor. Then,
21 you're going to add on a third floor.

22 MR. SEDRA: Add the third floor --

23 MR. EYERMAN: Correct?

24 MR. SEDRA: -- above everything.

25 MR. PORRO: But there's no new variances

1 for the rear yard.

2 MR. SEDRA: No variances for the rear yard.
3 It's only the front and the two side. The side
4 and the combined side.

5 MR. PORRO: And the addition you're putting
6 on is in compliance. You're not creating any new
7 variances.

8 MR. SEDRA: Correct.

9 The addition that I'm adding, I'm following
10 all the -- all the Ordinance requirements in
11 relationship to the setbacks and everything.

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

14 MR. EYERMAN: You got a picture of the
15 back?

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

18 CHAIRPERSON CAPIZZI: Lighting in the back?
19 Is there going to be lighting in the back?

20 MR. SEDRA: We going to put --

21 CHAIRPERSON CAPIZZI: Lighting, front,
22 back?

23 MR. SEDRA: -- lighting above this
24 entryway.

25 CHAIRPERSON CAPIZZI: Okay.

1 MR. SEDRA: Just a wall sconce or --

2 CHAIRPERSON CAPIZZI: Right.

3 MR. SEDRA: -- just down light.

4 CHAIRPERSON CAPIZZI: Okay.

5 MR. SEDRA: Just a very easy.

6 CHAIRPERSON CAPIZZI: There's no egress in
7 the back then.

8 MR. SEDRA: No egress from the back.

9 CHAIRPERSON CAPIZZI: Only on the sides.

10 MR. SEDRA: You mean the egress at the
11 front.

12 CHAIRPERSON CAPIZZI: Then, okay. In the
13 front.

14 And where else is there egress?

15 MR. SEDRA: Just the -- just the front, the
16 egress from the front.

17 MR. PORRO: Can you walk along the side of
18 the building to get to the rear?

19 MR. SEDRA: The -- there's a side of the
20 building is this. This is the right side.

21 Oh, sorry.

22 This is the -- the right side here. This
23 is actually the left side, where we -- we can
24 walk around the building. The left side.

25 And there's no -- no doors.

1 MR. EYERMAN: All right.

2 So, the question put to us is whether you
3 need a second way of egress for the -- for the
4 second and third floors. I don't know the Code
5 on that.

6 MR. SEDRA: I don't think we need. I mean,
7 based --

8 MR. EYERMAN: I would --

9 MR. SEDRA: -- on the travel --

10 MR. EYERMAN: What I would --

11 MR. SEDRA: -- distance.

12 MR. EYERMAN: What I would suggest is that
13 if we approve anything tonight, if the Board does
14 approve it, we would have to meet with all Codes
15 --

16 MR. SEDRA: Yeah.

17 MR. EYERMAN: -- of the City of Union City.

18 CHAIRPERSON CAPIZZI: Um hum.

19 MR. SEDRA: Sure.

20 MR. PORRO: Accept --

21 MR. EYERMAN: Do you agree with that?

22 MR. SEDRA: Sure.

23 MR. PORRO: We agree on the record to that.
24 Yes.

25 MR. SEDRA: Sure.

1 MR. EYERMAN: Okay. And if that requires a
2 fire --

3 MR. SEDRA: Yeah. Whatever it requires.

4 MR. EYERMAN: -- a fire escape --

5 MR. VELAZQUEZ: Fire escape.

6 CHAIRPERSON CAPIZZI: Escape.

7 MR. EYERMAN: -- then the fire escape, will
8 have to put in.

9 CHAIRPERSON CAPIZZI: Right.

10 MR. VELAZQUEZ: Now, is that all going to
11 be all brick?

12 MR. SEDRA: Not the whole house is brick,
13 just the front. We're going to do the front out
14 of brick. And then, we will use a vinyl siding
15 on the two sides and back.

16 MR. VELAZQUEZ: And the interior. Well,
17 what I'm -- what I'm starting to realize, too, is
18 that a couple of winter, we are starting to go
19 below five degrees, 15 degrees, not normal
20 temperatures, and a lot of these properties are
21 not properly insulated.

22 And no matter what kind of heating system
23 you put in, you could put state-of-the-art
24 heating systems, I'm also an inspector, no matter
25 what you put in, it is freezing. You could hit

1 | it -- your gun and put it right on to the
2 | radiator and get 194 degrees, and you could still
3 | get a 52 degree reading inside. There should be
4 | some type of insulation.

5 | MR. SEDRA: Sure. We're going to use the
6 | proper insulation.

7 | MR. EYERMAN: It's a to-stud renovation?

8 | MR. SEDRA: It's a --

9 | MR. EYERMAN: You're going to stud?

10 | MR. SEDRA: The stud is existing so --

11 | MR. EYERMAN: No, you're going to stud. Or
12 | you're going to pull out everything that's inside
13 | and --

14 | MR. SEDRA: No. Some of the building is
15 | going to stay as is, like the existing condition.

16 | MR. EYERMAN: But the owner's unit is on
17 | the first floor.

18 | MR. SEDRA: Yes. Correct.

19 | MR. EYERMAN: The second and third floor
20 | you're going pretty much to stud.

21 | MR. SEDRA: The second and third floor,
22 | yes. Mostly, we're removing most of the walls,
23 | so --

24 | MR. EYERMAN: So you can insulate those.

25 | MR. SEDRA: -- we can insulate them

1 properly.

2 MR. PORRO: There is no question we will
3 comply with Uniform Construction Code and any
4 recommendations of your Building Department.

5 MR. EYERMAN: Okay.

6 CHAIRPERSON CAPIZZI: Um hum.

7 MR. EYERMAN: Good.

8 CHAIRPERSON CAPIZZI: Okay.

9 MR. EYERMAN: All right.

10 Madam Chair, I would recommend opening up
11 to public for questions of this expert.

12 CHAIRPERSON CAPIZZI: Sure. Anyone from
13 the public?

14 MR. EYERMAN: Any -- I'm sorry.

15 Go ahead.

16 Any questions from the public on this
17 expert, on his testimony?

18 Counsel, you can present your next witness.

19 MR. PORRO: My second witness is our
20 professional planner, Lisa Phillips.

21 Lisa?

22 MR. DILLON: Can you please just pass the
23 microphone?

24 MS. PHILLIPS: Oh, okay.

25 MR. DILLON: Mr. Porro?

1 MR. PORRO: Yes.

2 MR. DILLON: Can you give a description
3 A-1, A-2 and A-3?

4 MR. PORRO: Okay.

5 For the record, A-1 is a description of the
6 interior layout by the architect.

7 A-2 is a exterior layout of the property.

8 And A-3 is the overall site plan,
9 referencing variances, if any.

10 MR. DILLON: Thank you.

11 MS. PHILLIPS: A-4.

12 MR. PORRO: And A-4, Ms. Phillips is going
13 to go through now. That's her photo collage.

14 Lisa, have you ever --

15 Why don't we get sworn in.

16 MS. PHILLIPS: Oh, yes.

17 MR. DILLON: Sure. Please raise your right

18 --

19 Oh, you're doing that.

20 MS. PHILLIPS: I'm all ready.

21 MR. DILLON: Sorry.

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

24 MS. PHILLIPS: Yes, I do.

25 MR. DILLON: State your name and spell it

1 for the record.

2 MS. PHILLIPS: Lisa Phillips,
3 P-H-I-L-L-I-P-S.

4 MR. PORRO: Lisa, what --

5 MR. DILLON: Thank you.

6 MR. PORRO: -- professional licenses do you
7 hold?

8 MS. PHILLIPS: I'm nationally certified
9 AICP since 1992. And I'm also certified by the
10 State of New -- New Jersey in planning since
11 1992.

12 MR. PORRO: And you're in good standing as
13 of today.

14 MS. PHILLIPS: Yes.

15 MR. PORRO: Have you ever been accepted as
16 an expert in professional planning in Hudson
17 County?

18 MS. PHILLIPS: Yes.

19 MR. PORRO: Where?

20 MS. PHILLIPS: Weehawken, North Bergen,
21 West New York, Secaucus.

22 MR. PORRO: Have you ever recently been
23 before this Board, if you recall?

24 MS. PHILLIPS: No.

25 MR. PORRO: Okay.

1 We'd ask that she be accepted as an expert
2 in the area of professional planning.

3 CHAIRPERSON CAPIZZI: Accepted.

4 MR. PORRO: Thank you.

5 MS. PHILLIPS: Thank you.

6 MR. PORRO: Lisa, what were you retained to
7 do? Why don't you bring us through what you did?

8 MS. PHILLIPS: Sure.

9 I was retained to provide rationale in
10 order for the Board to grant the variances that
11 the applicant is seeking for the conversion of an
12 existing two family, with existing
13 nonconformities, in terms of setbacks, to a three
14 family, which is permitted in this zone.

15 I had gone to the site, I think it was the
16 beginning of the fall, a nice dreary day, and
17 took these photographs.

18 So, the photograph exhibit is a series of
19 eight photographs on two pages.

20 Just to orient you, the site is on the east
21 side of New York Avenue, between 16th and 17th.
22 And it's the upper left photograph is existing
23 condition. And so, you can see the existing
24 residences that would be to the north. And the
25 photograph on the upper right.

1 The lower right is the firehouse, which is
2 about two or three properties to the south. And
3 then, again more properties, residential
4 properties, one with a -- an existing garage
5 that's also to the south of the subject site.

6 And the second page is more just the
7 surrounding development pattern. So you can see
8 that there's some multi-family in the area. And
9 I think one of the reasons that the architect had
10 looked at doing the brick façade was to kind of
11 mimic that old time architecture with the brick
12 façade. So, I think that's a nice aesthetic
13 improvement to the existing condition.

14 So again, we have the three variances.

15 As to the -- the proposed addition, all of
16 that complies. So we have a three foot setback.
17 It's actually greater than necessary in the south
18 side. And then, an existing two and a half or
19 three foot on the north side. So, we have over
20 the five feet in the -- in the new area, which
21 would be to the east, the east end of the
22 property.

23 So, the variances really are just an
24 exacerbation of the existing condition. So, the
25 one and two story building is set back, a zero

1 setback on the front yard.

2 And again, your Ordinance does allow a
3 reduction if you can show that the existing
4 properties within a certain area. We only have
5 one building nearby that is set back, but we
6 didn't go out and do a detailed study, a survey
7 of the existing conditions. But you can see by
8 the photographs that we do have a lot of
9 conditions in the area that are right up front.

10 So that is just an exacerbation of the
11 third floor. So the first and second floor exist
12 there now. Same thing with the right side yard,
13 as well as the combined side yard.

14 So, in terms of detriment, it's just really
15 adding the third floor. Light, air and open
16 space should not be impacted to the surrounding
17 properties because we are in compliance with the
18 -- the building height. So, none of these
19 variances should have any -- any concern to the
20 Board, in terms of impact to surrounding
21 properties.

22 We also have a RSIS waiver for the parking
23 standards. And I think your planner had brought
24 that up in his memo.

25 Because of the increase in the number of

1 bedrooms, we would be required to have a total of
2 seven. Really, three new because the existing
3 conditions would have a requirement for parking.
4 But as you know, existing conditions on a site
5 preclude us from having any onsite parking.

6 But because the Residential Site
7 Improvements allow for Boards to grant de minimis
8 waivers on this, if you have any mass transit,
9 and this area is well served by a variety of mass
10 transits, whether it's private jitney, or whether
11 it's New Jersey Transit. So, I don't think
12 that's going to be an issue.

13 Again, we have a homeowner that's lived in
14 this home and know how it's going to operate.
15 And again, the only other site in the area is the
16 one property to the south that has a garage. No
17 one else in the area has any kind of parking.

18 So, in terms of the special -- or the
19 positive criteria, I believe it's C1. It relates
20 to the site and the fact that it's fully
21 developed now, and that what we're proposing is a
22 permitted use, so that there'd be no impact.

23 And the -- the negative criteria, I think,
24 is addressed also because what we have to prove
25 is that there's no substantial impairment to the

1 public good or substantial impairment to the
2 Master Plan.

3 I just briefly reviewed your newest plan,
4 but I had done the analysis based on your '18
5 plan. And the verbiage changed a little bit, but
6 I definitely think that this proposal actually
7 affirms several of the goals related to housing.

8 In fact, one of the quotes in the '18 plan
9 talked about three bedroom dwellings being
10 needed. And again, the two newer, bigger units
11 are going to be the three bedroom. So, I think
12 that's a positive.

13 And the fact that we're providing housing
14 opportunities for middle class families. This
15 isn't part of a luxury -- you know, larger
16 development.

17 So, I think that we meet the statutory
18 criteria for the RSIS waiver, in terms of the
19 mass transit.

20 And also, in terms of the setback
21 variances, that there'd be no impact.

22 MR. PORRO: That's all I have.

23 MR. EYERMAN: Any questions for this expert
24 from public?

25 Counsel, go on one the one -- next -- next

1 testimony.

2 MR. PORRO: Yes. Very quickly, I'd like
3 the property owner, Mr. Ansari, to come up.

4 MS. PHILLIPS: I think I just broke it.

5 MR. PORRO: You just broke it.

6 (Whereupon, there was a pause in the
7 proceedings.)

8 MR. DILLON: Please raise your right hand.

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

11 MR. ANSARI: Whole truth.

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

14 MR. ANSARI: Gulam Sarwar Ansari.

15 MR. DILLON: Got you.

16 MR. PORRO: Mr. Ansari, --

17 MR. ANSARI: Good evening.

18 MR. PORRO: -- Gulum, you own the property
19 in question?

20 MR. ANSARI: I do own the property.

21 MR. PORRO: And what do you do
22 professionally?

23 MR. ANSARI: I'm a certified public
24 accountant. I work in New York City.

25 MR. PORRO: And how long have you lived at

1 | this property?

2 | MR. ANSARI: I purchased this property in
3 | 2014 and I've been part of the community.

4 | MR. PORRO: And you have an addition to
5 | your family?

6 | MR. ANSARI: Yes. Last year, we were
7 | blessed with a baby boy. And Union City is
8 | definitely special for us because this is where
9 | we purchased our first house currently we live in
10 | and our first property also.

11 | This proposal is just to give a better life
12 | to my family and contribute more to the
13 | community.

14 | MR. PORRO: I have nothing further.

15 | MR. EYERMAN: I have two questions for you.

16 | You understand that there might be an issue
17 | where you're required to have two exits for the
18 | upstairs units. That might means you might be
19 | required to put in fire escapes in the back, or
20 | anywhere where you can put them in.

21 | You understand that.

22 | Correct?

23 | MR. ANSARI: Sure.

24 | MR. EYERMAN: You understand you're going
25 | to have to meet those requirements.

1 Correct?

2 MR. ANSARI: Sure.

3 CHAIRPERSON CAPIZZI: Okay.

4 MR. EYERMAN: Anybody, any other questions?

5 VICE CHAIRPERSON KOEHLER: Just a couple
6 questions.

7 The trash for the -- all of the units, how
8 will that be handled?

9 MR. ANSARI: We have space on the north
10 side of the property, where we currently keep the
11 garbage. And that's where we'll continue to
12 keep. There's enough space for garbage to be
13 kept.

14 VICE CHAIRPERSON KOEHLER: Oh, perfect.

15 And then, I saw the parking lot, what is
16 that, just two lots down?

17 MR. ANSARI: That's correct.

18 VICE CHAIRPERSON KOEHLER: Is that
19 available also?

20 Is it a public, for rent?

21 MR. ANSARI: It's -- it's a private
22 property, but they have assigned parking spaces.
23 And there are other private parking lots in -- in
24 the neighborhood, as well, which rent parking
25 sites.

1 VICE CHAIRPERSON KOEHLER: Perfect.

2 MR. EYERMAN: Any questions for this
3 expert?

4 I'm sorry. I didn't mean -- any more
5 questions from the Board?

6 No?

7 Any questions for this person from the
8 public?

9 MR. PORRO: Just quickly, in closing, we're
10 here before you for the site plan and variances,
11 as set forth in the architectural plan.

12 The three variances are the existing front
13 yard and the side yard. And then, as a result of
14 the addition, the combined. We are asking for a
15 parking waiver.

16 In support of our application, we had our
17 architect, our professional planner and the
18 property owner.

19 Thank you for your time.

20 CHAIRPERSON CAPIZZI: Thank you.

21 MR. EYERMAN: Madam Chair, I don't think
22 it's improper to ask for a vote.

23 CHAIRPERSON CAPIZZI: Okay.

24 I'll make a motion to approve the
25 application.

1 THE SECRETARY: Motion --

2 MR. VELAZQUEZ: I second.

3 THE SECRETARY: -- to approve the
4 application by Ms. Capizzi.

5 MR. VELAZQUEZ: I second.

6 THE SECRETARY: Second by?

7 MR. VELAZQUEZ: Mr. Velazquez.

8 THE SECRETARY: By Mr. Velazquez.

9 CHAIRPERSON CAPIZZI: Um hum.

10 THE SECRETARY: Roll call on the motion to
11 approve this application.

12 Ms. Capizzi?

13 CHAIRPERSON CAPIZZI: Yes.

14 THE SECRETARY: Ms. Koehler?

15 VICE CHAIRPERSON KOEHLER: 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.

1 Thank you.

2 MR. PORRO: Thank you, everyone.

3 MR. VELAZQUEZ: Just one last thing.

4 CHAIRPERSON CAPIZZI: Good luck.

5 Thank you.

6 MR. VELAZQUEZ: Make --

7 CHAIRPERSON CAPIZZI: Good luck.

8 MR. VELAZQUEZ: Make sure --

9 MR. ANSARI: Thank you so much.

10 MR. VELAZQUEZ: Make sure you use calcium
11 chloride on those sidewalks. No rock salt.
12 Calcium chloride.

13 MR. ANSARI: Yes. We -- we get notices
14 from --

15 CHAIRPERSON CAPIZZI: The mayor.

16 MR. ANSARI: -- the Mayor's Office very
17 regularly.

18 MR. VELAZQUEZ: Thank you.

19 MR. PORRO: Should we take the plans that
20 were --

21 MR. EYERMAN: You can take them. You can
22 take them. We have a set.

23 MR. PORRO: All right.

24 So, for the record, I've taken the ones
25 that are marked.

1 Thank you, everyone.

2 MR. EYERMAN: Thank you.

3 CHAIRPERSON CAPIZZI: Thank you.

4 VICE CHAIRPERSON KOEHLER: Thank you.

5

6 (Whereupon, there was a pause in the
7 proceedings.)

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1 **Osvaldo Toro - 537 27th Street:**

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3 THE SECRETARY: We are going to item number
4 3.

5 Osvaldo Toro, 537 27th Street.

6 Mr. Lopez?

7 We receive a letter from Mr. Lopez
8 requesting adjournment for this application.

9 MR. EYERMAN: There was an adjournment with
10 -- with or without merits?

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

13 MR. EYERMAN: Madam Chair, we received a
14 letter from Adolfo Lopez requesting this matter
15 be carried to the March 2019 calendar.

16 I leave it to the decision of the Board to
17 carry the matter with or without notice. You can
18 do it with or without. Whether they're required
19 to renote, it's up to -- that's up to the --
20 the Board.

21 CHAIRPERSON CAPIZZI: Sure thing.

22 MR. EYERMAN: I don't know the history of
23 it.

24 I apologize.

25 Is this the second time this was on?

1 Is this the first time this was on?

2 MR. SPATZ: Third.

3 THE SECRETARY: First time.

4 MR. SPATZ: Third.

5 MR. EYERMAN: Third? It's been carried?

6 MR. SPATZ: The third time.

7 THE SECRETARY: Last -- October 23rd, --

8 MR. SPATZ: Right.

9 THE SECRETARY: -- 2018.

10 MR. SPATZ: And you have here November.

11 But maybe they weren't on.

12 MR. EYERMAN: And by way of history, was it

13 -- was it carried all three times?

14 THE SECRETARY: Wait. Wait. Wait. Wait.

15 One second.

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

18 MR. EYERMAN: Was it -- was it carried all
19 three times?

20 Oh, adjourned, adjourned. He's got to
21 renotice.

22 I would suggest that --

23 CHAIRPERSON CAPIZZI: Renotice?

24 MR. EYERMAN: -- he renotice.

25 CHAIRPERSON CAPIZZI: Okay.

1 MR. EYERMAN: Yup. It's been adjourned
2 three times.

3 THE SECRETARY: Renotice?

4 CHAIRPERSON CAPIZZI: So, I'll make a
5 motion to --

6 MR. VELAZQUEZ: I second that.

7 CHAIRPERSON CAPIZZI: -- to adjourn the
8 application --

9 MR. EYERMAN: He -- the --

10 CHAIRPERSON CAPIZZI: -- with notice.

11 MR. EYERMAN: With -- with --

12 CHAIRPERSON CAPIZZI: With notice.

13 MR. EYERMAN: -- the requirement that he
14 notices.

15 CHAIRPERSON CAPIZZI: Okay.

16 MR. EYERMAN: Yup.

17 THE SECRETARY: New notice required.

18 CHAIRPERSON CAPIZZI: Yes.

19 MR. EYERMAN: Yeah. Notice required.

20 THE SECRETARY: Can I have a motion to
21 adjourn this application?

22 CHAIRPERSON CAPIZZI: I just made a motion.

23 THE SECRETARY: For February 26, 2019, new
24 notice required.

25 MR. VELAZQUEZ: I second it.

1 THE SECRETARY: Motion by Ms. Capizzi.

2 Second by?

3 MR. VELAZQUEZ: I second.

4 THE SECRETARY: By Mr. Velazquez.

5 Roll call on the motion.

6 Ms. Capizzi?

7 CHAIRPERSON CAPIZZI: Yes.

8 THE SECRETARY: Ms. Koehler?

9 VICE CHAIRPERSON KOEHLER: Yes.

10 THE SECRETARY: Ms. Genao?

11 MS. GENAO: Yes.

12 THE SECRETARY: Mr. Velazquez?

13 MR. VELAZQUEZ: Yes.

14 THE SECRETARY: Mr. Medina?

15 MR. MEDINA: Yes.

16 THE SECRETARY: Mr. Guareno?

17 MR. GUARENO: Yes.

18 THE SECRETARY: Six in favor.

19 Motion carries.

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

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1 **Tapia & Sons, LLC - 1701 Summit Avenue:**

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3 THE SECRETARY: Item number 4.

4 Tapia & Son, LLC, 1701 Summit Avenue.

5 Mr. Alonso, please?

6 (Whereupon, there was a pause in the
7 proceedings.)

8 MR. ALONSO: Good evening, Madam Chair,
9 members of the Board.

10 For the record, Alvaro Alonso, from the
11 firm Alonso Navarette, on behalf of the
12 applicant.

13 This is an application for the development
14 of an 18 unit multi-family building, with
15 commercial space at 1701 Summit Avenue.

16 I have provided counsel with my proof of
17 publication and notices for jurisdictional
18 purposes.

19 MR. EYERMAN: Madam Chair, I've received
20 the proof of publication and notices. They
21 appear to be in order, subject to review.

22 CHAIRPERSON CAPIZZI: Proceed.

23 MR. ALONSO: Thank you.

24 Typically, you see these types of
25 applications before the Zoning Board, based on

1 the zoning throughout the City of Union City.
2 However, this is in the CN zone, which permits
3 the -- the mixed use, commercial, residential
4 structure.

5 There is an existing two story commercial
6 structure at -- at the site and we're looking to
7 add two new levels to the site.

8 Essentially, we meet all -- all the typical
9 D variance requirements in terms of the height,
10 the density, the FAR, the use. So, this Board
11 has jurisdiction.

12 We only have four, what I believe to be
13 minor bulk variances, or C variances, which were
14 identified in Mr. Spatz's letter of May 21, 2018,
15 which we will review with the witness.

16 However, the four variances that are being
17 requested are all preexisting conditions. And
18 they are, basically, a function of the building
19 that -- that's currently on -- on the site.

20 MR. EYERMAN: Counsel, can I just cut you
21 off?

22 While it sounds like you're in front of the
23 right Board, you understand that if the Building
24 Department requires you to go to the Zoning
25 Board, we have no control over that.

1 Correct?

2 MR. ALONSO: That's correct.

3 MR. EYERMAN: All right.

4 MR. ALONSO: That's correct, but this is --

5 CHAIRPERSON CAPIZZI: But is there a
6 question?

7 MR. ALONSO: I -- I don't believe so.

8 CHAIRPERSON CAPIZZI: Oh.

9 MR. EYERMAN: Okay. No.

10 MR. ALONSO: No, no. I'm just giving you a
11 --

12 MR. EYERMAN: Why you're here.

13 MR. ALONSO: -- why this Board has
14 jurisdiction.

15 CHAIRPERSON CAPIZZI: Okay.

16 MR. EYERMAN: Okay.

17 MR. ALONSO: As opposed to the Zoning
18 Board.

19 CHAIRPERSON CAPIZZI: Okay.

20 MR. EYERMAN: Okay.

21 MR. ALONSO: We are before the proper
22 Board.

23 CHAIRPERSON CAPIZZI: Okay.

24 MR. ALONSO: With that said, I have one
25 witness -- one witness this evening, our

1 architect, who's mic'd up and just needs to be
2 sworn in.

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. ZAWADA: I do.

7 MR. DILLON: State your name and spell it
8 for the record.

9 MR. ZAWADA: Harry Zawada, last name is
10 Z-A-W-A-D-A.

11 MR. DILLON: Thank you.

12 MR. ALONSO: Mr. Zawada, you are a licensed
13 architect in the State of New Jersey?

14 MR. ZAWADA: Correct.

15 MR. ALONSO: Okay.

16 And you've appeared before boards, such as
17 this, planning boards and zoning boards?

18 MR. ZAWADA: Correct.

19 MR. ALONSO: Okay.

20 Have you appeared in Hudson County in the
21 past?

22 MR. ZAWADA: Yes, I have.

23 MR. ALONSO: In what municipalities?

24 MR. ZAWADA: Jersey City.

25 MR. ALONSO: Okay.

1 Have you ever appeared before the Union
2 City Zoning Board?

3 MR. ZAWADA: No, I have not.

4 MR. ALONSO: Okay.

5 When were you originally licensed?

6 MR. ZAWADA: Almost ten years ago.

7 MR. ALONSO: Okay.

8 And your license is in good standing?

9 MR. ZAWADA: Yes, it is.

10 MR. ALONSO: Okay.

11 Madam Chair, I would ask that he be
12 qualified --

13 CHAIRPERSON CAPIZZI: Sure.

14 MR. ALONSO: -- in the field of --

15 CHAIRPERSON CAPIZZI: Yes.

16 MR. ALONSO: -- architecture.

17 MR. ZAWADA: Thank you.

18 MR. ALONSO: Thank you very much.

19 Mr. Zawada, your firm prepared the plans
20 that are before the Board.

21 Is that correct?

22 MR. ZAWADA: That's correct.

23 MR. ALONSO: Now, initially, I -- I
24 presented to the Board that this is an existing
25 two story commercial building.

1 MR. ZAWADA: That's correct.

2 MR. ALONSO: Okay.

3 And we're looking to add two levels in
4 order to construct a mixed use residential
5 commercial multi-building.

6 Is that correct?

7 MR. ZAWADA: Correct.

8 MR. ALONSO: Okay.

9 I'm going to ask you to go through your --
10 your analysis, how we propose to develop the
11 site.

12 MR. ZAWADA: So, as Mr. Alonso stated, this
13 property is located in the CN neighborhood
14 commercial zone, which allows for low rise, mixed
15 use. So, this would be three stories residential
16 over one story of small retail, with parking.

17 Retail space is only -- is limited to about
18 1,060 square feet. We have three floors of mixed
19 one and two bedroom units, total of 18 units; six
20 two bedroom and 12 one bedroom.

21 CHAIRPERSON CAPIZZI: Say that again,
22 please.

23 MR. ZAWADA: We have a total of 18 units.
24 So, six per floor. Per floor is four -- two two
25 bedroom and four one bedroom.

1 Building construction would reuse the
2 existing footprint and some of the existing
3 masonry walls that are there. The construction
4 of the current building is actually pretty heavy.
5 So, we would use the walls that we could, the one
6 -- we're going to straighten things out a little
7 bit and construct new walls where we need to.

8 The existing -- existing first story is
9 steel frame with poured concrete, which we would
10 reuse. And from that, we would -- it would be
11 steel frame with steel joist and stud
12 construction, with masonry.

13 At grade, the building would be exactly as
14 it is now.

15 Above grade, the exterior walls on two
16 sides step back to relieve us from the property
17 line in order to get openings on those two
18 property lines.

19 MR. EYERMAN: Do you have the proposal?

20 You have an elevation?

21 MR. ZAWADA: Yes.

22 (Whereupon, there was a pause in the
23 proceedings.)

24 MR. ZAWADA: So, the street side elevations
25 remain at the line of where the existing building

1 is now. At grade level, the other two
2 elevations, the wall would be where the existing
3 building walls are now and then step back to give
4 us the required setback, in order for us to
5 create openings.

6 Again, at grade, we have limestone masonry
7 construction, along with brick. And from there,
8 brick masonry, all the way up with some
9 corrugated or metal panel painted with some dark
10 metal railings, dark metal aluminum frame glass.

11 Your retail space is directly on the
12 corner, facing both sides.

13 And as Mr. Alonso stated, the preexisting
14 conditions are for lot depth, rear yard setback
15 and building coverage, which are all preexisting
16 nonconforming.

17 CHAIRPERSON CAPIZZI: And what is that
18 white -- well, I'm not sure what that is.

19 MR. ZAWADA: This -- this is where our
20 parking is.

21 CHAIRPERSON CAPIZZI: And where is it?

22 MR. ZAWADA: So, let's -- let's go like
23 this.

24 CHAIRPERSON CAPIZZI: Is that the back of
25 the building? Where is it?

1 MR. EYERMAN: Next to 17th Street, so I
2 guess --

3 MR. ZAWADA: This is --

4 CHAIRPERSON CAPIZZI: On the side?

5 MR. ZAWADA: Here's the street side, street
6 side, so --

7 CHAIRPERSON CAPIZZI: Where's 17th Street?

8 MR. ZAWADA: Seventeenth Street's here.

9 CHAIRPERSON CAPIZZI: Okay.

10 And what is that white wall?

11 MR. EYERMAN: Just -- yeah.

12 MR. ZAWADA: Back here.

13 MR. EYERMAN: Okay.

14 MR. ZAWADA: And back here.

15 MR. EYERMAN: All right.

16 MR. ZAWADA: And again, we're doing that.
17 It's parking, so we also have to build a rated --
18 rated construction. So God forbid, there was a
19 fire or anything like that, you -- this is your
20 -- this is your enclosed parking. So, facing the
21 street, we're not required to have that same --
22 same rating.

23 CHAIRPERSON CAPIZZI: Right.

24 MR. ZAWADA: So we can open this up with
25 glass. So, once we go above that, you get a

1 small reveal around these two sides of the
2 building. And then, the building continues,
3 which is brick masonry and glass.

4 So, you don't see --

5 MR. EYERMAN: And that's like a white
6 sandstone?

7 MR. ZAWADA: -- you don't -- those two --
8 those two white limestone walls, you don't see
9 from the street. Those are inboard. So that
10 elevation is here and here.

11 VICE CHAIRPERSON KOEHLER: I can't see that
12 far.

13 MR. EYERMAN: So, this is the back of the
14 building and that's 17th Street.

15 Right?

16 MR. ZAWADA: This -- this would be the rear
17 of the building. Um hum.

18 MR. EYERMAN: You're all good.

19 VICE CHAIRPERSON KOEHLER: So those --

20 MR. ZAWADA: This is 17th Street. So we
21 have limited amount of openings there, because we
22 get relief because of the street.

23 This is the other elevation. I believe,
24 again, faces west. So that would be this longer
25 wall.

1 VICE CHAIRPERSON KOEHLER: Got it.

2 MR. ZAWADA: Right?

3 VICE CHAIRPERSON KOEHLER: So the west --

4 MR. ZAWADA: And our --

5 VICE CHAIRPERSON KOEHLER: Sorry.

6 MR. ZAWADA: I'm sorry.

7 No, no. Go ahead.

8 VICE CHAIRPERSON KOEHLER: The west and
9 north elevations are the elevations --

10 MR. ZAWADA: That --

11 VICE CHAIRPERSON KOEHLER: -- that would
12 have the nice -- that white --

13 MR. ZAWADA: That's correct.

14 VICE CHAIRPERSON KOEHLER: -- parking --
15 Got it.

16 MR. ZAWADA: That's correct.

17 And the adjacent structure to us is almost
18 right on the property line here.

19 CHAIRPERSON CAPIZZI: It's a house?

20 MR. ZAWADA: It's another -- it's another
21 tall building.

22 MR. EYERMAN: Does it have to be white?

23 MR. ZAWADA: No, no. It's -- we -- we
24 picked limestone as a -- as a neutral color.

25 MR. EYERMAN: Okay.

1 MR. ZAWADA: I mean, there's -- so that's
2 our -- our existing building --

3 CHAIRPERSON CAPIZZI: Right.

4 MR. ZAWADA: -- is a large gray building.

5 CHAIRPERSON CAPIZZI: Right.

6 MR. ZAWADA: So, we have a larger masonry
7 structure directly adjacent to that.

8 VICE CHAIRPERSON KOEHLER: Do you know the
9 height of this adjacent structure?

10 MR. ZAWADA: It's -- this is actually, I
11 would call it four stories.

12 VICE CHAIRPERSON KOEHLER: You -- you don't
13 have the --

14 MR. ZAWADA: I don't have the actual --

15 VICE CHAIRPERSON KOEHLER: Okay.

16 MR. ZAWADA: -- feet of what it is, no.

17 MR. VELAZQUEZ: It's bigger. I know it's a
18 lot bigger than --

19 VICE CHAIRPERSON KOEHLER: Come again?

20 MR. VELAZQUEZ: I think it's five stories.

21 MR. ZAWADA: The first story is about a
22 story and a half, with --

23 MR. VELAZQUEZ: Is a retail.

24 MR. ZAWADA: -- three stories above that.

25 MR. VELAZQUEZ: Retail on the --

1 MR. ZAWADA: Correct.

2 MR. VELAZQUEZ: -- bottom. And it's --

3 MR. EYERMAN: Yeah.

4 MR. VELAZQUEZ: -- units on the top.

5 MR. EYERMAN: Yeah. You're going about --
6 so, when you build up, you're about the same
7 height of what's next to it anyway.

8 MR. ZAWADA: That's correct.

9 MR. EYERMAN: Yeah.

10 CHAIRPERSON CAPIZZI: And what's this?
11 What is this?

12 MR. ZAWADA: That's -- that's another --
13 that's the house directly behind us. That's a
14 residence.

15 MR. EYERMAN: Two or three stories? That's
16 about three stories.

17 Right?

18 MR. ZAWADA: Yeah. Three stories.

19 MR. EYERMAN: What's that?

20 MR. ZAWADA: It's a two family, I believe.

21 MR. EYERMAN: Two family with a -- looks
22 like a --

23 CHAIRPERSON CAPIZZI: Um hum.

24 MR. EYERMAN: -- pitched roof.

25 CHAIRPERSON CAPIZZI: Um hum.

1 MR. EYERMAN: Do you like the white? Is
2 the white bothering anybody? Or -- I -- I think
3 it looks nice, but that's my opinion.

4 CHAIRPERSON CAPIZZI: You won't see it.

5 MR. EYERMAN: Okay.

6 CHAIRPERSON CAPIZZI: I mean, the only
7 people that will see it are the people next door.
8 And I don't know if they're here.

9 MR. EYERMAN: I didn't know if that was
10 bothering the Chair.

11 MR. ALONSO: Before you continue, you --
12 you identified there was three variances, but Mr.
13 Spatz's report identifies four variances.

14 We're going to go through the four, just
15 for the record, so --

16 MR. ZAWADA: Sorry I --

17 MR. ALONSO: -- we -- we understand.

18 The minimum lot depth required is 100 feet.
19 It's an irregularly shaped site and we're about
20 73 feet four inches.

21 Is that correct?

22 MR. ZAWADA: It -- it varies, but that's
23 correct.

24 MR. ALONSO: Okay.

25 Mr. Spatz indicates that the minimum rear

1 yard required is 20 feet, but the building is
2 constructed right into the property line, so
3 we're at zero feet and obviously, we need a
4 variance for the rear yard, as a preexisting
5 condition.

6 MR. ZAWADA: That's correct.

7 MR. ALONSO: In terms of the -- the
8 coverage, there's building coverage and there's
9 the lot coverage. And I think that's where the
10 confusion might be.

11 The -- the maximum lot coverage permitted
12 is 80 percent and we're at 95.11 percent.

13 MR. ZAWADA: That's correct.

14 MR. ALONSO: Does not conform. Again,
15 preexisting condition. We're not --

16 MR. ZAWADA: We're -- we're slightly less
17 than what's existing, because we do have relief
18 at our building entry.

19 MR. ALONSO: Right.

20 MR. ZAWADA: So, we actually do make that a
21 little better. We're still over.

22 MR. ALONSO: And the impervious coverage is
23 95 percent is allowed and we're at 100 percent.

24 MR. ZAWADA: That's correct.

25 MR. ALONSO: And again, preexisting

1 condition.

2 MR. ZAWADA: Correct.

3 MR. ALONSO: Okay.

4 So, those are the -- the four C variances.

5 Again, preexisting condition. We're not creating
6 any of those conditions.

7 MR. ZAWADA: No.

8 MR. ALONSO: So, I'm going to ask you just
9 then to continue with your presentation.

10 MR. ZAWADA: And aside from -- I mean, I
11 went through three levels of residential, one
12 level of retail with parking.

13 And we do meet criteria for parking by
14 using stacked parking. Our first story is tall
15 enough so that we allow for actual automated
16 stacked parking to allow us to park vehicles on
17 top of one another, within that level. And that
18 height also gives us the ability for trash to be
19 collected by a -- you know, a contractor.

20 MR. ALONSO: Now, I'm going to ask you,
21 just for clarification, because in Mr. Spatz's
22 letter, which the Board probably has, indicates
23 two levels of parking. But it's not two --

24 MR. ZAWADA: It's a -- it's a single --
25 it's a single story at grade. There would be one

1 section of parking that's actually two stack and
2 another section of parking that's three stack.

3 So, you've probably seen these if you've
4 been to -- Jersey City has them, New York City
5 has them, where you -- you pull your car in, and
6 they basically elevate the car up and another
7 allows it to park underneath.

8 MR. ALONSO: So -- so, basically, at grade
9 level, there's -- there's a series of trays that
10 will move laterally to open up the column --

11 MR. ZAWADA: That's correct.

12 MR. ALONSO: So you park -- you go in front
13 of a column, the trays slide open, you pull in,
14 and then the machine will go up or down to your
15 pre-designated parking space.

16 Is that correct?

17 MR. ZAWADA: That's correct.

18 MR. ALONSO: Okay.

19 And can you identify some of the safety
20 features that come along with this parking
21 system?

22 MR. ZAWADA: It's -- it's fully automated,
23 so there's gates that come down. You're not
24 allowed to actually occupy the car when anything
25 moves. That's why all trays are brought down to

1 | grade. You pull your car in, you get out. And
2 | after that, you step away from the -- the
3 | apparatus. You're not allowed on it. There's
4 | light sensors which will not let you break that.
5 | If you break that beam, everything comes to a
6 | halt.

7 | There's -- there's also strobes that are on
8 | when that mechanism's actually moving. And I
9 | believe if there's ever a incident where
10 | something happens, again, there's an audible
11 | warning, as well, that something has happened and
12 | something needs to be done.

13 | MR. ALONSO: Okay.

14 | And it's either operated by a key fob or a
15 | push button --

16 | MR. ZAWADA: You either have --

17 | MR. ALONSO: -- key pad.

18 | MR. ZAWADA: You either have a punch pad or
19 | you have a key fob.

20 | Correct.

21 | MR. ALONSO: Okay.

22 | And then, each occupant would have a pre-
23 | designated parking space and the machine would
24 | always --

25 | MR. ZAWADA: That's correct.

1 MR. ALONSO: -- take it there.

2 MR. ZAWADA: Yup. There's logic inherent
3 in the machine. It knows how to move the cars to
4 get the car out that belongs to you.

5 MR. ALONSO: Okay.

6 MR. EYERMAN: If one car's parked, you can
7 get to the -- any -- any car.

8 MR. ZAWADA: Any car.

9 MR. EYERMAN: Okay.

10 MR. ALONSO: And can you testify with
11 respect to the aisle widths inside the parking
12 garage?

13 MR. ZAWADA: We left typical -- I believe
14 it's -- because we don't have two way traffic, I
15 believe we left 22 feet between what would be the
16 elevator lobby and the -- the parking rack. And
17 the parking rack spaces are typical. They're --
18 they're close to nine by 18. Not quite as wide,
19 but pretty close to what a standard parking space
20 is.

21 MR. ALONSO: And how many proposed curb
22 cuts do we have?

23 MR. ZAWADA: We have one proposed curb cut
24 that actually takes place pretty much on top of
25 the existing curb cut to the overhead door, for

1 the existing structure that exists now.

2 MR. ALONSO: Okay.

3 Now, Mr. Spatz identified a possible
4 conflict with the existing utility pole. Can you
5 --

6 MR. ZAWADA: There's an existing --

7 MR. ALONSO: -- provide testimony?

8 MR. ZAWADA: -- utility pole, a little bit
9 more towards the corner, which I don't -- I do
10 not believe would be effected by the placement of
11 our drive.

12 The existing drive is actually back here.

13 CHAIRPERSON CAPIZZI: Where is the entrance
14 to the lot?

15 MR. ZAWADA: The entrance to the lot is off
16 of Summit Avenue, basically about right here.
17 So, if you look in this picture, you can see the
18 overhead door beyond. These are -- these are
19 shutters and doors for entry into the building
20 now. The overhead door is beyond and you could
21 see the utility pole forward of that -- that
22 door.

23 CHAIRPERSON CAPIZZI: Is that the entrance
24 to the parking lot?

25 MR. ZAWADA: It would be back here. Yes.

1 CHAIRPERSON CAPIZZI: Okay, on Summit
2 Avenue.

3 MR. EYERMAN: Trucks are getting in there
4 now?

5 MR. ZAWADA: Yes.

6 VICE CHAIRPERSON KOEHLER: Trucks?

7 MR. EYERMAN: Yeah. I would imagine that's
8 a loading bay.

9 Right?

10 MR. ZAWADA: Yes. Correct. And that --
11 that first story is constructed high so that that
12 can happen.

13 MR. ALONSO: Is there any proposed site
14 lighting?

15 MR. ZAWADA: There would be lighting at the
16 entrance for security. There would be lighting
17 at the overhead door to the parking. And aside
18 from that, there might be some small lighting
19 above the retail, where we have a canopy. And
20 after that, no.

21 MR. ALONSO: Okay.

22 Any proposed safety mechanisms at the
23 driveway entrance?

24 MR. ZAWADA: Yes, both audible and visual.
25 That's -- that's typical in any kind of urban

1 | environment. When that door is -- when that door
2 | is up, based on key fob or punch pad, traffic
3 | goes through, there's a warning.

4 | CHAIRPERSON CAPIZZI: Trees, shrubs?
5 | Anything like that?

6 | MR. ZAWADA: Whatever street trees are
7 | there. I mean, there are some new plantings and
8 | bags here. We propose no -- no further.

9 | MR. EYERMAN: Yeah, it's part of the --the
10 | town's streetscape.

11 | Correct? You're not going to change that.

12 | MR. ZAWADA: Correct. No.

13 | MR. EYERMAN: You guys like that lighting?

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

16 | MR. VELAZQUEZ: Yeah. I don't know if
17 | there's any decorative lights there.

18 | MR. ALONSO: Right. That --

19 | MR. EYERMAN: This Board is usually --
20 | usually like to see some sort of façade lighting.
21 | Would your --

22 | MR. ALONSO: Right. Yeah. That's the
23 | question I asked him in terms of the site
24 | lighting and --

25 | MR. ZAWADA: Right. We would -- again, we

1 would have some on building lighting at the entry
2 -- you know, and for the retail space.

3 MR. GUARENO: What about on the side of
4 17th Street?

5 MR. ZAWADA: For the retail space, we
6 would, yes.

7 MR. GUARENO: What --

8 MR. EYERMAN: That's lighting --

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

11 MR. GUARENO: Yes. Is this an --

12 MR. ZAWADA: That's --

13 MR. GUARENO: -- an exit door?

14 MR. ZAWADA: That's correct.

15 MR. GUARENO: Any lighting on that area?

16 MR. ZAWADA: Yes.

17 MR. GUARENO: Yeah. And you're right, that
18 as far as --

19 MR. EYERMAN: That's up to you. I don't --
20 wouldn't know --

21 MR. GUARENO: Yeah --

22 MR. EYERMAN: -- not trying to give
23 suggestions. I don't know what you guys like.

24 MR. GUARENO: They want to --

25 MR. EYERMAN: Yeah, this Board usually

1 | likes to see some sort of façade up lighting, if
2 | that's something they can consider?

3 | MR. ALONSO: Yeah.

4 | MR. ZAWADA: Sure. That's absolute -- we
5 | can --

6 | MR. VELAZQUEZ: I think Mr. Alonso knows
7 | the town is on -- we brighten it up like Giant
8 | Stadium.

9 | MR. ALONSO: Yes.

10 | MR. VELAZQUEZ: So --

11 | MR. EYERMAN: Is that something you want to
12 | see?

13 | MR. GUARENO: What's that?

14 | MR. EYERMAN: Up lighting. Some sort of
15 | façade light.

16 | CHAIRPERSON CAPIZZI: Is it possible to
17 | change the design to include apartments that
18 | would be more conducive for families? You only
19 | have two bedroom and one bedroom.

20 | MR. ALONSO: So, you're talking about three
21 | bedrooms.

22 | CHAIRPERSON CAPIZZI: Three or four. Sure.

23 | MR. ALONSO: Three or four.

24 | MR. ZAWADA: We could. I mean, if -- if
25 | it's -- if it's a stipulation.

1 VICE CHAIRPERSON KOEHLER: And what we've
2 been seeing is a lot of new development with one
3 family -- I mean, with single bedroom units.

4 MR. ZAWADA: Right.

5 VICE CHAIRPERSON KOEHLER: Or maximum is
6 two bedroom units and a lot of studio, one
7 bedroom.

8 MR. ZAWADA: Yeah. SRO.

9 VICE CHAIRPERSON KOEHLER: And as you know,
10 Union City is very family oriented and we'd like
11 to keep the fabric --

12 MR. ALONSO: Sure.

13 VICE CHAIRPERSON KOEHLER: -- of that
14 community going. And so, if -- if you could
15 revise that portion of it, I think that would
16 help a lot.

17 MR. EYERMAN: It's a smaller unit, I mean I
18 would say. So, maybe seeing one three family
19 would make everybody happy.

20 VICE CHAIRPERSON KOEHLER: Come again?

21 MR. EYERMAN: It's a smaller --

22 CHAIRPERSON CAPIZZI: No.

23 MR. EYERMAN: -- unit. You want to see
24 more than one three family?

25 VICE CHAIRPERSON KOEHLER: Or if you

1 | reallocate the entire floors so that you have
2 | several three family units. Whatever allocation
3 | you come up with, the architect.

4 | But it's -- I think we're -- we're just
5 | seeing so much new development that seems to
6 | cater to a transient population. That's what
7 | we're trying to get away from.

8 | MR. ALONSO: Yeah.

9 | And we -- and we have more than sufficient
10 | parking.

11 | CHAIRPERSON CAPIZZI: We're not talking
12 | about the parking.

13 | VICE CHAIRPERSON KOEHLER: And that will
14 | alter the parking.

15 | MR. ALONSO: No, no, no, no. I'm saying we
16 | -- so we can accommodate --

17 | CHAIRPERSON CAPIZZI: Okay.

18 | MR. ALONSO: -- we can accommodate the
19 | larger units. We're only required on this site
20 | 26 spaces, we're providing 35.

21 | VICE CHAIRPERSON KOEHLER: Right. And with
22 | the --

23 | MR. ALONSO: So we have --

24 | VICE CHAIRPERSON KOEHLER: -- larger units
25 | --

1 MR. ALONSO: Yeah.

2 VICE CHAIRPERSON KOEHLER: -- the parking
3 requirement will be less so --

4 MR. ALONSO: Right. So typically, the
5 parking generates and we have more than enough
6 parking.

7 So if I can, if the Board has no further
8 questions of the architect, I would ask for like
9 a five minute recess. Maybe we can address that
10 right now with -- with the client.

11 MR. GUARENO: I -- I might have a couple.

12 MR. ALONSO: Sure.

13 MR. GUARENO: Because he has something
14 about the parking. That is going to be two
15 levels?

16 MR. EYERMAN: It's one level, but --

17 MR. ZAWADA: It's one story -- it's --

18 MR. GUARENO: I know the building is one
19 story, one level. But as far as the parking
20 spaces.

21 MR. ZAWADA: Right.

22 (Whereupon, there was a pause in the
23 proceedings.)

24 MR. ZAWADA: Okay. Right.

25 This section -- this section of parking

1 here would be a three tier rack.

2 MR. GUARENO: Three tiers. Okay.

3 MR. ZAWADA: And this section, only a two
4 tier rack.

5 We have our utility area here. We
6 anticipate there may be some feeds and sprinkler
7 piping. So, trying to -- we kept that low, plus
8 we didn't need the extra spaces. So, we had --
9 we had three here and two here.

10 CHAIRPERSON CAPIZZI: And where is the
11 trash?

12 MR. GUARENO: And --

13 MR. ZAWADA: Trash is back here.

14 VICE CHAIRPERSON KOEHLER: What --

15 MR. ZAWADA: Because we have a -- we have a
16 trash chute inside the building.

17 VICE CHAIRPERSON KOEHLER: Um hum.

18 MR. ZAWADA: So -- so that everyone can
19 access trash, trash is collected centrally here.
20 And then would be picked up and brought out.

21 MR. VELAZQUEZ: And it's -- it's going to
22 be rentals.

23 Right?

24 MR. ALONSO: Our understanding is it's
25 currently rental. Yes.

1 MR. VELAZQUEZ: Because you're going to
2 have to have a super required to live on the
3 premises. That's one of those -- our laws.

4 MR. ZAWADA: Yes.

5 MR. ALONSO: Right. We --

6 MR. VELAZQUEZ: The super has to live --

7 MR. ALONSO: Right. We will comply with
8 whatever the --

9 MR. VELAZQUEZ: One of the apartments has
10 to be --

11 MR. ALONSO: -- requirements are --

12 MR. VELAZQUEZ: -- exclusively for --

13 MR. ALONSO: -- in Union City.

14 MR. VELAZQUEZ: -- the super.

15 CHAIRPERSON CAPIZZI: You know, just bear
16 in mind, down the block is a school --

17 MR. ALONSO: Um hum.

18 CHAIRPERSON CAPIZZI: -- that we just
19 built.

20 MR. ALONSO: Yes.

21 CHAIRPERSON CAPIZZI: A beautiful school.
22 So, we're trying to maintain a community, family
23 oriented --

24 MR. ALONSO: Understood. Sure.

25 CHAIRPERSON CAPIZZI: -- neighborhood.

1 MR. ALONSO: Yeah.

2 CHAIRPERSON CAPIZZI: Up the block is
3 another school. This is a -- I have to be honest
4 with you, very cold, very futuristic type of a
5 design, which is your preference. Okay. But
6 it's not -- I think we're kind of having an issue
7 with that, in a -- in a place in the city which
8 is very, very family oriented. And --

9 MR. VELAZQUEZ: Three schools, in fact.

10 CHAIRPERSON CAPIZZI: -- is really a little
11 neighborhood community. So, this kind of doesn't
12 fit.

13 MR. VELAZQUEZ: Three schools. Jose Marti.

14 CHAIRPERSON CAPIZZI: Right.

15 MR. VELAZQUEZ: Mother Seton.

16 CHAIRPERSON CAPIZZI: Veterans, Mother
17 Seton. So it's -- it's kind of sticking out.

18 MR. ALONSO: Understood.

19 I mean, we could -- we could definitely
20 work on the façade to -- to soften it up. I
21 don't think that should be an issue.

22 CHAIRPERSON CAPIZZI: I would -- I would
23 say that you should come back. Not -- not a five
24 minute -- not a five minute discussion.

25 Like we have concerns about the outside,

1 the exterior and also the way -- the design of
2 the building, at least I do. I don't know how
3 the rest of the Board feels.

4 MR. ALONSO: That's -- that's not a
5 problem, Madam Chair.

6 CHAIRPERSON CAPIZZI: Okay?

7 MR. EYERMAN: Maybe just give some
8 guidance.

9 How many three bedroom -- if -- if it was
10 an ideal world and you could -- and you could --
11 how -- how many would you like to see? Just to
12 give him some -- some sort of --

13 I think you understand the problem with the
14 façade and --

15 VICE CHAIRPERSON KOEHLER: I -- I don't
16 know how you would do it, but if you could have
17 maybe more three bedroom than one bedroom. And
18 then, if -- I'm sure money is a factor, meaning
19 the developer will make more money if they have
20 more units, so I understand that. But just if
21 the ratio could be --

22 MR. ALONSO: Sure.

23 VICE CHAIRPERSON KOEHLER: -- such that
24 there are more three bedroom --

25 MR. ALONSO: Absolutely.

1 VICE CHAIRPERSON KOEHLER: -- units than --
2 than not.

3 MR. ALONSO: Okay.

4 VICE CHAIRPERSON KOEHLER: And again, I
5 don't know those numbers.

6 MR. ALONSO: Right. And we will definitely
7 look at it and we heard the Board's concerns and
8 we'll definitely address them.

9 MR. EYERMAN: So, hearing from the Board, I
10 would say an adjournment would probably be in
11 order.

12 I'm not going to have questions taken of
13 the architect, because it seems like the
14 architect's got a lot of work to do.

15 MR. ALONSO: Sure.

16 MR. EYERMAN: So, we're not going to take
17 questions on the design then that is going to
18 need massive amounts of work.

19 Can I have a motion from the Board to
20 adjourn the matter?

21 CHAIRPERSON CAPIZZI: Do we -- or do they
22 --

23 MR. EYERMAN: Or I mean, it would be your
24 request.

25 Right?

1 MR. ALONSO: Yeah. Absolutely. We --
2 yeah. We would definitely consider all the
3 comments that were made by -- by the Board. We
4 need some time to -- to do so.

5 So, we would request this matter be
6 adjourned.

7 CHAIRPERSON CAPIZZI: Okay.

8 Carlos?

9 The time limit?

10 MR. EYERMAN: Waive the time limits?

11 THE SECRETARY: Yes.

12 MR. EYERMAN: Okay. And with -- with to
13 waive the time limits and --

14 CHAIRPERSON CAPIZZI: Yes.

15 MR. EYERMAN: Yup. So, it would be a
16 motion to adjourn with waiving of the time
17 limits.

18 MR. ALONSO: Yes. We would consent to
19 waiving the time limits through the next hearing
20 date.

21 MR. EYERMAN: Thank you.

22 CHAIRPERSON CAPIZZI: Okay. I'll make a
23 motion.

24 THE SECRETARY: Motion to adjourn this
25 application --

1 MR. VELAZQUEZ: I second.

2 THE SECRETARY: -- by Ms. Capizzi.

3 MR. ALONSO: What would be the next date?

4 THE SECRETARY: Any second?

5 Huh?

6 MR. ALONSO: The next date?

7 THE SECRETARY: Twenty-six, February 26.

8 Motion on the table to adjourn this
9 application for February 26 by Ms. Capizzi.

10 Any second on the --

11 MR. VELAZQUEZ: I --

12 THE SECRETARY: -- motion?

13 MR. VELAZQUEZ: I second.

14 THE SECRETARY: Second by Miss (sic)
15 Velazquez, Mr. Velazquez.

16 Roll call on the motion.

17 Ms. Capizzi?

18 CHAIRPERSON CAPIZZI: Yes.

19 THE SECRETARY: Ms. Koehler?

20 VICE CHAIRPERSON KOEHLER: Yes.

21 THE SECRETARY: Ms. Genao?

22 MS. GENAO: Yes.

23 THE SECRETARY: Mr. Medina?

24 MR. MEDINA: Yes.

25 THE SECRETARY: Mr. Velazquez?

1 MR. VELAZQUEZ: Yes.

2 THE SECRETARY: Mr. Guareno?

3 MR. GUARENO: Yes.

4 THE SECRETARY: Six in favor.

5 Motion carries.

6 MR. ALONSO: Thank you very much.

7 CHAIRPERSON CAPIZZI: Thank you.

8 VICE CHAIRPERSON KOEHLER: Thank you.

9 MR. EYERMAN: Thank you.

10 VICE CHAIRPERSON KOEHLER: Thank you.

11

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

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1 **Manhattan Avenue Capital 1300, LLC -**
2 **1300 Manhattan Avenue:**

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4 THE SECRETARY: Next application on
5 tonight's agenda, Manhattan Avenue Capital 1300,
6 LLC, 1300 Manhattan Avenue.

7 Mr. Alonso, please?

8 MR. EYERMAN: How are you?

9 CHAIRPERSON CAPIZZI: Thank you.

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

12 MR. ALONSO: Good evening, Madam Chair,
13 members of the Board.

14 Again, for the record, Alvaro Alonso,
15 Alonso Navarette on behalf of the applicant.

16 I have provided your attorney with the
17 proof of publication and notices for this matter.

18 MR. EYERMAN: Madam Chair, I've received
19 the proof of publication and notices, and pending
20 review, they look appropriate.

21 CHAIRPERSON CAPIZZI: Okay.

22 MR. ALONSO: Thank you very much.

23 Essentially, we're here by way -- as
24 courtesy to the Board. The Board had approved
25 this application quite some time ago.

1 CHAIRPERSON CAPIZZI: Right.

2 MR. ALONSO: Essentially, it's a -- it's a
3 consolidation of a series of lots for the
4 development of four buildings, a total of 55
5 units.

6 The approval was subject to other
7 jurisdiction, such as the County Planning Board,
8 which had jurisdiction because Manhattan Avenue
9 is a County road.

10 At the time that the application was
11 approved, it was approved with seven curb cuts,
12 with the understanding that ultimately it would
13 be up to the County to make that determination;
14 it was within their jurisdiction.

15 When we went to the County Planning Board,
16 they did essentially approve it, but with some
17 minor revisions.

18 One revision was we eliminated the seven
19 curb cuts and made it into three curb cuts. What
20 that does, they believe, is improve the sight
21 angles for the traffic that's coming up and down
22 Manhattan Avenue.

23 We have now three parking decks. We
24 actually increased the number of parking spaces
25 onsite by one. We have one additional parking

1 space.

2 And we also already obtained approvals from
3 the Sewage Authority, and we provided certain
4 easements for the drainage.

5 So, we have County approval, we have Sewage
6 Authority approval, and we have the original
7 approval from this Board, subject to the other
8 approvals.

9 What happens is, when we go for our
10 building permits, which essentially we're --
11 we're at that point now, the Building Department
12 wants to make sure that the plans that are
13 approved by this Board are exactly the same as
14 the plans that are being submitted.

15 Okay. The plans approved by this Board
16 have -- are slightly different because of the
17 things that I just indicated. So, we have filed
18 the -- the revised plans to conform with all the
19 other jurisdictional approvals and we're
20 essentially asking for your blessing, and adopt a
21 Resolution that you've reviewed it and -- and
22 it's been approved.

23 I do have -- for the Board's edification,
24 we have our engineer here, our architect here and
25 our traffic engineer, if the Board has any

1 specific questions. But I -- as I indicated,
2 essentially just coming back to the Board to let
3 you know that we obtained all of our approvals,
4 and we just need to make those minor
5 modifications.

6 MR. EYERMAN: Just one quick question.

7 The -- it doesn't change the traffic flow
8 in any manner.

9 Correct?

10 MR. ALONSO: No.

11 MR. EYERMAN: Okay.

12 MR. ALONSO: No.

13 CHAIRPERSON CAPIZZI: Okay.

14 MR. EYERMAN: Does the Board have any
15 questions?

16 All right. Why don't we open up to the
17 public?

18 Does anybody from the public have any
19 questions concerning the changes? Not the
20 original application, but the changes to the
21 application that are being made.

22 All right.

23 Not seeing, Madam, I would -- I would close
24 the matter to the public.

25 CHAIRPERSON CAPIZZI: Okay.

1 So can I make a motion to approve?

2 I'll make a motion to --

3 MR. EYERMAN: I would just --

4 CHAIRPERSON CAPIZZI: Oh.

5 MR. EYERMAN: I don't want -- public --

6 THE SECRETARY: Motion to?

7 MR. EYERMAN: I would say open it to the
8 public for --

9 CHAIRPERSON CAPIZZI: Oh.

10 MR. EYERMAN: -- general comments.

11 CHAIRPERSON CAPIZZI: Oh, sure.

12 Any general comments?

13 Okay.

14 Close it.

15 Anything else?

16 MR. ALONSO: That's it.

17 CHAIRPERSON CAPIZZI: Okay.

18 Then, I'll make a motion to approve this --

19 MR. EYERMAN: It would be site plan
20 approval --

21 THE SECRETARY: Motion to approve --

22 MR. EYERMAN: -- wouldn't it?

23 MR. ALONSO: Correct.

24 CHAIRPERSON CAPIZZI: Sure.

25 MR. EYERMAN: To approve the amended site

1 plan.

2 THE SECRETARY: -- by Ms. Capizzi.

3 MR. ALONSO: Correct.

4 CHAIRPERSON CAPIZZI: Yes.

5 Thank you.

6 THE SECRETARY: Any second the motion?

7 MS. GENAO: I second.

8 THE SECRETARY: Second by Ms. Genao.

9 Roll call on the motion to approve.

10 Ms. Capizzi?

11 CHAIRPERSON CAPIZZI: Yes.

12 THE SECRETARY: Ms. Koehler?

13 VICE CHAIRPERSON KOEHLER: Yes.

14 THE SECRETARY: Ms. Genao?

15 MS. GENAO: Yes.

16 THE SECRETARY: Mr. Medina?

17 MR. MEDINA: Yes.

18 THE SECRETARY: Mr. Velazquez?

19 MR. VELAZQUEZ: Yes.

20 THE SECRETARY: Mr. Guareno?

21 MR. GUARENO: Yes.

22 THE SECRETARY: Six in favor.

23 Motion carries.

24 Thank you.

25 MR. ALONSO: Thank you very much.

1 VICE CHAIRPERSON KOEHLER: Thank you.

2 MR. ALONSO: Have a good evening.

3 CHAIRPERSON CAPIZZI: You're welcome.

4 VICE CHAIRPERSON KOEHLER: Thank you.

5 Have a good night.

6

7 (Whereupon, there was a pause in the

8 proceedings.)

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1 **ADJOURNMENT:**

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3 THE SECRETARY: There being no other -- oh,
4 one second, please.

5 (Whereupon, there was a pause in the
6 proceedings.)

7 THE SECRETARY: Two -- two minutes off the
8 record.

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

11 THE SECRETARY: One second.

12 There being no other application on
13 tonight's agenda, can I have a motion to close
14 tonight's meeting?

15 Motion by Ms. Capizzi.

16 MR. GUARENO: Second.

17 THE SECRETARY: Second by Miss -- Mr.
18 Guareno.

19 Roll call on the motion to -- to end
20 tonight's meeting.

21 Ms. Capizzi?

22 Ms. Capizzi, yes?

23 MR. GUARENO: Diane?

24 THE SECRETARY: Ms. Koehler?

25 CHAIRPERSON CAPIZZI: Yes.

1 VICE CHAIRPERSON KOEHLER: Yes. Yes.

2 THE SECRETARY: Ms. Genao?

3 MS. GENAO: Yes.

4 CHAIRPERSON CAPIZZI: Tell Willie I said
5 hi.

6 MR. EYERMAN: I will.

7 CHAIRPERSON CAPIZZI: I hope he's feeling
8 better.

9 THE SECRETARY: Mr. Medina?

10 MR. MEDINA: Yes.

11 VICE CHAIRPERSON KOEHLER: We wish him
12 well.

13 CHAIRPERSON CAPIZZI: Absolutely.

14 THE SECRETARY: Mr. Velazquez?

15 MR. VELAZQUEZ: Yes.

16 THE SECRETARY: Mr. Guareno?

17 MR. GUARENO: Yes.

18 THE SECRETARY: Six in favor.

19 Motion carries.

20 Let the record indicate the meeting has
21 ended.

22 Thank you.

23 MR. EYERMAN: Thank you.

24 THE SECRETARY: Good night, everyone.

25 CHAIRPERSON CAPIZZI: Thank you.

1 Good seeing you.

2

3 (Whereupon, the proceedings were concluded
4 at 7:31 p.m.)

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1 STATE OF NEW JERSEY :

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3 COUNTY OF ESSEX :

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6 I, DEBRA A. KASZNIAK, assigned transcriber,
7 do hereby affirm that the foregoing is a true and
8 accurate transcript in the matter of the REGULAR
9 MEETING of the UNION CITY PLANNING BOARD heard on
10 Tuesday, January 22, 2019 and digitally recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon