

CITY OF UNION CITY
 HUDSON COUNTY, NEW JERSEY
 ZONING BOARD OF ADJUSTMENT

REGULAR MEETING : TRANSCRIPT OF RECORDED
 :
 : PROCEEDINGS
 _____ :

City Hall
 3715 Palisade Avenue
 Union City, New Jersey

Thursday, February 14, 2019
 Commencing at 6:26 p.m.

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

MARGARITA GUTIERREZ
 MIGUEL ORTIZ, (Arrived at 6:54 p.m.)
 DAVID W. PRESSEY
 VICTOR M. GRULLON, Vice Chairman
 JOSEPH D. BONACCI, Chairman

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

LIBERO MAROTTA
 JOHN MEDINA

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

CARLOS VALLEJO, Secretary to the Board

 TOMAS R. PANEQUE, ESQ., Board Attorney

 DAVID SPATZ, Consultant
 Community Housing and Planning Associates

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

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, Hung Fat, Inc.

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, 1117 Summer Ave., LLC

ADOLFO L. LOPEZ, ESQ.,
Attorney for Applicant, Mapal Zahan, LLC

ADOLFO L. LOPEZ, ESQ.,
Attorney for Applicant, Mardamer Builders,
546-548 35th Street

ADOLFO L. LOPEZ, ESQ.,
Attorney for Applicant, Mardamer Builders,
547 36th Street

ADOLFO L. LOPEZ, ESQ.,
Attorney for Applicant, Mardamer Builders,
545 41st Street

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I N D E XHung Fat, Inc., 1214 Summit Ave.WITNESSPAGE

Manuel Pereiras

21

I N D E XMardamer Builders - 545 41st StreetWITNESSPAGE

Jose Carballo

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I N D E XMardamer Builders - 546-548 35th StreetWITNESSPAGE

Jose Carballo

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PUBLIC

John Monsalve

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

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

5 THE SECRETARY: Mr. Chairman?

6 CHAIRMAN BONACCI: Yup.

7 THE SECRETARY: Please take notice that on
8 Thursday, February 14, 2019, at six p.m., a
9 Regular Meeting is scheduled for the Union City
10 Zoning Board of Adjustment, to be held in the
11 Municipal Chambers, located on the Second Floor,
12 3715 Palisade Avenue, Union City, New Jersey.

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

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

22 Can everybody kindly rise to salute the
23 flag, please?

24

25 (Whereupon, the Pledge of Allegiance was

1 said by all.)

2

3 THE SECRETARY: Thank you.

4

5 **ROLL CALL:**

6

7 THE SECRETARY: Roll call for tonight's
8 meeting.

9 Joseph Bonacci?

10 CHAIRMAN BONACCI: Here.

11 THE SECRETARY: Victor Grullon?

12 VICE CHAIRMAN GRULLON: Here.

13 THE SECRETARY: Libero Marotta?

14 Absent.

15 Margarita Gutierrez?

16 MS. GUTIERREZ: Here.

17 THE SECRETARY: Miguel Ortiz is absent.

18 David Pressey?

19 MR. PRESSEY: Here.

20 THE SECRETARY: John Medina?

21 Absent.

22 Let the record indicate there are four
23 present. And so, we -- we don't have -- we don't
24 have a full quorum.

25

* * *

1 **APPROVAL OF PREVIOUS MEETING MINUTES:**

2

3 (1) Regular Meeting held on January 10, 2019

4

5 THE SECRETARY: Okay.

6 Approval of Previous Meeting Minutes from
7 January 10, 2019.

8 Can I have a motion?

9 VICE CHAIRMAN GRULLON: Motion.

10 THE SECRETARY: Motion by Mr. Grullon.

11 MS. GUTIERREZ: Second.

12 THE SECRETARY: Second by Ms. Gutierrez.

13 Roll call on the motion.

14 Mr. Bonacci?

15 CHAIRMAN BONACCI: Yes.

16 THE SECRETARY: Ms. Gutierrez?

17 MS. GUTIERREZ: Yes.

18 THE SECRETARY: Mr. Grullon?

19 VICE CHAIRMAN GRULLON: Yes.

20 THE SECRETARY: Mr. Pressey?

21 MR. PRESSEY: Yes.

22 THE SECRETARY: Five in favor.

23 Motion carries.

24 * * *

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1 **RESOLUTIONS:**

2

3 (1) Andrew Sapora, 411 42nd Street, Block 240,
4 Lot 24.01. Convert an existing warehouse to a
5 single family home. Approved.

6

7 THE SECRETARY: We are going to
8 Resolutions.

9 We have six Resolution on tonight's agenda.

10 Resolution number 1.

11 Andrew Sapora, 411 42nd Street.

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

14 CHAIRMAN BONACCI: I'll make a --

15 MS. GUTIERREZ: I'll make a mo --

16 CHAIRMAN BONACCI: Sorry.

17 MS. GUTIERREZ: I'm second.

18 THE SECRETARY: Motion by Ms. Gutierrez.

19 CHAIRMAN BONACCI: I'll second, Carlos.

20 THE SECRETARY: Second by Mr. Bonacci.

21 Roll call on the motion.

22 Mr. Bonacci?

23 CHAIRMAN BONACCI: Yes.

24 THE SECRETARY: Ms. Gutierrez?

25 MS. GUTIERREZ: Yes.

1 THE SECRETARY: Mr. Grullon?

2 VICE CHAIRMAN GRULLON: Yes.

3 THE SECRETARY: Mr. Pressey?

4 MR. PRESSEY: Yes.

5 THE SECRETARY: Four -- four in favor.

6 Motion carries.

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1 **RESOLUTIONS :**

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3 (2) 1208-1214 NYA Corp., 1208-1214 New York
4 Avenue.

5 Second story, change of use. Warehouse to
6 residential, three units. Approved.

7

8 THE SECRETARY: Adoption -- adoption of
9 Resolution number 2.

10 1208-1214 NYA Corporation, 1208-1214 New
11 York Avenue.

12 Can I have a motion?

13 CHAIRMAN BONACCI: Motion.

14 THE SECRETARY: Motion by Mr. Bonacci.

15 VICE CHAIRMAN GRULLON: Second.

16 THE SECRETARY: Second by Mr. Grullon.

17 Roll call on the motion.

18 Mr. Bonacci?

19 CHAIRMAN BONACCI: Yes.

20 THE SECRETARY: Ms. Gutierrez?

21 MS. GUTIERREZ: Yes.

22 THE SECRETARY: Mr. Grullon?

23 VICE CHAIRMAN GRULLON: Yes.

24 THE SECRETARY: Mr. Pressey?

25 MR. PRESSEY: Yes.

1 THE SECRETARY: Four in favor.

2 Motion carries.

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1 **RESOLUTIONS:**

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3 (3) Ministerio Rio de Amor, Inc., 529-533 3rd
4 Street, Block 9, Lots 21, 22. Church, House of
5 Worship. Approved.

6 (4) Ankur Patel, 205 New York Avenue, Block 8,
7 Lot 3. Applicant proposes a new single family
8 dwelling in a vacant lot. Approved.

9 (5) Nabila Tadros, 1207 Summit Ave., Block 57,
10 Lot 8. Applicant proposes the legalization of
11 two apartments. Approved.

12 (6) Jose Avalos, 2412 Central Ave., Block 136,
13 Lot 6. Applicant proposes the reconfiguration of
14 an existing restaurant and residential building
15 legalizing one residential unit. Going from one
16 commercial, one residential, two residential.
17 Approved.

18

19 THE SECRETARY: We are going to Resolution
20 3, 4, 5 and 6.

21 Resolution number 3.

22 Ministerio Rio de Amor, Inc., 529-533 3rd
23 Street.

24 Resolution number 4.

25 Ankur Patel, 205 New York Avenue.

1 Resolution number 5.

2 Nabila Tadros, 1207 Summit Avenue.

3 Resolution number 6.

4 Jose Avalos, 2412 Central Avenue.

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

7 VICE CHAIRMAN GRULLON: Motion.

8 THE SECRETARY: Motion by Mr. Grullon.

9 Second by Mr. Pressey.

10 Roll call on the motion.

11 Mr. Bonacci?

12 CHAIRMAN BONACCI: I have to abstain from
13 those, because I was here in January, but I
14 missed those.

15 THE SECRETARY: Ms. Gutierrez?

16 MS. GUTIERREZ: Yes.

17 THE SECRETARY: Mr. Grullon?

18 VICE CHAIRMAN GRULLON: Yes.

19 THE SECRETARY: Mr. Pressey?

20 MR. PRESSEY: Yes.

21 THE SECRETARY: Three in favor, one
22 abstained.

23 Motion carries.

24 * * *

25

1 **Hung Fat Inc. - 1214 Summit Avenue:**

2

3 THE SECRETARY: We are going to hearings.

4 First application on tonight's agenda, Hung
5 Fat, Inc., 1214 Summit Avenue.

6 This application has been adjourned on
7 October 11, 2018, November 29, 2018 and January
8 10, 2019. Revised plans was received on February
9 1st, 2019.

10 Ms. Pereiras, please?

11 MS. PEREIRAS: Good evening, members of the
12 Board.

13 We did modify our application, so we did
14 renotice and republished for purposes of today's
15 meeting.

16 MR. PANEQUE: Thank you, Ms. Pereiras.

17 For the record, I've been provided by Ms.
18 Pereiras with the following documentation:

19 I have been provided with a certification
20 as to publication and service, indicating that
21 notice of tonight's hearing for February 14,
22 2019, with respect to the property located at
23 1116 (sic) Summit Avenue was published in the
24 local paper, as well as having been sent to all
25 property owners within the 200 foot radius of the

1 property in question.

2 I've also been provided with a copy of the
3 Affidavit -

4 Strike that.

5 I've been provided with the original
6 Affidavit of Publication from The Jersey Journal,
7 indicating that notice of tonight's hearing was
8 published on February 2nd, 2019. Said notice
9 indicates that with respect to the property in
10 question, which is 1214 Summit Avenue, notice was
11 given for tonight's hearing of their request for
12 the necessary variances.

13 I've also been provided with copies of the
14 certified mail receipts, with a postmark date of
15 February 4th, 2019.

16 I've also been provided with a certified
17 list from the Tax Assessor's Office, with a date
18 of February 1st, consisting of three pages of all
19 property within the 200 foot radius of 1212-1216
20 Summit Avenue.

21 Also, I've been provided with the green
22 cards and envelopes that have come back to date.

23 Based on the documentation that's been
24 provided, this Board does have jurisdiction to
25 proceed and hear this matter.

1 Ms. Pereiras, as you've probably heard, we
2 are missing one member to establish a quorum. As
3 such, this Board cannot proceed to hear this
4 application at this time.

5 I would request that there be a motion to
6 carry the matter to the next available meeting.
7 There'd be no further need to republish or resend
8 out notices.

9 MS. PEREIRAS: Thank you.

10 THE SECRETARY: Next meeting would be March
11 14, 2019.

12 CHAIRMAN BONACCI: All right.

13 So, we don't have a choice.

14 Right?

15 MR. PANEQUE: Our choice is to continue
16 waiting.

17 Mr. Vallejo, do we have any kind of
18 response from any of the other two members that
19 are missing in action?

20 THE SECRETARY: Let me try one more time.

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

23 CHAIRMAN BONACCI: Maybe we could just
24 establish jurisdiction at least.

25 MR. PANEQUE: We did.

1 CHAIRMAN BONACCI: No, no. For the other
2 ones, to keep going.

3 MR. PANEQUE: Okay.

4 CHAIRMAN BONACCI: You know? At least we
5 could get that out of the way.

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

8 THE SECRETARY: Yeah, Mr. Ortiz will be
9 here probably in about 15, 20 minutes.

10 MR. PANEQUE: Okay.

11 It's up to the Board, but my recommendation
12 would be to give the time for Mr. Ortiz to get
13 here so that we can clear up this calendar that
14 we have tonight, because otherwise, we're going
15 to run into a real logjam in March.

16 MS. GUTIERREZ: Exactly. Um hum.

17 MR. PANEQUE: So, Ms. Pereiras --

18 MS. PEREIRAS: Our professionals are here.
19 We're ready to proceed.

20 MR. PANEQUE: Okay.

21 MS. PEREIRAS: So --

22 MS. GUTIERREZ: Okay.

23 MR. PANEQUE: Let's give it another 20
24 minutes.

25 MS. PEREIRAS: Okay.

1 MR. PANEQUE: And then we'll proceed.

2 Okay?

3 MS. PEREIRAS: Great.

4 MR. PANEQUE: So, I guess, we'll adjourn
5 off the record, 20 minutes, and hopefully Mr.
6 Ortiz will get here.

7 THE SECRETARY: Thank you.

8 MS. PEREIRAS: Thank you.

9

10 (Whereupon, the Board recessed from 6:36
11 p.m. to 6:54 p.m.)

12

13 (Whereupon, Miguel Ortiz arrived at 6:54
14 p.m.)

15

16 THE SECRETARY: May I have your attention,
17 please?

18 For the record, Mr. Ortiz arrived; joined
19 the meeting. Now we have a full quorum of five
20 members.

21 Mr. Paneque, please?

22 MR. PANEQUE: For the record, Mr. Ortiz,
23 welcome.

24 Ms. Pereiras, ready?

25 (Whereupon, there was a pause in the

1 proceedings.)

2 MS. PEREIRAS: Good evening, everyone.

3 Bianca Pereiras on behalf of the applicant,
4 Hung Fat, Inc., for property located at 1214
5 Summit Avenue, also known as Block 58, Lots 26,
6 27 and 28.

7 We've been in front of this Board on this
8 project a few times, and I think we finally got
9 it right. We heard the comments from this Board.
10 We nixed the whole idea for the basketball court
11 or the rec center, and what we're looking to do
12 is apartments, residential units.

13 So, we have one expert to testify before
14 the Board this evening, and that is our
15 architect, Mr. Manuel Pereiras.

16 MS. DILLON: Please raise your right hand.

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

19 MR. PEREIRAS: I do.

20 Manny Pereiras, P-E-R-E-I-R-A-S, with
21 Pereiras Architects Ubiquitous, 1116 Summit
22 Avenue, Union City.

23 MS. DILLON: Thank you.

24 MS. PEREIRAS: And for purposes of the
25 record, Mr. Pereiras has testified before this

1 Board in the past as an expert in the field of
2 architecture.

3 CHAIRMAN BONACCI: Sure. We accept all
4 your qualifications.

5 MR. PEREIRAS: Thank you.

6 MS. PEREIRAS: Mr. Pereira, are you
7 familiar with 1214 Summit Avenue?

8 MR. PEREIRAS: I am.

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

11 MR. PEREIRAS: I have.

12 MS. PEREIRAS: And would you kindly
13 describe the project?

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

15 As counsel said, I hope we have it right
16 this time. We listened to everything you said.

17 If you remember correctly, this is an 89.98
18 foot width of a lot. We have 101 feet on one
19 end, 99 feet on the other.

20 And right now, it's occupied by a movie
21 theater, basically, that occupies the whole lot,
22 a hundred percent coverage. It has a few stores
23 in the front, it has approvals for five units on
24 the second floor. It's basically empty.

25 What are we going to do with the big movie

1 theater? We were looking for different ideas.
2 The Board wasn't happy with some of those ideas.
3 We heard you.

4 What we're proposing to do now is basically
5 demolish the entire rear of this building. What
6 we're doing is, number one, we're creating a rear
7 yard. We're creating landscaping, we're creating
8 grass area, we're creating some pavers and
9 outdoor space, so we're just chopping that away
10 from the building, almost 36 feet in total of
11 rear yard and instead of having all these other
12 commercial uses, what we're doing is we're
13 basically keeping the commercial use that was
14 along the front of the building, which is
15 basically these three stores. These two are
16 existing right now. This is an empty space at
17 the moment. And what we're doing is we're
18 converting all the rest into residential. We're
19 basically reconstructing the rear portion of this
20 and building that into a three story area. And
21 then, the -- this portion that's existing in the
22 front, we're going to completely renovate that
23 and -- and rebuild that, so that what we'll have
24 in the end is 12 residential units, with a
25 mixture on the ground floor.

1 You have a one bedroom, a two bedroom and a
2 one bedroom.

3 The same thing on the second floor, on both
4 sides.

5 And then, on the third floor, we did it
6 along the back only, so that the front of the
7 building isn't even effected and it doesn't look
8 like it's even growing in any way. It's the
9 existing façade. And then, what you have, 30
10 feet back, is the -- the second floor addition.

11 So, all we're doing is basically very --
12 this application changed a lot. It's a very
13 modest application, with these 12 residential
14 units, the existing commercial.

15 And I think I could go on, but we've been
16 through this process a lot. I think that I'd
17 like to open up for the Board for questions right
18 now.

19 CHAIRMAN BONACCI: Okay.

20 So, you guys are not going to do the
21 basketball court, it's just going to remain
22 commercial.

23 MR. PEREIRAS: Um hum.

24 CHAIRMAN BONACCI: Which is more consistent
25 with what's in the --

1 MR. PEREIRAS: Um hum.

2 CHAIRMAN BONACCI: -- neighborhood now.

3 The only other aspect here, for -- you
4 know, discussion, my purposes, would be the
5 parking requirement is 27.

6 Right?

7 MR. PEREIRAS: Actually, I'd like to ask
8 Mr. Spatz to confirm with that.

9 MR. SPATZ: It's actually the -- the
10 parking requirement is five spaces for the
11 commercial. And then, the Zoning Ordinance on
12 Summit Avenue does not require parking for the
13 first six units. So, the second six would
14 require parking. So, 11 spaces are needed for
15 the residences, five for the commercial, so a
16 total of 16 spaces are required for parking.

17 CHAIRMAN BONACCI: Okay. So, 16 required,
18 zero provided.

19 MR. PEREIRAS: That's right.

20 CHAIRMAN BONACCI: But if you bring the
21 bedroom count -- I'm sorry -- if you bring the
22 unit count down --

23 MR. PEREIRAS: Um hum.

24 CHAIRMAN BONACCI: -- then your deficiency
25 is less.

1 MR. PEREIRAS: Okay.

2 CHAIRMAN BONACCI: So, if you guys would be
3 willing to take it down to nine, you'd be less on
4 the parking deficiency and I think that that
5 would be a good --

6 MR. PEREIRAS: Okay.

7 CHAIRMAN BONACCI: -- meeting point.

8 MR. PEREIRAS: And we'll be happy to do
9 that.

10 CHAIRMAN BONACCI: Okay.

11 MR. PEREIRAS: We're simply removing the
12 third floor.

13 CHAIRMAN BONACCI: Members of the Board?

14 VICE CHAIRMAN GRULLON: I agree with that.

15 CHAIRMAN BONACCI: Members of the public?
16 Okay.

17 Closed to the public.

18 So, I'm going to make a motion to approve
19 the application with --

20 MR. PANEQUE: Before we do that, has there
21 been any testimony with respect to the size of
22 the units?

23 MR. PEREIRAS: There has in the past. The
24 size of the units hasn't changed.

25 Should I mention that, just to be clear?

1 MR. PANEQUE: Just -- yeah. Just so that
2 we have it on the record now.

3 MR. PEREIRAS: Sure.

4 MR. PANEQUE: Mr. Spatz, just as a point of
5 clarification.

6 MR. SPATZ: Um hum.

7 MR. PANEQUE: We do have to meet the
8 density variance here?

9 MR. SPATZ: Yes.

10 MR. PANEQUE: For the size of the units --

11 MR. SPATZ: Our review were --

12 MR. PANEQUE: -- because of --

13 MR. SPATZ: -- that the units all met the
14 size requirements of the zoning.

15 MR. PANEQUE: Okay.

16 MR. PEREIRAS: We do and we're compliant.

17 Just to be very clear, apartment 1A is 850
18 square feet; apartment 1B is 1,059 square feet;
19 apartment 1C is 799 square feet. And then, the
20 -- the rest of them are actually almost exactly
21 -- almost the same.

22 The smallest unit is along the front, which
23 is part of the existing units, which is apartment
24 2B, which is 585 square feet. And that's the
25 smallest of them.

1 MR. PANEQUE: Okay.

2 Thank you.

3 CHAIRMAN BONACCI: Okay.

4 So, I just want to make a motion to approve
5 the application with the provision that the unit
6 count will be nine and not 12 units.

7 MR. PEREIRAS: Yes.

8 THE SECRETARY: I have a motion on the --
9 on the table to approve this application.

10 Seconded by --

11 MS. GUTIERREZ: Second.

12 THE SECRETARY: -- Ms. Gutierrez.

13 Roll call on the motion to approve this
14 application with the conditions.

15 Mr. Bonacci?

16 CHAIRMAN BONACCI: Yes.

17 THE SECRETARY: Ms. Gutierrez?

18 MS. GUTIERREZ: Yes, all the condition.

19 THE SECRETARY: Mr. Grullon?

20 VICE CHAIRMAN GRULLON: Yes.

21 THE SECRETARY: Mr. Pressey?

22 MR. PRESSEY: Yes.

23 THE SECRETARY: Mr. Ortiz?

24 MR. ORTIZ: Yes.

25 THE SECRETARY: Five in favor.

1 Motion carries.

2 MS. PEREIRAS: Thank you all very much.

3 MS. GUTIERREZ: You're welcome.

4 MR. PEREIRAS: Good night, everyone.

5 THE SECRETARY: You need to provide revised
6 plans.

7 Right?

8 MR. PEREIRAS: Yes.

9 MS. PEREIRAS: That's fine. We will
10 provide those.

11 THE SECRETARY: Right.

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

14 * * *

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1 **1117 Summer Ave., LLC - 1117-19 Summit Avenue:**

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3 THE SECRETARY: Next application on
4 tonight's agenda, 1117 Summer Avenue, LLC,
5 1117-19 Summit Avenue.

6 Ms. Pereiras, please?

7 MS. PEREIRAS: Again, Bianca Pereiras, on
8 behalf of the applicant.

9 Unfortunately, on this application, the
10 architect, Mr. Valella, is not available this
11 evening. So, I ask, please, if this matter could
12 be adjourned so that we could present testimony
13 at the next meeting.

14 MR. PANEQUE: Ms. Pereiras, you waive the
15 statutory time requirements?

16 MS. PEREIRAS: Absolutely.

17 MR. PANEQUE: Okay.

18 Is there a motion to adjourn?

19 CHAIRMAN BONACCI: I make a motion to
20 adjourn the application to the next meeting.

21 THE SECRETARY: March --

22 CHAIRMAN BONACCI: March 14.

23 THE SECRETARY: -- 14 would be the next
24 meeting.

25 Motion to adjourn this application by Mr.

1 Bonacci.

2 VICE CHAIRMAN GRULLON: Second.

3 THE SECRETARY: Second by Mr. Grullon.

4 Roll call on the motion.

5 Mr. Bonacci?

6 CHAIRMAN BONACCI: Yes.

7 THE SECRETARY: Ms. Gutierrez?

8 MS. GUTIERREZ: Yes.

9 THE SECRETARY: Mr. Grullon?

10 VICE CHAIRMAN GRULLON: Yes.

11 THE SECRETARY: Mr. Pressey?

12 MR. PRESSEY: Yes.

13 THE SECRETARY: Mr. Ortiz?

14 MR. ORTIZ: Yes.

15 THE SECRETARY: Five in favor.

16 Motion carries.

17 MS. PEREIRAS: Thank you all very much.

18 Have a good night.

19 MS. GUTIERREZ: Good night.

20 MS. PEREIRAS: See you next month.

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

23 * * *

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1 **Mapal Zahan, LLC - 514 14th Street:**

2

3 THE SECRETARY: Next application on
4 tonight's agenda, Mapal Zahan, LLC, 514 14th
5 Street.

6 Mr. Diaz, please?

7 Oh, I'm sorry.

8 Mr. Lopez?

9 MR. LOPEZ: Good evening, members of the
10 Board.

11 Adolfo Lopez, appearing on behalf of the
12 applicant.

13 Unfortunately, I have a similar problem to
14 Ms. Pereiras. My experts could not make it this
15 evening. February 14th is not a very good day for
16 this type of hearing, apparently, so I would
17 respectfully request an adjournment to the next
18 hearing date.

19 MR. PANEQUE: Mr. Lopez, you waive the
20 statutory time requirements?

21 MR. LOPEZ: I do. I do.

22 MR. PANEQUE: Thank you.

23 All right. Is there an application or
24 motion to --

25 CHAIRMAN BONACCI: I'll make a motion to

1 adjourn this application until March 14th.

2 MS. GUTIERREZ: And I'll second it.

3 THE SECRETARY: Motion on the table to
4 adjourn this application for March 14 by Mr.
5 Bonacci.

6 Seconded by Ms. Gutierrez.

7 Roll call on the motion.

8 Mr. Bonacci?

9 CHAIRMAN BONACCI: Yes.

10 THE SECRETARY: Ms. Gutierrez?

11 MS. GUTIERREZ: Yes.

12 THE SECRETARY: Mr. Grullon?

13 VICE CHAIRMAN GRULLON: Yes.

14 THE SECRETARY: Mr. Pressey?

15 MR. PRESSEY: Yes.

16 THE SECRETARY: Mr. Ortiz?

17 MR. ORTIZ: Yes.

18 THE SECRETARY: Five in favor.

19 Motion carries.

20 Thank you.

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

23 * * *

24

25

1 **Mardamer Builders - 545 41st Street:**

2

3 MR. LOPEZ: Mr. Vallejo, if you could call
4 the last one first, if you don't mind?

5 THE SECRETARY: Okay, Mr. Diaz?

6 Okay.

7 We are going to change a little bit the
8 order of tonight's agenda by the request of Mr.
9 Lopez.

10 We are going to number 6.

11 Mardamer Builders, 545 35th (sic) Street.

12 Mr. Lopez, please?

13 MR. LOPEZ: Adolfo Lopez, members of the
14 Board, appearing on behalf of the applicant.

15 Mr. Paneque?

16 MR. PANEQUE: Thank you, sir.

17 Let the record reflect that I've been
18 provided by Mr. Lopez with the following
19 documentation:

20 I have an Affidavit of Service indicate
21 that -- indicates that notices were sent out to
22 all property owners within the 200 foot radius of
23 541 35th (sic) Street.

24 MR. LOPEZ: No. We're doing --

25 MR. PANEQUE: Oh.

1 MR. LOPEZ: -- the last one.

2 MR. PANEQUE: That is the last one.

3 MR. LOPEZ: 545 41st.

4 THE SECRETARY: 545 41st. That's correct.

5 MS. DILLON: The last one here.

6 MR. PANEQUE: Okay.

7 MR. LOPEZ: The last one on the agenda.

8 THE SECRETARY: The last one.

9 MR. SPATZ: It's listed.

10 MR. PANEQUE: Except that it's listed
11 wrong.

12 MR. SPATZ: It had the wrong address, so --

13 MR. PANEQUE: Okay.

14 I'm reading it off our -- our diary and
15 it's wrong in our diary, but let me go off the
16 documentation here.

17 I have an Affidavit of Service indicating
18 that notice of tonight's hearing was sent to all
19 property owners within the 200 foot radius of the
20 property at 545 41st Street.

21 Said Affidavit is signed by Mr. Lopez,
22 notarized by an attorney in his office, Anna
23 Noris.

24 I also have the Affidavits from The Jersey
25 Journal, indicating that notice of tonight's

1 hearing with respect to the property at 545 45th
2 (sic) Street was given on the local paper, Jersey
3 Journal, on February 2nd, 2019.

4 Also have a copy of the notice that went
5 out to all property owners within the 200 foot
6 radius.

7 And I have the Tax Assessor's list with a
8 date of January 29, 2019 consisting of four
9 pages.

10 I also have the official certified mail
11 receipts, with a date of February 1st, 2019, as
12 well as the green cards that have come back to
13 date.

14 Based on the documentation that's been
15 provided by Mr. Lopez, this Board has
16 jurisdiction to proceed and hear this matter.

17 MR. LOPEZ: Mr. Chairman, members of the
18 Board, preliminarily, I would like to point out
19 several things that are common to all three
20 applications that we will be making this evening.
21 They're very similar in nature, and as to each
22 application, we'll certainly make a full
23 presentation. But there are general reasons that
24 I'd like to explain to the Board, current issues
25 with the City of Union City and the problems that

1 | it presents to my client.

2 | These applications will be presented for
3 | the necessary variances, based upon my client's
4 | belief and his experts that this is the best
5 | possible design for these projects.

6 | The City is in a bit of a transition. The
7 | Master Plan indicates one thing, and this is just
8 | for the record, the Board is well aware of this,
9 | the Zoning Ordinance, which is what guides, says
10 | something totally different. We're here because
11 | we need variances from the Zoning Board.

12 | This presents a problem for my client. It
13 | puts him in a great disadvantage. My client can
14 | certainly wait and possibly come in and not have
15 | to apply for any type of variance, if the
16 | proposed changes are adopted by the Board of
17 | Commissioners any time soon.

18 | He's incurring these expenses much, much
19 | higher, obviously, because he is contractually
20 | bound to purchase these properties. He would
21 | lose a great deal of money, so we have to come in
22 | with this.

23 | And we have another slight issue.

24 | Technically, we could have gone before the
25 | Planning Board. The height on these structures

1 are proposed at 43 feet six inches, which puts us
2 within the ten percent of the permitted height
3 currently in the zone, which is 40 feet. The
4 additional ten percent would allow us a four foot
5 leeway.

6 Unfortunately, based upon what our
7 architect will testify to, and in his
8 consultation with the builders, it's -- he may
9 not be able to. These are new designs. They may
10 not be able to come in at the 43.6. They may
11 exceed the 44 feet.

12 If that were the case, we would come in, we
13 would build a house based upon a Planning Board
14 variance. And after it's done, if we exceeded
15 the height, we would then need to come back to
16 this Board, at that point, and request a height
17 variance on a house that's already built.

18 We're trying to avoid all of that. And
19 this is applicable to all three of our
20 applications.

21 So, starting with this one, which is 41st
22 Street, I'd like to call up my architect, Jose
23 Carballo.

24 And Mr. Chairman, Mr. Carballo has
25 testified many times before this Board and I'd

1 ask that you accept his qualifications.

2 CHAIRMAN BONACCI: Absolutely.

3 Mr. Carballo, we accept your
4 qualifications.

5 MR. CARBALLO: Thank you.

6 MS. DILLON: Please raise your right hand.

7 MR. CARBALLO: Thank you.

8 MS. DILLON: Do you affirm the testimony
9 you're about to give this Board is the whole
10 truth?

11 MR. CARBALLO: Yes, it is.

12 MS. DILLON: Please state your name for the
13 record.

14 MR. CARBALLO: Sure.

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

16 MS. DILLON: Thank you.

17 MR. CARBALLO: You're welcome.

18 MR. LOPEZ: Mr. Carballo, are you familiar
19 with the application at 545 41st Street, which is
20 currently before this Board?

21 MR. CARBALLO: Yes, I am.

22 MR. LOPEZ: And these plans were prepared
23 by you and your office in anticipation of
24 tonight's meeting.

25 MR. CARBALLO: That is correct.

1 MR. LOPEZ: Can you -- you included in
2 these plans a general residential district and
3 zoning data outline view. Is it fair to say that
4 these -- this chart reflects what I represented
5 to the Board now regarding the transition of
6 zoning and Master Plan in Union City?

7 MR. CARBALLO: That is correct.

8 It does represent the current zoning, as
9 well as the current thinking of the City of Union
10 City.

11 MR. LOPEZ: And our application tonight is
12 for variances, based upon the current Zoning
13 Ordinance.

14 Is that correct?

15 MR. CARBALLO: That is correct.

16 MR. LOPEZ: Could you describe generally
17 what the project entails?

18 MR. CARBALLO: Yeah. Definitely.

19 What we have -- first of all, good evening
20 and Happy Valentine's Day to all of you.

21 MS. GUTIERREZ: Thank you.

22 CHAIRMAN BONACCI: Valentine's Day.

23 MS. GUTIERREZ: You, too.

24 MR. CARBALLO: Thank you.

25 What it is, is we have a 50 by a hundred

1 property at 545 41st Street.

2 The proposal that we have in front of you
3 tonight is to subdivide this property into two 25
4 by a hundred lots, all conforming within the
5 zone.

6 And what we'd like to do is to build a
7 three unit, four story building, for which we're
8 asking for variances.

9 Again, we're trying to follow the current
10 thinking of -- of the City, but because we're
11 doing that, we -- we do need some variances.

12 It is a four story building, as counsel
13 explained. And the variances that we're seeking,
14 even before I get into the -- into the building
15 itself, are basically the minimum rear yard,
16 which is 25 percent of the lot required, we have
17 a -- which, in this case, would be 25 feet. We
18 have a five foot proposed.

19 The number of stories, which is three
20 stories, 40 feet required, we actually have four
21 stories and we have 43 and a half feet.

22 The building coverage, which is required to
23 be at 60; we're at 80.

24 And the maximum lot coverage, which
25 includes all the paved areas, which we're

1 permitted to have 75 percent, we are at a hundred
2 percent.

3 If we go through the plans and we turn to
4 --

5 MR. LOPEZ: On the last one, you are at 91
6 percent on lot coverage?

7 MR. CARBALLO: We are, basically -- yes, 91
8 percent. Right.

9 The second, drawing A-2 of 3, basically
10 show the floor plans, where you can see it is a
11 four story building. First floor has the parking
12 level, has the lobby. We're proposing an
13 elevator with this building, for the third floor.

14 Basically, the floor plans are -- you know,
15 all the floors are accessed from the front. You
16 have the main stairwell that goes to the first
17 floor directly from the front, and then you have
18 a center stair that goes to the other two floors,
19 as well as to a roof deck that we have,
20 obviously, on -- on the roof.

21 Each one of the units has a -- has three
22 bedrooms. And of course, it has a kitchen, it
23 has washer/dryer.

24 And then, towards the rear, you have a
25 stairwell which provides the second means of

1 egress from the units.

2 The setbacks are two on one side, three on
3 the other side. And the three on the -- on the
4 other side is for the upper floors. The lower
5 level, we pulled back to three foot eight,
6 because we do need exits -- requirements and
7 according to your Code. That exit needs to be
8 three foot eight or 44 inches.

9 Again, as I explained, the rear is five
10 feet. And the front, we have, as per the -- as
11 per the chart on the -- on the first page, on
12 this particular one, we have a front yard, which
13 is a prevailing setback of 6.87 feet.

14 The requirement of the Code is either ten
15 percent -- I'm sorry -- ten feet or the
16 prevailing setbacks. And this what we're
17 maintaining the prevailing setbacks of the
18 surrounding development.

19 If you look at the -- the drawing, we have
20 the elevation of the building, where you can see
21 that the actual height that we have is 43.6 to
22 the roof level. We do have a penthouse, with a
23 stair that goes out to the rooftop. And that is
24 -- that is a little higher, but the actual height
25 of the building is 43 and a half feet.

1 MR. LOPEZ: And that's where we may require
2 a little bit of flexibility, in that you may
3 exceed 44 feet slightly.

4 Is that correct?

5 MR. CARBALLO: Right.

6 Again, we're -- we're in front of this
7 Board, one, because we have that fourth level.
8 We have four stories in this building. And
9 secondly, because once we do that four stories,
10 the building elevates itself a little bit more.
11 And I just want to make sure that even as -- as
12 the dimensional height that we're covered in case
13 if anything happens with the construction, or
14 during construction.

15 The four floors, obviously, you have the
16 three residential levels, and on the lower level,
17 the only thing that we have, aside from the
18 lobby, is the parking that's required for the
19 building.

20 MR. LOPEZ: As you look at the front
21 elevation, at the bottom of your drawing, the
22 area immediately to the right of the garages,
23 that would just be a lobby to accommodate the
24 elevator.

25 Is that correct?

1 MR. CARBALLO: That -- that's all it is.
2 What we have is, if you look at the -- at the
3 elevations, you see the four stories of the
4 building. The first floor is brick and
5 obviously, aside from the brick, you have the
6 glass for the garage door, as well as the glass
7 door for the entrance to the lobby.

8 We're giving it as much glass as possible,
9 just to make sure that the building is
10 aesthetically pleasing, as well as the -- if you
11 look at the elevations, there's a lot of glass on
12 the upper levels in the front, so that this
13 building could actually be, again, aesthetically
14 pleasing, a little bit more sophisticated and --
15 you know, otherwise, would be for a building like
16 this.

17 We're using metal panels on the front, on
18 the upper levels, just to have a contrast with
19 the brick on the first floor. And just again, to
20 give it that aesthetic character that I think is
21 very important for a building like this.

22 MR. LOPEZ: Mr. Carballo, the -- your
23 proposed design, with the number of units, fully
24 complies with the parking requirement that --
25 that --

1 MR. CARBALLO: That --

2 MR. LOPEZ: -- is being provided.

3 MR. CARBALLO: That is correct.

4 We have six parking spaces, we have three
5 units.

6 MR. LOPEZ: And, in your opinion, is this
7 an appropriate design, given the mandates of the
8 City and the requirements, specifically, parking?

9 MR. CARBALLO: I believe that this is a --
10 a very responsive design to the property and --
11 and the current thinking of the City.

12 It does provide some really nice units and
13 it provides the required parking for those units.

14 MR. LOPEZ: Could you explain, Mr.
15 Carballo, the placement of the second staircase
16 in the rear and why that's important?

17 MR. CARBALLO: Sure.

18 Once you get beyond the third story in a
19 residential building, whether it's sprinklered or
20 not, you do need a second means of egress. That
21 second means of egress needs to be remote from
22 each other. So, this is why we're providing it
23 in the back. Obviously, it goes all the way down
24 and it comes around, and that's why I explained
25 before that we needed those 44 inches so that we

1 | can provide safe exiting from the building, in
2 | case of an emergency.

3 | All the utilities are, again, on the first
4 | floor. We have trash towards the rear, by the
5 | stairs, so that again, in that three foot eight,
6 | so it can easily be taken out to the curb during
7 | the pickup.

8 | MR. LOPEZ: And even though the property
9 | has a secondary means of egress, the type of
10 | construction would -- on a three unit structure,
11 | would require it to be fully sprinklered.

12 | Is that --

13 | MR. CARBALLO: It is -- exactly. It is
14 | fully sprinklered. Once you get to a third unit,
15 | has to be fully sprinklered.

16 | MR. LOPEZ: Mr. Chairman, I have no other
17 | questions.

18 | I'd open it up -- open him up to the Board
19 | for any questions.

20 | CHAIRMAN BONACCI: Do you have any other
21 | testimony tonight?

22 | MR. LOPEZ: We do not.

23 | CHAIRMAN BONACCI: Okay.

24 | MR. LOPEZ: We do not, on -- on this
25 | application obviously.

1 CHAIRMAN BONACCI: Okay.

2 So, the -- I'm going to treat this one --
3 you know, separate form the other two.

4 MR. LOPEZ: Yes.

5 I'm sorry.

6 If I may, let me just go over the -- the
7 items that we would need on variances.

8 CHAIRMAN BONACCI: Um hum.

9 MR. LOPEZ: Mr. Carballo, based upon your
10 testimony, I think that our variances would be
11 the height, just because we may exceed the 44
12 foot height slightly.

13 Is that correct?

14 MR. CARBALLO: That is correct.

15 MR. LOPEZ: The rear yard, which is a
16 current deviation from the current requirement of
17 25 feet. We're proposing five.

18 MR. CARBALLO: That is correct.

19 MR. LOPEZ: The maximum building coverage,
20 we are at 70 percent, as opposed to 60 percent.

21 MR. CARBALLO: Right.

22 MR. LOPEZ: And the lot coverage, we are at
23 91 percent as opposed to 75 percent.

24 MR. CARBALLO: That is correct.

25 MR. LOPEZ: We otherwise comply with other

1 -- all the other --

2 MR. CARBALLO: Right. All the other bulk
3 requirements are complied with.

4 CHAIRMAN BONACCI: What about the parking
5 requirement?

6 MR. CARBALLO: We've got six parking spaces
7 in the lower level.

8 CHAIRMAN BONACCI: You're, what, deficient
9 by one?

10 MR. CARBALLO: No. We -- we require, by
11 the Ordinance, for a three bedroom apartment,
12 it's actually 2.1.

13 CHAIRMAN BONACCI: Okay.

14 MR. CARBALLO: So, we're two -- we should
15 be 6.3, which is less than the 6.5.

16 CHAIRMAN BONACCI: I just want to ask Mr.
17 Spatz, because he's got a little different on his
18 memo.

19 MR. SPATZ: Yeah. It -- the Residential
20 Site Improvement Standards requires, for three
21 family houses, the standard for a townhouse
22 development and a three bedroom in a townhouse
23 development is 2.4. So, it's actually 7.2,
24 rounded out to seven. So, seven spaces are
25 required. The --

1 CHAIRMAN BONACCI: Okay.

2 MR. SPATZ: -- proposal in the Master Plan
3 has a lesser zoning standard. So, it meets that
4 but it doesn't --

5 MR. LOPEZ: So we would need --

6 MR. SPATZ: -- meet the current standard.

7 MR. LOPEZ: So we would need a parking
8 variance of -- of one space.

9 MR. SPATZ: That's correct.

10 CHAIRMAN BONACCI: Okay.

11 Mr. Carballo, since you're here already --

12 MR. CARBALLO: Um hum.

13 CHAIRMAN BONACCI: -- what is the --

14 All right.

15 So, the square footage of each unit --

16 MR. CARBALLO: In this particular
17 application, being a 25 foot lot, this unit is at
18 about 1300 square feet. That is minus the
19 stairwells and the elevators. That's just living
20 space.

21 CHAIRMAN BONACCI: Okay.

22 Thirteen hundred square feet for each unit
23 living space.

24 MR. CARBALLO: Um hum.

25 CHAIRMAN BONACCI: And what's the square

1 footage of each bedroom?

2 MR. CARBALLO: Well, let's see.

3 They're -- they're 12 by about 15, so the
4 master bed is about 180. The second bedroom is
5 about a hundred and I would say about -- close to
6 about 140. And the third bedroom is 122.

7 CHAIRMAN BONACCI: Now, is that going to be
8 the same for all three of the applications?

9 MR. CARBALLO: They stack equally.

10 CHAIRMAN BONACCI: Okay.

11 MR. CARBALLO: Oh, the applications?

12 MR. LOPEZ: Yes.

13 Oh, no.

14 MR. CARBALLO: No, because -- because this
15 one that is a wider lot.

16 CHAIRMAN BONACCI: Okay.

17 MR. CARBALLO: Yeah.

18 CHAIRMAN BONACCI: Mr. Spatz?

19 MR. SPATZ: Yes?

20 CHAIRMAN BONACCI: With 180, 140, 122, does
21 that square footage of each bedroom meet the
22 requirement?

23 MR. SPATZ: The zoning does not have any
24 requirements for bedroom size of the -- you know,
25 what the Building Code would require and I

1 believe it meets that.

2 CHAIRMAN BONACCI: Okay.

3 MR. SPATZ: There is a standard for
4 apartments, although it isn't triggered by three
5 families, it's only by four -- by four units.
6 However, the size of the units does meet the
7 Ordinance.

8 CHAIRMAN BONACCI: Okay.

9 Now, you're going to subdivide the lot.
10 And how much space is going to be in between the
11 two buildings?

12 MR. CARBALLO: We have two on one side and
13 three on the other side, so it would be a five
14 foot separation between buildings.

15 CHAIRMAN BONACCI: Okay.

16 Five feet in between the two.

17 MR. CARBALLO: That is correct.

18 CHAIRMAN BONACCI: Okay.

19 MR. CARBALLO: Um hum.

20 CHAIRMAN BONACCI: Now, the rear yard
21 setback, it's 25 feet that's required and you
22 guys have --

23 MR. CARBALLO: We're proposing five feet.

24 CHAIRMAN BONACCI: So, we're off there by
25 about 20 feet.

1 MR. CARBALLO: Correct.

2 CHAIRMAN BONACCI: Okay.

3 MR. LOPEZ: And there's something I'd like
4 to point out to the Board.

5 If you look at the third page of the
6 drawings, obviously, probably two more cars can
7 be accommodated onsite. What we are -- what Mr.
8 Carballo is proposing is something that is
9 feasible for cars to move -- be able to get in
10 and out, without obstructing each other. There
11 is room, probably, for another three cars on
12 here, if we stack them. But this is the best
13 possible design scenario to allow six cars to
14 more or less have some maneuvering room in there.
15 I think that's --

16 MR. CARBALLO: Most practical.

17 MR. LOPEZ: That's the intent.

18 Right, Mr. Carballo?

19 MR. CARBALLO: The most practical way.
20 That is correct.

21 CHAIRMAN BONACCI: Okay.

22 So, originally, it's a -- it was a two unit
23 structure, at this location.

24 Right?

25 MR. LOPEZ: At this location, if you look

1 at the front photograph, there's -- there is a --
2 a -- basically, a condemned structure.

3 CHAIRMAN BONACCI: Um hum.

4 MR. LOPEZ: There's signage from North
5 Hudson Regional. The property cannot be
6 occupied. No one has made any attempt to
7 rehabilitate it, because the intent is to --
8 obviously, to take down the existing structure
9 and put up these two structures on the 50 by a
10 hundred.

11 CHAIRMAN BONACCI: Okay.

12 So, you're going to go from a two unit
13 structure to four. And that's going to require
14 one new --

15 MR. CARBALLO: To six.

16 CHAIRMAN BONACCI: -- floor of height. One
17 more story of height.

18 MR. LOPEZ: The height will probably be
19 lower than -- than what's there now.

20 MR. CARBALLO: From the peak, yeah.

21 Probably, about the same.

22 CHAIRMAN BONACCI: Is -- is there any -- is
23 there any four story structures that are
24 currently in the neighborhood now?

25 MR. CARBALLO: I don't know.

1 CHAIRMAN BONACCI: In regards to the
2 structure that you're proposing?

3 MR. LOPEZ: There are, but unfortunately, I
4 don't have a planner here --

5 CHAIRMAN BONACCI: Right.

6 MR. LOPEZ: -- this evening --

7 MR. CARBALLO: Right.

8 CHAIRMAN BONACCI: Okay.

9 MR. LOPEZ: -- to testify as to what is in
10 the community. But yes there are. The -- the --

11 MR. CARBALLO: Right.

12 MR. LOPEZ: -- block is a mixture.

13 MR. CARBALLO: It's a mixture. The -- the
14 only thing --

15 MR. LOPEZ: Right.

16 MR. CARBALLO: -- I can say with respect to
17 -- the only way I can answer that question is
18 that the zone actually allows 40 feet -- 40 foot
19 high. So, we're allowing -- you know --

20 CHAIRMAN BONACCI: You're going a little
21 over that.

22 MR. CARBALLO: Just a little over that.

23 CHAIRMAN BONACCI: Which is why you're
24 here.

25 MR. CARBALLO: That -- that is correct.

1 CHAIRMAN BONACCI: Okay.

2 MR. LOPEZ: And -- and just to the right of
3 this structure, close to the -- I think there's a
4 used car dealer on the corner, there's a -- a
5 relatively new development, which is four stories
6 in height. And it's existing. It's -- it's just
7 been built recently.

8 There are others on this block. It's a
9 combination, like many blocks in Union City, of
10 apartment buildings and two families, two family
11 houses, which generally predominate in that area.

12 CHAIRMAN BONACCI: Let me see here. Okay.

13 So, by subdividing the lot in two, and it's
14 going to be three three bedrooms.

15 MR. CARBALLO: Correct.

16 CHAIRMAN BONACCI: So that's going to take
17 the bedroom count to 18, between the two
18 buildings.

19 MR. CARBALLO: That is --

20 CHAIRMAN BONACCI: Eighteen bedrooms.

21 MR. CARBALLO: That is correct.

22 CHAIRMAN BONACCI: Now, it's a low density
23 residential zone and that many bedrooms -- you
24 know, maybe nine I would consider low density
25 residential; 18 -- you know, so I guess my

1 question is, would it be possible for you to do
2 two, two, two? And then, you got six plus six.
3 Instead of 18 bedroom totals, you got 12.

4 MR. LOPEZ: Our -- our --

5 CHAIRMAN BONACCI: Then, you're bringing
6 down the density of the building with regards to
7 the bedrooms. That might be a different planning
8 alternative. And then, if that was the way that
9 you guys designed to go, you might not even need
10 that many parking spaces, because you'd have less
11 bedrooms.

12 MR. CARBALLO: Um hum.

13 MR. LOPEZ: The --

14 CHAIRMAN BONACCI: I see it. I see it.

15 MR. LOPEZ: The -- the -- certainly, it is
16 doable, obviously.

17 CHAIRMAN BONACCI: Okay.

18 MR. LOPEZ: You can build that.

19 However --

20 CHAIRMAN BONACCI: I'm -- I'm just trying
21 to see --

22 MR. LOPEZ: -- it's not --

23 CHAIRMAN BONACCI: -- if there's another
24 planning alternative where you wouldn't need the
25 height variance, and then you wouldn't even need

1 | that.

2 | MR. LOPEZ: A two bedroom -- a two bedroom
3 | apartment makes it very difficult to build. It's
4 | -- it's extremely restrictive.

5 | I'll certainly consult with my client.

6 | CHAIRMAN BONACCI: I mean, you know, --

7 | MR. LOPEZ: But it makes it very difficult.

8 | CHAIRMAN BONACCI: -- originally, it was a
9 | two unit structure to begin with.

10 | MR. CARBALLO: Right.

11 | CHAIRMAN BONACCI: So, it would still be
12 | better than that.

13 | MR. CARBALLO: The -- the other thing --

14 | CHAIRMAN BONACCI: But less than what
15 | you're proposing. You know what I'm --

16 | MR. CARBALLO: Yeah. The --

17 | CHAIRMAN BONACCI: -- trying to say?

18 | MR. CARBALLO: The other thing on that is
19 | that the size of the unit is not going to change.
20 | We do need the space in the basement. We do need
21 | the two stairs, so the stairs have to be at -- at
22 | that -- the distance.

23 | And -- and you know, when you're talking
24 | about two bedroom units, you still have the six
25 | parking space requirement. But the unit would be

1 | extremely large for a two bedroom unit.

2 | CHAIRMAN BONACCI: Right.

3 | MR. LOPEZ: And Mr. Bonacci, if -- if I may
4 | point out?

5 | If you look at the photograph on the front
6 | page, even the existing structure, which is a
7 | very old structure --

8 | CHAIRMAN BONACCI: Right.

9 | MR. LOPEZ: -- it practically goes all the
10 | way to the back, if you notice. It's -- it's a
11 | really large structure in -- not only in height,
12 | which that probably exceeds the 45 feet at its
13 | peak, but this is a structure which goes all the
14 | way back, in all likelihood. I can't tell you
15 | how many --

16 | CHAIRMAN BONACCI: To the --

17 | MR. LOPEZ: -- they are.

18 | CHAIRMAN BONACCI: To the property line,
19 | you're saying.

20 | MR. LOPEZ: Yes. These --

21 | CHAIRMAN BONACCI: With regards to the rear
22 | yard setback.

23 | MR. LOPEZ: These are probably three, three
24 | units.

25 | CHAIRMAN BONACCI: Right.

1 MR. LOPEZ: Even in the old structure.

2 CHAIRMAN BONACCI: Yeah. I understand that
3 but -- you know, that's preexisting and you guys
4 are starting fresh, so you would have a chance to
5 actually meet the requirement. That building
6 can't do that anymore.

7 MR. LOPEZ: Agreed. This type of
8 structure, it's really --

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

11 MR. PANEQUE: If I may?

12 MR. LOPEZ: Yeah.

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

15 CHAIRMAN BONACCI: Okay.

16 So, that was just my questions, that's all.

17 MR. LOPEZ: Okay.

18 CHAIRMAN BONACCI: But you know, let me
19 just open it up for other members.

20 MR. LOPEZ: Absolutely.

21 CHAIRMAN BONACCI: You guys have any
22 questions?

23 VICE CHAIRMAN GRULLON: If I may, I have a
24 question of Mr. Carballo.

25 MR. CARBALLO: Of course.

1 VICE CHAIRMAN GRULLON: And just for
2 clarification, the height of the building, you
3 say is 43 -- 43.6?

4 MR. CARBALLO: Forty-three six. Correct.

5 VICE CHAIRMAN GRULLON: And on top, I can
6 see that you have like a terrace and -- and
7 another -- like -- like a room there?

8 MR. CARBALLO: No. That's -- that's not a
9 room. That's just a --

10 VICE CHAIRMAN GRULLON: That brings it up
11 to 52.6.

12 MR. CARBALLO: That's the stair bulkhead.
13 That's -- that's what we use to get out to the --

14 VICE CHAIRMAN GRULLON: That doesn't count
15 as --

16 MR. LOPEZ: No.

17 MR. CARBALLO: No, sir.

18 VICE CHAIRMAN GRULLON: -- height of the
19 unit?

20 MR. CARBALLO: It doesn't.

21 VICE CHAIRMAN GRULLON: Is that correct,
22 Mr. Spatz?

23 MR. SPATZ: The -- the stair bulkhead or an
24 elevator bulkhead would not be included in the
25 height calculation. It's just to the parapet.

1 VICE CHAIRMAN GRULLON: Okay.

2 And the terrace that he has --

3 MR. SPATZ: That would not be included in
4 the height calculation. That's right.

5 VICE CHAIRMAN GRULLON: Thank you.

6 Thank you, Mr. Carballo.

7 CHAIRMAN BONACCI: Any other members of the
8 Board?

9 Members of the public?

10 All right.

11 Closed to the public.

12 The only reason that I'm bringing up these
13 questions now is because -- you know, I can see
14 what's the other items that are on the agenda for
15 tonight.

16 MR. CARBALLO: Um hum.

17 CHAIRMAN BONACCI: So, I almost feel like
18 we opened Pandora's Box on this one -- you know
19 --

20 MR. LOPEZ: Would be -- right.

21 CHAIRMAN BONACCI: -- for the other ones.

22 MR. LOPEZ: Mr. Bonacci, --

23 CHAIRMAN BONACCI: Now --

24 MR. LOPEZ: -- if --

25 CHAIRMAN BONACCI: One second, because I'll

1 forget to say it.

2 You started your testimony -- you know, by
3 saying that the future master -- you know, you'll
4 probably meet that and maybe not even need to ask
5 us for any variances.

6 MR. LOPEZ: Correct. If --
7 Right now, we do.

8 CHAIRMAN BONACCI: Right.

9 MR. LOPEZ: And we're here asking for
10 variances.

11 CHAIRMAN BONACCI: But if there's a way --

12 MR. LOPEZ: We don't know anything about
13 this Master Plan.

14 CHAIRMAN BONACCI: Yeah. This is --

15 MR. LOPEZ: It's a --

16 CHAIRMAN BONACCI: -- new construction.

17 MR. LOPEZ: Yes.

18 CHAIRMAN BONACCI: And that means that you
19 guys have a chance to meet all the requirements.
20 Whereas, what's currently there -- you know, they
21 can't do that anymore because that's preexisting.

22 So, if there's a chance that you can meet
23 the requirements, without even needing a height
24 variance, that would probably be a lot better.

25 MR. LOPEZ: Well, the building that's

1 | proposed to you tonight, in all likelihood, does
2 | not require a height variance. We are doing it
3 | to be safe, because we're talking about maybe
4 | eight inches or so, and then we go over.

5 | So, we don't want to be caught in a
6 | situation where we are -- we're trying to build
7 | it at 43.6. And if do, there's no height
8 | variance required here, because we conform to the
9 | ten foot (sic) deviation.

10 | But we -- if we exceed it, we don't want to
11 | be caught in a situation where we're coming back.

12 | CHAIRMAN BONACCI: Yeah. My whole thing
13 | is, if we grant this tonight and give you an
14 | extra story, in all likelihood, that's going to
15 | be times three.

16 | MR. LOPEZ: Yes.

17 | CHAIRMAN BONACCI: And there's a chance
18 | that -- you know, you guys might not even need to
19 | ask for that variance.

20 | MR. LOPEZ: That's correct.

21 | CHAIRMAN BONACCI: I would feel a lot more
22 | comfortable if -- you know, you met the
23 | requirement and didn't need the height variance.
24 | Then, we grant it and we have to do that
25 | multiplied by three.

1 MR. LOPEZ: We understand. And again,
2 what's being proposed tonight meets the height
3 variance.

4 The building coming in and that's --

5 MR. CARBALLO: You want to take a couple
6 minutes and discuss that with the --

7 MR. LOPEZ: Yeah. Give us one minute to
8 discuss with --

9 CHAIRMAN BONACCI: Yeah. Okay.

10 MS. DILLON: Do you want me to go off the
11 record?

12 MR. PANEQUE: Off the record, please.

13

14 (Whereupon, the Board recessed from 7:35
15 p.m. to 7:40 p.m.)

16

17 MS. DILLON: Okay.

18 MR. LOPEZ: We're back on?

19 MS. DILLON: On the record.

20 MR. LOPEZ: Mr. Chairman, in consultation
21 with my client, he has indicated that he's
22 willing to, along the lines of what -- what you
23 indicated, redesign the space immediately what is
24 design -- what is indicated here as bedroom
25 three, would be to open up that entire space,

1 connect it to the kitchen and make it two
2 bedrooms in the back.

3 And it would just be a large open area,
4 which could be used as a family room, larger
5 family room, library, or anything, but it would
6 be completely open to the kitchen area. And
7 then, there would be two -- only two bedroom
8 units.

9 So, we are taking away a bedroom from each
10 of the floors.

11 CHAIRMAN BONACCI: Okay.

12 I know that you guys are -- you know,
13 looking for a decision now, but I would have to
14 ask that we see the revised plans before we go
15 forward with that.

16 MR. CARBALLO: That's fine.

17 MR. LOPEZ: Fair enough.

18 CHAIRMAN BONACCI: Okay?

19 So, we're going to have to find a way to
20 carry this over with the revised plans.

21 MR. CARBALLO: Okay.

22 MR. LOPEZ: And I will make a somewhat
23 expedited presentation on the others that are
24 similar, because as I indicated, they would all
25 have a similar layout.

1 CHAIRMAN BONACCI: Right.

2 MR. LOPEZ: And we're willing to propose
3 the same as to all of them.

4 CHAIRMAN BONACCI: Okay.

5 So, we're going to have to make a motion
6 that -- not to make a motion. We have to see the
7 revised plans first.

8 MR. LOPEZ: So, I would ask --

9 THE SECRETARY: Motion to adjourn this
10 application --

11 MR. LOPEZ: -- for an adjournment.

12 THE SECRETARY: -- for March 14, 2019 by
13 Mr. Bonacci.

14 MS. DILLON: I'm sorry. Did you make a
15 motion?

16 CHAIRMAN BONACCI: Yes.

17 MS. DILLON: Okay.

18 CHAIRMAN BONACCI: I make a motion --

19 MS. GUTIERREZ: Second.

20 CHAIRMAN BONACCI: -- to adjourn until
21 March 14th, with the revised plans.

22 THE SECRETARY: Second by Ms. Gutierrez.

23 Roll call on the -- on the motion to
24 adjourn this application for March 14. No new
25 notice required.

1 Mr. Bonacci?

2 CHAIRMAN BONACCI: Yes.

3 THE SECRETARY: Ms. Gutierrez?

4 MS. GUTIERREZ: Yes.

5 THE SECRETARY: Mr. Grullon?

6 VICE CHAIRMAN GRULLON: Yes.

7 THE SECRETARY: Mr. Pressey?

8 MR. PRESSEY: Yes.

9 THE SECRETARY: Mr. Ortiz?

10 MR. ORTIZ: Yes.

11 THE SECRETARY: Five in favor.

12 Motion carries.

13 MR. LOPEZ: Thank you, Mr. Chairman, and
14 members of the Board.

15 CHAIRMAN BONACCI: Okay.

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1 **Mardamer Builders - 546-548 35th Street:**

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3 MR. LOPEZ: Thirty-Fifth Street --

4 CHAIRMAN BONACCI: Um hum.

5 MR. LOPEZ: -- next which would be the one
6 that most resembles this one.

7 CHAIRMAN BONACCI: Okay.

8 THE SECRETARY: Give me one second, please.

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

11 CHAIRMAN BONACCI: The two that resemble
12 each other.

13 THE SECRETARY: We are going to number 4,
14 that's 546-548 35th Street.

15 MR. LOPEZ: That's correct.

16 THE SECRETARY: Mardamer Builders.

17 Mr. Lopez, please?

18 MR. PANEQUE: Let the record reflect that
19 I've been provided with the following
20 documentation by Mr. Lopez:

21 I have an Affidavit of Service indicating
22 that notice of tonight's hearing with respect to
23 the property at 546-548-35th Street was given to
24 all property owners within the 200 foot radius,
25 as well as having been published in the local

1 paper.

2 I've also been provided with the Affidavit
3 from The Jersey Journal, indicating that notice
4 of tonight's hearing was published on
5 February 2nd, 2019, with respect to the property
6 at 546-548 35th Street.

7 I've also been provided with a copy of the
8 notice that went out, also indicating notice for
9 tonight's hearing with respect to the property in
10 question, as well as a tax list from the Tax
11 Assessor's Office consisting of three pages, with
12 a date of January 29, 2019, as well as the
13 certified mail receipts that have come back to
14 date, and the official certified receipts with a
15 postmark date handwritten in of February 1st,
16 2019.

17 Based on the documentation that's been
18 provided, this Board has jurisdiction to proceed
19 and hear this matter.

20 MR. LOPEZ: Mr. Chairman, members of the
21 Board, once again, Adolfo Lopez, appearing on
22 behalf of the applicant.

23 As I indicated earlier, the design by Mr.
24 Carballo, these structures is identical to the
25 one in the first presentation.

1 What I -- I would propose to the Board, if
2 you grant an adjournment, we can redesign them
3 along the lines of what the Board indicated to us
4 would be preferable in the first presentation.
5 They are identical lots.

6 Is that correct, Mr. Carballo?

7 MR. CARBALLO: That is -- that is correct.

8 It's a 50 by a hundred lot. We propose to
9 subdivide it into two 25 by a hundred lots.

10 MS. DILLON: Mr. Carballo was previously
11 sworn.

12 CHAIRMAN BONACCI: Yeah.

13 MR. CARBALLO: Yeah.

14 CHAIRMAN BONACCI: So, we're going to
15 revise the plans on that one, too.

16 MR. LOPEZ: I could either go through the
17 presentation, or wait on the revised plans, and
18 we can make the presentation at that point, with
19 --

20 CHAIRMAN BONACCI: That --

21 MR. LOPEZ: -- with the revisions already
22 before you.

23 CHAIRMAN BONACCI: Yeah. That -- that
24 probably would be better, since these two are
25 almost identical.

1 MR. LOPEZ: That's correct.

2 CHAIRMAN BONACCI: Okay.

3 Make a motion to adjourn the application
4 with the revised plans.

5 MR. MONSALVE: I'm sorry.

6 In reference to that property, my house is
7 directly --

8 THE SECRETARY: Allow me one second, sir,
9 please.

10 MR. LOPEZ: One second.

11 THE SECRETARY: Motion on the table to
12 adjourn this application for March 14, new
13 revised plans required.

14 Motion by Mr. Bonacci.

15 Any second?

16 MS. GUTIERREZ: Second.

17 THE SECRETARY: Seconded by Ms. Gutierrez.

18 Roll call on the motion.

19 Mr. Bonacci?

20 CHAIRMAN BONACCI: Yes.

21 THE SECRETARY: Ms. Gutierrez?

22 MS. GUTIERREZ: Yes.

23 THE SECRETARY: Mr. Grullon?

24 VICE CHAIRMAN GRULLON: Yes.

25 THE SECRETARY: Mr. Pressey?

1 MR. PRESSEY: Yes.

2 THE SECRETARY: Mr. Ortiz?

3 MR. ORTIZ: Yes.

4 THE SECRETARY: Five in favor.

5 Motion carries.

6 No new notice required.

7 CHAIRMAN BONACCI: Sir, so --

8 MS. DILLON: You have to come forward, sir.

9 CHAIRMAN BONACCI: She's just going to --

10 MS. DILLON: I need you to go to the
11 microphone.

12 Please state your name, spell it for the
13 record, and give your address.

14 MR. MONSALVE: My name is John Monsalve.
15 I'm representing my aunt who owns the property.
16 She doesn't --

17 MS. DILLON: Spell your last --

18 MR. MONSALVE: -- speak English.

19 MS. DILLON: -- name for me.

20 MR. MONSALVE: M-O-N-S-A-L-V-E.

21 She asked me to stop by in reference to
22 this meeting. I live in the property, as well.
23 We're concerned of how the -- it's going to
24 affect our house.

25 She was previously -- before purchasing the

1 property, the owner who owned that property lost
2 the driveway to that -- to that property. So,
3 when she purchased it, she -- she ended up with
4 no driveway.

5 So, we're very concerned because prior to
6 their property being sold, it was being used as a
7 parking lot and the noise levels was -- it was
8 crazy in there.

9 So, we're wondering with the construction,
10 what's going to happen?

11 CHAIRMAN BONACCI: I think it, probably
12 your questions would be answered better because
13 this is going to be carried over with -- because
14 they're going to revise the plans. So, it's
15 probably more suitable to present your questions
16 at our next meeting, because that's when they're
17 going to proceed with their revised plans.

18 MR. LOPEZ: That's correct, Mr. Bonacci.

19 I would just point out that the -- the
20 usage as a parking lot previously was not under
21 our ownership. We acquired it. That was two or
22 three owners ago.

23 MR. MONSALVE: Yes. Yes. Yes. Yes.

24 MR. LOPEZ: And --

25 MR. MONSALVE: Yes. I'm familiar with

1 | that.

2 | But I'm just concerned, after the
3 | construction, let's just say that you end up with
4 | a driveway to the property directly next to us.
5 | That's -- but I guess what he's saying, wait
6 | until the property --

7 | MR. LOPEZ: Absolutely.

8 | MR. MONSALVE: Sure. Okay. We'll do that.

9 | CHAIRMAN BONACCI: Okay.

10 | MR. LOPEZ: Thank you very much.

11 | MS. GUTIERREZ: Thank you.

12 | MR. MONSALVE: So, you won't receive a
13 | notice by mail, I guess?

14 | MR. LOPEZ: No.

15 | CHAIRMAN BONACCI: They will not have to
16 | renounce because they established jurisdiction
17 | tonight. So, we're just putting it out there now
18 | that -- you know, we're going to carry this over
19 | to March 14th.

20 | If you'd like to be present at March 14th,
21 | you can present your questions to counselor at
22 | that time, because that's when he's going to
23 | present his application.

24 | MR. MONSALVE: Okay.

25 | CHAIRMAN BONACCI: That's our next meeting,

1 March 14th.

2 MR. MONSALVE: All right.

3 MR. LOPEZ: Thank you.

4 MR. MONSALVE: Thank you.

5 THE SECRETARY: Are you going to adjourn
6 the application?

7 MR. LOPEZ: It was granted. Yeah.

8 THE SECRETARY: I'm sorry.

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1 **Mardamer Builders - 547 36th Street:**

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3 THE SECRETARY: Next application on
4 tonight's agenda, Mardamer Builders, 547 36th
5 Street.

6 Mr. Lopez, please?

7 MR. LOPEZ: Thank you, Mr. Chairman,
8 members of the Board.

9 I'm going to present my documents to Mr.
10 Paneque.

11 MR. PANEQUE: Thank you, sir.

12 For the record, I've been provided by Mr.
13 Lopez with the following documentation:

14 I have an Affidavit of Service indicating
15 that notice of tonight's hearing with respect to
16 the property at 547 36th Street in Union City, was
17 provided to all property owners within the 200
18 foot radius, as well as having been published in
19 the paper.

20 I have an Affidavit from The Jersey
21 Journal, indicating that notice with respect to
22 the property at 547 36th Street was published in
23 the paper on February 2nd, 2019, giving notice of
24 tonight's hearing on February 14th at six o'clock
25 at this venue.

1 I also have a copy of the notice that went
2 out, with respect to the property at 547 36th
3 Street, indicating the meeting would be tonight
4 at six o'clock on February 14.

5 I've also been provided with the tax list
6 from the Tax Assessor's Office, consisting of
7 three pages, which tax list is dated January 29,
8 2019, the certified receipts with a date of
9 February 1st, 2019, as well as the green cards
10 that have come back to date.

11 Based on the documentation provided, this
12 Board has jurisdiction to proceed and hear this
13 matter.

14 MR. LOPEZ: Mr. Chairman, members of the
15 Board, Adolfo Lopez appearing on behalf of the
16 applicant.

17 Mr. Chairman, the -- the difference with
18 this application is that we have a larger lot.
19 The -- this is an 82 by 100 foot lot, which
20 allows us to make somewhat of a wider house and a
21 wider lot.

22 We are proposing, along with the
23 application for the variance, a subdivision into
24 three lots, each 27.3 by 100.

25 The layout, however, is the same. Again,

1 in speaking to the owner, he's certainly willing
2 to modify the internal layout of the house, as --
3 as the prior ones, because the layout of the
4 property, other than being two feet wider, is the
5 exact same layout on the interior.

6 CHAIRMAN BONACCI: So, correct me if I'm
7 wrong, you're saying that with this application,
8 you're 27 by a hundred instead of 25 by a
9 hundred. And that's pretty much the only
10 substantial difference between this one and the
11 other application.

12 MR. LOPEZ: The -- the house, the structure
13 itself would be two feet wider --

14 CHAIRMAN BONACCI: Okay.

15 MR. LOPEZ: -- than the others. But the
16 internal layout is approximately the same. It's
17 slightly larger, but it would still be three
18 bedrooms in the same layout as --

19 CHAIRMAN BONACCI: And --

20 MR. LOPEZ: -- was proposed.

21 CHAIRMAN BONACCI: Still with the height
22 variance.

23 Right?

24 MR. LOPEZ: That's correct.

25 CHAIRMAN BONACCI: Okay. And say -- still

1 with rear yard max, building coverage, lot
2 coverage, and the parking variance, which was
3 like one.

4 Right?

5 MR. CARBALLO: Those are the variances.
6 Correct.

7 CHAIRMAN BONACCI: Okay.

8 So, therefore, this would be another one
9 that you would need to revise the plans for.

10 MR. LOPEZ: We would be -- the owner would
11 be willing to revise the plans in accordance to
12 the Board's preferences.

13 And we ask for an adjournment to come back
14 with the revised plans for your consideration.

15 CHAIRMAN BONACCI: Any questions from the
16 Board?

17 MR. ORTIZ: No.

18 MR. PRESSEY: No.

19 CHAIRMAN BONACCI: There's some members of
20 the public that are still around, so I just want
21 to make sure that --

22 Members of the public, any questions on
23 this application?

24 All right.

25 Closed to the public.

1 Yeah. So, I'll make a motion to adjourn
2 until the revised plans are presented at our next
3 meeting, March 14th.

4 MR. LOPEZ: Thank you so much.

5 CHAIRMAN BONACCI: Um hum.

6 THE SECRETARY: Motion to adjourn this
7 application by Mr. Bonacci.

8 Any second the motion?

9 Ms. Gutierrez.

10 Roll call on the motion to adjourn this
11 application.

12 No new notice required.

13 Mr. Bonacci?

14 CHAIRMAN BONACCI: Yes.

15 THE SECRETARY: Ms. Gutierrez?

16 MS. GUTIERREZ: Yes.

17 THE SECRETARY: Mr. Grullon?

18 VICE CHAIRMAN GRULLON: Yes.

19 THE SECRETARY: Mr. Pressey?

20 MR. PRESSEY: Yes.

21 THE SECRETARY: Mr. Ortiz?

22 MR. ORTIZ: Yes.

23 THE SECRETARY: Five in favor.

24 Motion carries.

25 MR. LOPEZ: Thank you.

1 And my apology to your significant others
2 for -- for delaying you.

3 MR. PRESSEY: I'd rather be here.

4 CHAIRMAN BONACCI: No problem.

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1 **ADJOURNMENT :**

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

6 Motion by Mr. Pressey.

7 Seconded by Mr. Ortiz.

8 Roll call on the motion.

9 Mr. Bonacci?

10 CHAIRMAN BONACCI: Yes.

11 THE SECRETARY: Mr. Grullon?

12 VICE CHAIRMAN GRULLON: Yes.

13 THE SECRETARY: Ms. Gutierrez?

14 MS. GUTIERREZ: Yes.

15 THE SECRETARY: Mr. Ortiz?

16 MR. ORTIZ: Yes.

17 THE SECRETARY: Mr. Pressey?

18 MR. PRESSEY: Yes.

19 THE SECRETARY: Five in favor.

20 Motion carries.

21 Let the record indicate that the meeting
22 has ended.

23 Thank you.

24 Good night, everyone.

25

1 (Whereupon, the proceedings were concluded
2 at 7:53 p.m.)
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1 STATE OF NEW JERSEY :

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3 COUNTY OF ESSEX :

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5 I, DEBRA A. KASZNIAK, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY ZONING BOARD OF
9 ADJUSTMENT heard on Thursday, February 14, 2019
10 and digitally recorded.

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25 Monitored and proofread by: Deborah Dillon