

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
PLANNING BOARD

SPECIAL MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
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City Hall
3715 Palisade Avenue
Union City, New Jersey

Tuesday, September 10, 2019
Commencing at 6:11 p.m.

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

YDALIA GENAO, Mayor's Designee
ALICIA MOREJON
CAROLINA FERNANDEZ
RUDY RIVERO
FRANKLIN MEDINA
JOSE GUARENO, Alternate No. 2
DIANE CAPIZZI, Chairperson

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

BRIAN P. STACK, Mayor
CELIN VALDIVIA, Commissioner
ALEJANDRO VELAZQUEZ, Alternate No. 1
JEANNE KOEHLER, Vice Chairperson

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

CARLOS VALLEJO, Secretary to the Board

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

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

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

ERIC J. NEMETH, ESQ.,
General Counsel, (NJiiF)
New Jersey Intergovernmental Insurance Fund

BRIAN M. CHEWCASKIE, ESQ., Special Counsel

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1 MS. DILLON: Okay.

2 On the record.

3 THE SECRETARY: Okay.

4 May I have your attention, please?

5 Please take notice that on Tuesday,
6 September 10, 2019, at six p.m., a Special
7 Meeting is scheduled for the City of Union City
8 Planning Board to be held in the Municipal
9 Chambers at the City Hall, 3715 Palisade Avenue,
10 Union City, New Jersey.

11 This is a meeting called in compliance with
12 Chapter 231, Public Law 1975 of the Open Public
13 Meeting Act.

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

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

23 Before we call roll for this evening, can
24 everybody kindly rise to salute the flag?

25

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

3

4 THE SECRETARY: Thank you.

5

6 **ROLL CALL:**

7

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

10 Mayor Brian P. Stack? Absent.

11 Diane Capizzi?

12 CHAIRPERSON CAPIZZI: Here.

13 THE SECRETARY: Jeanne Koehler? Absent.

14 Ydalia Genao?

15 MS. GENAO: Yes.

16 THE SECRETARY: Commissioner Celin Valdivia
17 is absent.

18 Carolina Fernandez?

19 MS. FERNANDEZ: Here. Here.

20 THE SECRETARY: Is present.

21 CHAIRPERSON CAPIZZI: Yeah. She can't
22 talk.

23 THE SECRETARY: Rudy Rivero?

24 MR. RIVERO: Here.

25 THE SECRETARY: Franklin Medina?

1 MR. MEDINA: Here.

2 THE SECRETARY: Alicia Morejon?

3 MS. MOREJON: Yes.

4 THE SECRETARY: Alejandro Velazquez is
5 absent.

6 Jose Guareno?

7 MR. GUARENO: Here.

8 THE SECRETARY: Let the record indicate
9 there are seven present.

10 Those absent tonight are Mayor Brian P.
11 Stack, Jeanne Koehler, Commissioner Celin
12 Valdivia, Alejandro Velazquez.

13 So, we have a full quorum for tonight's
14 meeting, with seven members.

15 All right.

16 We don't have any minutes to approve
17 tonight.

18 * * *

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1 **Closed (Executive) Session:**

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3 To Discuss Pending Litigation: Hudson
4 Yards West, LLC v City of Union City Planning
5 Board, et al Docket #HUD-L-1109-18 and
6 HUD-L-4484-18:

7

8 THE SECRETARY: We are going to go to
9 Closed Session.

10 CHAIRPERSON CAPIZZI: I'll make a motion.

11 THE SECRETARY: Motion to discuss the
12 pending litigation Hudson Yards West, LLC versus
13 City of Union City Planning Board.

14 Motion by Ms. Capizzi.

15 Any second the motion?

16 MS. MOREJON: Second.

17 THE SECRETARY: Second by Ms. Morejon.

18 MR. ORTIZ: It could be all in favor, it
19 doesn't have to be a roll call.

20 THE SECRETARY: All in favor, say aye.

21

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

23

24 THE SECRETARY: The ayes have it.

25 We going -- we are in Closed Session at six

1 --

2 MR. ORTIZ: Ten.

3 THE SECRETARY: -- oh four?

4 MR. ORTIZ: No, 6:10.

5 MS. DILLON: 6:12.

6 MR. SPATZ: 6:12.

7 MS. DILLON: 6:12.

8 THE SECRETARY: 6:12?

9 MR. SPATZ: Yeah. The clock's wrong.

10 MR. ORTIZ: The clock's wrong.

11 THE SECRETARY: Sorry.

12 Apologize, 6:12.

13 MS. DILLON: Just one moment.

14 MR. ORTIZ: Just, before we go off the
15 record, just for the record, the stenographer is
16 leaving the room. Our Board Clerk will be taking
17 minutes.

18

19 (Whereupon, the Board moved to Executive
20 Session at 6:12 p.m.)

21

22 (Whereupon, the Board returned to Open
23 Session at 6:31 p.m.)

24 * * *

25

1 **ADJOURNMENT :**

2

3 (Whereupon, a motion was made by Jose
4 Guareno, seconded by Alicia Morejon to adjourn
5 the meeting.

6 All members responded aye; and the meeting
7 was adjourned at 6:32 p.m.)

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1 STATE OF NEW JERSEY :

2 :

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, September 10, 2019, and digitally
11 recorded.

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25 Monitored and proofread by: Deborah Dillon