

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
PLANNING BOARD

SPECIAL MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

City Hall
3715 Palisade Avenue
Union City, New Jersey

Tuesday, June 11, 2019
Commencing at 6:03 p.m.

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

YDALIA GENAO, Mayor's Designee
ALICIA MOREJON
RUDY RIVERO
FRANKLIN MEDINA
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
CAROLINA FERNANDEZ
ALEJANDRO VELAZQUEZ, Alternate No. 1
JOSE GUARENO, Alternate No. 2

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

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1 MS. DILLON: On the record.

2 THE SECRETARY: Please take notice that on
3 Tuesday, June 11, 2019, at six p.m., a Special
4 Meeting is scheduled for the City of Union City
5 Planning Board to be held in the Municipal
6 Chamber of the City Hall, 3715 Palisade Avenue,
7 Union City, New Jersey.

8 Opening Statement.

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

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

14 Notice of this meeting, setting forth the
15 time, location, and the agenda, to the extent
16 known, was forward 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 --

23 CHAIRPERSON CAPIZZI: Yes.

24 THE SECRETARY: -- rise to salute the flag,
25 please?

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ROLL CALL:

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

THE SECRETARY: Thank you.

CHAIRPERSON CAPIZZI: You're welcome.

THE SECRETARY: Roll call for tonight's
meeting.

Mayor Brian Stack? Absent.

Diane Capizzi?

CHAIRPERSON CAPIZZI: Here.

THE SECRETARY: Jeanne Koehler?

VICE CHAIRPERSON KOEHLER: Here.

THE SECRETARY: Ydalia Genao?

MS. GENAO: Yes.

THE SECRETARY: Commissioner Celin Valdivia
is absent.

Carolina Fernandez is absent.

Rudy Rivero?

MR. RIVERO: Here.

THE SECRETARY: Franklin Medina?

MR. MEDINA: Here.

1 THE SECRETARY: Alicia Morejon?

2 MS. MOREJON: Here.

3 THE SECRETARY: Alejandro Velazquez is
4 absent.

5 Jose Guareno is absent.

6 Let the record indicate there are six
7 present.

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1 **ADOPTION OF MINUTES:**

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3 (1) Special Meeting held on June 4, 2019

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5 THE SECRETARY: Adoption of Minutes.

6 Special Meeting held on June 4, 2019.

7 Can I have a motion to --

8 MS. MOREJON: Motion.

9 THE SECRETARY: Motion by Alicia --

10 VICE CHAIRPERSON KOEHLER: Second.

11 THE SECRETARY: -- Morejon.

12 Seconded by?

13 VICE CHAIRPERSON KOEHLER: Koehler.

14 THE SECRETARY: Ms. Koehler. Sorry.

15 Roll call on the motion.

16 MR. RIVERO: Aye.

17 THE SECRETARY: 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: Ms. Morejon?

1 MS. MOREJON: Yes.

2 THE SECRETARY: Mr. Rivero?

3 MR. RIVERO: Yes.

4 THE SECRETARY: Six in favor.

5 Motion carries.

6 We don't have hearings on tonight's agenda.

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1 **ADOPTION OF RESOLUTION:**

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3 Pursuant to N.J.S.A. 40:55D-64, a proposed

4 zoning ordinance must be referred by the

5 governing body to the Planning Board for

6 determination of whether the proposed ordinance

7 is consistent with the Land Use and Housing Plan

8 Element of the municipal Master Plan. The

9 Planning Board shall review the proposed

10 ordinance and prepare a report regarding

11 consistency with the Master Plan or lack thereof

12 and any recommendations concerning

13 inconsistencies. Resolution adopted by the Board

14 of Commissioners of the City of Union City, at

15 the meeting held on May 28, 2019.

16

17 THE SECRETARY: We now -- we are going to

18 adoption of Resolution.

19 Pursuant to N.J.S.A. 40:55D-64, a proposed

20 Zoning Ordinance must be referred to the

21 governing body to the Planning Board to the

22 determination of whether the proposed Ordinance

23 is consistent with the Land Use and Housing Plan

24 Element of the Municipal Master Plan. The

25 Planning Board shall review the proposed

1 Ordinance and prepare report regarding
2 consistency with the Master Plan or lack thereof,
3 any recommendations concerning inconsistencies.

4 Resolution adopted by the Board of
5 Commissioners of the City of Union City at the
6 meeting held on May 28, 2019.

7 Can I have a motion to --

8 MS. MOREJON: Motion.

9 THE SECRETARY: -- adopt this Resolution?

10 MS. MOREJON: Motion.

11 THE SECRETARY: Motion by Ms. -- Ms.
12 Morejon.

13 VICE CHAIRPERSON KOEHLER: Second.

14 THE SECRETARY: Second by Ms. Koehler.

15 Roll on the motion to -- to adopt this
16 Resolution.

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: Ms. Morejon?

1 MS. MOREJON: Yes.

2 THE SECRETARY: Mr. Rivero?

3 MR. RIVERO: Yes.

4 THE SECRETARY: Six in favor.

5 Motion carries.

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1 **ADJOURNMENT:**

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

6 MS. MOREJON: Motion.

7 VICE CHAIRPERSON KOEHLER: Aye.

8 THE SECRETARY: Motion by Ms. Capizzi.

9 Seconded --

10 I'm sorry.

11 Ms. Morejon.

12 Seconded by Ms. Koehler?

13 VICE CHAIRPERSON KOEHLER: Yes.

14 CHAIRPERSON CAPIZZI: Um hum.

15 THE SECRETARY: Roll call on the motion to
16 adjourn this application.

17 All in favor?

18

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

20

21 THE SECRETARY: The ayes have it.

22 Thank you and have a good night everybody.

23 MR. EYERMAN: Thank you.

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

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(Whereupon, the proceedings were concluded
at 6:07 p.m.)

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 SPECIAL
9 MEETING of the UNION CITY PLANNING BOARD heard on
10 Tuesday, June 11, 2019 and digitally recorded.

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25 Monitored and proofread by: Deborah Dillon