

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 28, 2020
Commencing at 6:09 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
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
CAROLINA FERNANDEZ

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

CARLOS VALLEJO, Secretary to the Board

BRIAN M. CHEWCASKIE, ESQ., Attorney for the Board

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

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

M. McKINLEY MERTZ, PP, AICP
Heyer, Gruel & Associates, Consulting Planner

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, Lilian Leon

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, Rocha Builders, LLC

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Manuel Pereiras

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

3 Please take notice that on Tuesday, January
4 28, 2020, 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 meeting is called in compliance with
10 Chapter 231, Public Law 1975 of 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, date, location, the agenda, to the extent
16 known, 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 the
20 Municipal Clerk.

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

23

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

1

2 THE SECRETARY: Thank you.

3

4 **ROLL CALL:**

5

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

8 Mayor Brian P. Stack? Absent.

9 Diane Capizzi?

10 MS. CAPIZZI: Here.

11 THE SECRETARY: Jeanne Koehler?

12 MS. KOEHLER: Here.

13 THE SECRETARY: Ydalia Genao?

14 MS. GENAO: Yes.

15 THE SECRETARY: Commissioner Celin Valdivia
16 is absent.

17 Carolina Fernandez is absent.

18 Rudy Rivero?

19 MR. RIVERO: Here.

20 THE SECRETARY: Franklin Medina?

21 MR. MEDINA: Here.

22 THE SECRETARY: Alicia Morejon?

23 MS. MOREJON: Yes.

24 THE SECRETARY: Alejandro Velazquez?

25 MR. VELAZQUEZ: Here.

1 THE SECRETARY: Jose Guareno?

2 MR. GUARENO: Here.

3 THE SECRETARY: Let the record indicate
4 there are eight present.

5 Those absent tonight are Mayor Brian P.
6 Stack, Commissioner Celin Valdivia and Carolina
7 Fernandez.

8 We have a full quorum for tonight's
9 meeting.

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1 REORGANIZATION TO ELECT

2 CHAIRPERSON AND VICE CHAIRPERSON:

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4 THE SECRETARY: We are going to
5 Reorganization to Elect Chair and Vice
6 Chairperson.

7 Can I have a motion to nominate a
8 chairperson?

9 MR. GUARENO: Motion.

10 THE SECRETARY: Motion by --

11 MS. MOREJON: Motion.

12 THE SECRETARY: -- Ms. Morejon.

13 MS. MOREJON: Diane Capizzi.

14 THE SECRETARY: You nominate Ms. Capizzi.

15 MS. KOEHLER: Second.

16 THE SECRETARY: Any other nomination?

17 See none.

18 Can I have a second the motion of Ms.
19 Morejon to nominate Ms. Capizzi?

20 MS. CAPIZZI: Excuse me?

21 MR. CHEWCASKIE: There was a --

22 MS. MOREJON: Yes.

23 THE SECRETARY: Mr. Guareno?

24 MS. MOREJON: Second the motion.

25 THE SECRETARY: Second the motion.

1 Roll call on the motion.

2 Ms. Capizzi?

3 MS. CAPIZZI: Yes.

4 THE SECRETARY: Ms. Koehler?

5 MS. KOEHLER: Yes.

6 THE SECRETARY: Ms. Genao?

7 MS. GENAO: Yes.

8 THE SECRETARY: Mr. Rivero?

9 MR. RIVERO: Yes.

10 THE SECRETARY: Mr. Medina?

11 MR. MEDINA: Yes.

12 THE SECRETARY: Ms. Morejon?

13 MS. MOREJON: Yes.

14 THE SECRETARY: Mr. Velazquez?

15 MR. VELAZQUEZ: Yes.

16 THE SECRETARY: Mr. Guareno?

17 MR. GUARENO: Yes.

18 THE SECRETARY: Eight in favor.

19 Motion carries.

20 Congratulation, Ms. Capizzi.

21 MS. MOREJON: Congratulation, Diane.

22 CHAIRPERSON CAPIZZI: Thank you.

23 THE SECRETARY: For the Chairperson.

24 Can I have a nomination to nominate a Vice

25 Chairperson?

1 MR. VELAZQUEZ: I nominate Jeanne Koehler.

2 THE SECRETARY: Nomination by --

3 MS. MOREJON: Second.

4 THE SECRETARY: -- Mr. Velazquez. The
5 person name is Koehler.

6 MR. VELAZQUEZ: Koehler.

7 THE SECRETARY: Any other nomination?

8 MS. MOREJON: Second.

9 THE SECRETARY: See no other nomination.

10 Can I have a second on the motion?

11 Motion by Ms. Morejon.

12 Roll call on the motion.

13 Ms. Capizzi?

14 CHAIRPERSON CAPIZZI: Yes.

15 THE SECRETARY: Ms. Koehler?

16 MS. KOEHLER: Yes.

17 THE SECRETARY: Ms. Genao?

18 MS. GENAO: Yes.

19 THE SECRETARY: Mr. Rivero?

20 MR. RIVERO: Yes.

21 THE SECRETARY: Mr. Medina?

22 MR. MEDINA: Yes.

23 THE SECRETARY: Ms. Morejon?

24 MS. MOREJON: Yes.

25 THE SECRETARY: Mr. Velazquez?

1 MR. VELAZQUEZ: Yes.

2 THE SECRETARY: Mr. Guareno?

3 MR. GUARENO: Yes.

4 THE SECRETARY: Eight in favor.

5 Motion carries.

6 Congratulations, Ms. Koehler, as a Vice
7 Chairperson.

8 VICE CHAIRPERSON KOEHLER: Thank you.

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1 **ADOPTION OF MINUTES:**

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3 (1) Regular Meeting held on November 26, 2019

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5 THE SECRETARY: Adoption Regular Meeting
6 held on November 26, 2019.

7 Can I have a motion?

8 MR. VELAZQUEZ: I make a motion.

9 THE SECRETARY: Motion by Mr. Velazquez.

10 Any second on the motion?

11 CHAIRPERSON CAPIZZI: I make a second.

12 THE SECRETARY: Second by Ms. Genao.

13 Roll call on the motion.

14 Ms. Capizzi?

15 CHAIRPERSON CAPIZZI: Yes.

16 THE SECRETARY: Ms. Koehler?

17 VICE CHAIRPERSON KOEHLER: Abstain.

18 THE SECRETARY: What'd she say?

19 MR. SPATZ: Abstain.

20 THE SECRETARY: Abstain.

21 VICE CHAIRPERSON KOEHLER: Um hum.

22 THE SECRETARY: Ms. Genao?

23 MS. GENAO: Yes.

24 THE SECRETARY: Mr. Medina?

25 MR. MEDINA: Yes.

1 THE SECRETARY: Mr. -- Mr. Velazquez?

2 MR. VELAZQUEZ: Yes.

3 THE SECRETARY: Mr. Guareno?

4 MR. GUARENO: Yes.

5 THE SECRETARY: Five in favor, one
6 abstained.

7 Motion carries.

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1 **Resolution of the City of Union City Authorizing**
2 **and Directing the City of Union City Planning**
3 **Board to Review the Roosevelt Stadium**
4 **Redevelopment Plan:**

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6 THE SECRETARY: All right.

7 We are going to our hearing on tonight's
8 agenda.

9 Resolution of the City of Union City
10 Authorizing and Directing the City of Union City
11 Planning Board to Review the Roosevelt Stadium
12 Redevelopment Plan.

13 Ms. McKinley Mertz, please?

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

16 MR. DILLON: Can you just stand over on
17 that microphone?

18 MS. MERTZ: Oh, okay.

19 MR. DILLON: Thank you.

20 MS. MERTZ: Hi, everyone.

21 You remember, My name is McKinley Mertz
22 from Heyer, Gruel and Associates.

23 We are one of your planners here. Been
24 before you a few times now, so this time I'm here
25 to present an amendment to the Roosevelt Stadium

1 Redevelopment Plan.

2 The Board of Commissioners passed a
3 Resolution -- I'm sorry, Mr. Price. Can I see
4 that copy of the Resolution?

5 MR. PRICE: This?

6 Oh, sorry.

7 MS. MERTZ: It was Resolution 2019-R82.
8 And what this did was, they directed you to
9 review the Redevelopment Plan to determine if any
10 updates or amendments needed to take place.

11 Thank you.

12 That was a component of the Master Plan
13 Reexam that we -- that you adopted last January.
14 I recommended the City review all of the
15 redevelopment plans, since several of them are
16 well over a decade old and -- and may need to be
17 updated.

18 So, this is kind of the first in a slew of
19 plans that we'll be looking at.

20 So, I'm going to walk you through the
21 changes to the plan, which you have in front of
22 you. As I said, it was originally adopted in
23 2004. There was -- it was amended in 2006. And
24 then, here we are in 2020 reviewing it again.

25 So, the major change and the driving force

1 of this was to amend what had been called the
2 Mixed Use B district, to split that into
3 components and add a hotel district for the
4 development of a hotel.

5 The land use map that's found on page 20,
6 you can see the very top portion of the
7 redevelopment area that's -- it's bound by 28th
8 Street, to the north, and 27th Street, to the
9 south, and John F. Kennedy Boulevard to its east.

10 I'm not sure if you have a colored map, so
11 I apologize. I have a few, if you'd like to --

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

14 MS. MERTZ: The -- I apologize. It
15 probably doesn't differentiate very well in black
16 and white. We can change that, if that would be
17 helpful.

18 But the -- in the colored version that I'm
19 passing along to you, that block is
20 differentiated by two colors now. There's a pink
21 color and a green color in this map coming to
22 you.

23 The pink color is the proposed hotel zone.
24 Currently, if you are familiar with that block,
25 it's a large vacant area right now. There's --

1 | there's nothing there. Previously had smaller, I
2 | think maybe three or four story buildings on
3 | there, but it's been vacant for a very long time.

4 | So, the key additions that we made to this
5 | plan on page 19, we lay out all of the zone's
6 | standards. It lists all of the block and lots,
7 | as well, so it's clear. And the purpose of this
8 | is -- of this zone is to permit a 16 story hotel,
9 | with parking -- parking -- a structured parking
10 | garage creating the base of the hotel.

11 | So, principal permitted uses will include
12 | the hotel, and retail sales and service on the
13 | ground floor of the hotel, should they choose,
14 | and restaurants on the ground floor of the hotel,
15 | should they choose.

16 | The off-street parking will be provided in
17 | a multi-level parking structure that will, like I
18 | said, create the base of the hotel itself.

19 | We're planning for four stories above grade
20 | and one story of garage below grade. And the
21 | hotel -- the hotel will be comprised of 330
22 | rooms, and we're parking -- we're providing a
23 | parking ratio at half of a space per room,
24 | because the -- the thought is that a hotel, in a
25 | city like Union City, is there's going to be a

1 lot of taxis and not as many people will be
2 driving their own cars.

3 We're allowing for, as accessory uses, not
4 -- you know, we -- we didn't list all of them
5 out, but generally speaking, conference and
6 meeting spaces, a fairly common accessory use for
7 a hotel, so should they choose to include that.

8 It is not a huge site, so there's not going
9 to be this expansive conference center here. It
10 would be smaller rooms that could be rented out.

11 As I said, we're -- we're doing half a
12 space per hotel room for parking, a hundred
13 percent lot coverage.

14 The access to the parking garage, if you
15 can see in the colored map that I just gave you,
16 there's a -- there's a little leg sticking out
17 onto 27th Street. The -- that's already a cleared
18 lot, so the -- the goal is to bring in one of the
19 access points to the garage on 27th Street, and to
20 have an additional exit or an entrance onto 28th
21 Street. So, you kind of get the -- the movement
22 through there.

23 We are also providing for a entrance to the
24 garage on John F. Kennedy Boulevard, but that --
25 because it's a fairly busy road, we're -- we're

1 requesting that they get approval from the --
2 from the City Engineer to make sure that there's
3 -- any traffic concerns are taken care of and
4 they will have the final say off that.

5 With -- besides, those basic bulk
6 standards, general amendments are made to this
7 plan, just to bring it up-to-date. The last time
8 the plan was amended, the high school had not
9 been built yet. In fact, the high school I think
10 was opened in 2009, if I'm correct. So, ten
11 years it's been there.

12 CHAIRPERSON CAPIZZI: Um hum.

13 MS. MERTZ: So, we went through and amended
14 all of the language to bring that up-to-date and
15 provide a status update, including there's a
16 component of this plan regarding property
17 acquisition. And that -- the purpose of that was
18 really to acquire the property for the high
19 school. And -- and that's really been completed
20 and there's not -- there's not much more property
21 to be acquired.

22 So we just, again, updated all of that
23 language to make sure that was current.

24 And finally, we updated the Section XII,
25 which begins on page 21 and goes through page 23.

1 And what that does is it -- it runs through all
2 of the relevant planning documents of not only
3 Union City, but of the -- the neighboring North
4 Bergen across the street from our -- from our
5 redevelopment area, as well as the County plan.

6 And those -- those had been -- each of
7 those -- the County, North Bergen and Union City
8 have all adopted new Master Plans since the
9 previous amendment. So, again, just to update
10 the status of that.

11 And we updated the maps, as well. And with
12 that, that's -- that's the whole of it.

13 Are there are any questions or concerns?

14 MS. MOREJON: No.

15 MS. MERTZ: So, your -- your goal tonight
16 with this, per the direction of the Commission,
17 is to -- this isn't exactly what we've done in
18 the past, where we've done a consistently review
19 for Master Plan. The -- because the Board of
20 Commissioners directed you to review this for
21 amendments or updates, what you'll do is you'll
22 pass a resolution, if everyone's okay with the
23 plan as is, or if you have edits, sending it back
24 to the Board of Commissioners and saying just
25 that.

1 Even though we're not here for conformance,
2 I -- I do believe this is in conformance. So,
3 I'd like to put that on the record that it's --
4 it's supporting the Master Plan Reexam that you
5 adopted last year through promoting the economic
6 growth of this area. It's going to bring in a
7 lot of jobs. It's going to -- it's going to
8 update a area that's very much in need of some
9 additional new construction. It's going to
10 continue to upgrade the streetscape, since
11 there's a requirement for street trees and
12 maintaining the nice sidewalks.

13 The whole plan, not just this addition,
14 provides for different types of residential
15 units. The remainder of the districts, which we
16 did not change, are mixed use and encourage
17 residential in addition to commercial.

18 So, again, supporting the economic base, as
19 well as the residential neighborhood.

20 And the over -- one of the overarching
21 goals of the Master Plan was to maintain the
22 existing residential neighborhoods and not bring
23 in skyscraper residential buildings. So, this --
24 again, this maintains that goal. It's keeping
25 the residential neighborhood where it is, and

1 | it's bringing in a completely different use that
2 | -- that the goal is to help revitalize the
3 | neighborhood with that.

4 | So, that's my spiel.

5 | MR. CHEWCASKIE: And so what -- so what you
6 | have, Board, is that the -- there was the
7 | Resolution, I believe it was in November of last
8 | year, referring this matter to the Planning Board
9 | for basically a review and recommendation
10 | regarding the redevelopment plan.

11 | Listening to what we've just heard, the
12 | plan basically has been changed to bring it up to
13 | current standard, to address the high school,
14 | which has already been built, and to add a hotel
15 | zone.

16 | So, what would be required is if the Board
17 | has any suggestions to make any revisions.
18 | Otherwise, what I would just request would be a
19 | vote on the plan to make a recommendation to
20 | adopt it in its present form.

21 | MR. PRICE: Are you going to take questions
22 | from the public?

23 | MR. CHEWCASKIE: Doesn't necessarily have
24 | to be, but I'll leave it to the Chair, on a
25 | review and recommendation, Mr. Price.

1 CHAIRPERSON CAPIZZI: Sure.

2 MR. PRICE: What?

3 CHAIRPERSON CAPIZZI: Yes.

4 MR. CHEWCASKIE: Yeah.

5 CHAIRPERSON CAPIZZI: Please come forward.

6 MR. PRICE: Actually, I will still direct
7 one question to you, which -- you know, there was
8 no notice.

9 MR. DILLON: Hold on.

10 Does he have to be sworn for this or is
11 just general --

12 MR. CHEWCASKIE: No, no. He doesn't have
13 to --

14 MR. DILLON: Okay.

15 MR. CHEWCASKIE: -- be sworn for this.

16 MR. PRICE: There was no notice. I came in
17 cold and got this this evening. There was no
18 notice of this presentation this evening.

19 Are you okay with that?

20 MR. CHEWCASKIE: I'm okay with that. See,
21 this is an agenda item that's put on the agenda,
22 as with -- if there was a review and
23 recommendation for the Zoning Ordinance. There
24 was a review and recommendation on a
25 Redevelopment Plan.

1 This does not require any specific notice,
2 except to be put on the agenda.

3 And the reason for that is, is this is only
4 a recommendation. So, the Board of Commissioners
5 could say, we don't care about your
6 recommendation. But the amendment to the plan is
7 accomplished by an Ordinance, which is subject to
8 a public hearing before the Board of
9 Commissioners.

10 MR. PRICE: Right.

11 MR. CHEWCASKIE: So, if this was a
12 redevelopment hearing, pursuant to a study, there
13 would have been notice and --

14 MR. PRICE: If it were an initial --

15 MR. CHEWCASKIE: -- you know published
16 notice.

17 MR. PRICE: -- redevelopment plan, clearly,
18 there are notice requirements.

19 MR. CHEWCASKIE: Well --

20 MR. PRICE: This is an amendment.

21 MR. CHEWCASKIE: Well --

22 MR. PRICE: And --

23 MR. CHEWCASKIE: The -- even with the
24 initial redevelopment plan, because the plan is
25 the zoning. So, the notice usually is emanated

1 at the governing body level, and not the Planning
2 Board.

3 MR. PRICE: Right.

4 MR. CHEWCASKIE: A study is a whole
5 different story. But in this instance, it's just
6 a review and recommendation. And it's sort of
7 like a capital review of a project also, to refer
8 it to the Board. The Board can make
9 recommendations. The governing body can either
10 accept or reject them.

11 MR. PRICE: Right.

12 MR. CHEWCASKIE: But then, it's subject to
13 that hearing at the Board of Commissioners.

14 MR. PRICE: Okay.

15 A couple of questions about what you are
16 calling zone A, which is the block up there. But
17 is the hotel going to be the only permitted use?

18 MS. MERTZ: So, on the -- this colored map
19 here that we have that pink area?

20 MR. PRICE: The pink area.

21 MS. MERTZ: That -- the hotel is the only
22 permitted use. The two other principally
23 permitted uses are restaurants and retail, but
24 the caveat is those have to be within the base of
25 the hotel.

1 MR. PRICE: Okay.

2 MS. MERTZ: And the -- the greenish area
3 there is still the Mixed Use B district. That
4 can be commercial and residential.

5 MR. PRICE: Well, okay. Well, wait a
6 minute.

7 The rest of -- well, let me -- let me first
8 dwell with the hotel part.

9 One of the problems we -- you know, we got
10 an empty lot there. It's been an empty lot for
11 ten or 12 years. And one of the problems was
12 that the only permitted use was a high rise
13 building. It had to be a minimum 14 stories. I
14 mean, that was the only permitted use.

15 And as Mr. Chewcaskie will tell you, the
16 case law on redevelopment plans is if that's the
17 only -- you know, there are no D-1 use variances
18 in a redevelopment plan. If that's the only
19 permitted use, that's the only thing you can
20 build. And so, we've had an empty lot for 12
21 years.

22 Okay. Now, the only -- only permitted use
23 will be a hotel. Well, hotels come and hotels
24 go, and that's a very chancy kind -- but
25 basically, with this recommendation, if it's

1 adopted, the only permitted use there will be a
2 hotel, which is a pretty hard project to --
3 whatever. I mean, we've got to already have an
4 approval from the Zoning Board for a hotel
5 smaller than 300 -- I think it's 80 units?
6 Eighty units?

7 MR. PEREIRAS: Hundred and twenty.

8 MR. PRICE: What?

9 MR. PEREIRAS: Hundred and twenty.

10 MR. PRICE: The one on 31st Street.

11 MR. PEREIRAS: Hundred and twenty.

12 MR. PRICE: Hundred -- oh, yeah, so I'm a
13 liar. Hundred twenty units.

14 It's not as big as this, but that was
15 approved, I think, three years ago and there
16 haven't been any shovels turned. A hotel project
17 is tough to bring off, so if you change this to
18 hotel only, you're putting the land owner in a
19 pretty narrow box. Okay.

20 MR. CHEWCASKIE: I guess we have to rely on
21 the wisdom of the governing body. If the high
22 rise didn't work, they'll try the hotel. This
23 initial plan was in 2004, amended in 2006. Maybe
24 16 years from now, we might do it again.

25 MR. PRICE: Will you be here? I won't be

1 here.

2 MR. CHEWCASKIE: Mr. Price, unfortunately,
3 we've known each other for over 20 years, so who
4 knows?

5 MR. PRICE: Okay.

6 The other part of that zone, which is --
7 you know, exist -- there two -- two floor houses
8 -- there's two and three family houses, a
9 mechanic shop, whatever, that's -- as I
10 understand it, that -- those buildings are in the
11 zone. If they were to be torn down, currently,
12 the only thing they could put up in place of it
13 would be a high rise building.

14 And if I understood you correctly, the only
15 place where the zoning changes would be in the
16 salmon colored --

17 MS. MERTZ: Um hum.

18 MR. PRICE: -- and the rest would remain as
19 is, which means high rise building for those.

20 MS. MERTZ: You know, Mr. Price, you make a
21 good point, and I might make a recommendation to
22 the Board to -- for the Mixed Use Zone B
23 district, to add low rise residential buildings
24 to that, so that it's a little more likely that
25 something would be built there.

1 It is a good point, Mr. Price. What's
2 left, after we cut this up, there's not a lot of
3 footprint area left for a high rise structure.

4 MR. PRICE: Yeah.

5 MS. MERTZ: So, to add to the viability of
6 the development, we could add a low rise
7 residential building at that -- under that
8 principal use. That's under Mixed Use Zone B,
9 Mixed Use Zone B.

10 CHAIRPERSON CAPIZZI: Um hum.

11 VICE CHAIRPERSON KOEHLER: And remind me,
12 if you can, low rise residential, what is the cap
13 on that, in terms of stories?

14 Four?

15 MS. MERTZ: My -- my memory is that it's
16 four, but we will add a --

17 MR. PRICE: Four stories --

18 MS. MERTZ: Four --

19 MR. PRICE: -- or four unit?

20 MS. MERTZ: I'm sorry. Four stories.

21 MR. PRICE: Four --

22 MS. MERTZ: We will add a definition, as
23 well, to make sure it's clear.

24 VICE CHAIRPERSON KOEHLER: Um hum. Um hum.

25 MS. MERTZ: Is four stories acceptable to

1 the Board?

2 CHAIRPERSON CAPIZZI: Yes.

3 MS. MERTZ: Okay. So we will add --we will
4 add the low rise to the principal use, as well as
5 the definition four story.

6 MR. PRICE: Okay.

7 Can I get a copy of that?

8 Thank you.

9 Thank you.

10 MR. CHEWCASKIE: More public?

11 MR. PEREIRAS: Sorry.

12 Manny Pereiras, residence at 406 12th
13 Street, Union City, New Jersey.

14 Just as a -- a suggestion. You're
15 limiting the hotel to the ground floor, and I
16 think this is a tall building. I think the
17 applicant and even the City would want to have
18 the -- the restaurant on the top floor,
19 potentially banquet hall, so that they could take
20 advantage of the views.

21 And if we eliminate that restriction, I
22 think it would make a lot of sense.

23 MS. MERTZ: Does the Board have an opinion
24 on that?

25 VICE CHAIRPERSON KOEHLER: I like that

1 idea.

2 MS. MERTZ: Yeah.

3 VICE CHAIRPERSON KOEHLER: I mean --

4 CHAIRPERSON CAPIZZI: Um hum.

5 VICE CHAIRPERSON KOEHLER: -- working in
6 New York City, I see a lot of --

7 MR. PEREIRAS: Yeah.

8 VICE CHAIRPERSON KOEHLER: -- hotels now
9 have --

10 MR. PEREIRAS: Yeah.

11 VICE CHAIRPERSON KOEHLER: -- the
12 restaurant on the --

13 MS. MERTZ: Um hum.

14 VICE CHAIRPERSON KOEHLER: -- top floor.

15 CHAIRPERSON CAPIZZI: So have that as an
16 option.

17 MR. PEREIRAS: Right. So why limit --

18 CHAIRPERSON CAPIZZI: Right.

19 MR. PEREIRAS: -- to the ground floor, just
20 restaurants permitted within the building?

21 MS. MERTZ: I think it's a great idea.

22 Yeah.

23 MR. CHEWCASKIE: Well, I think what we have
24 now is in principal uses B, we have retail
25 services on the ground floor of the hotel, that

1 makes sense. And then, it says, C, restaurants
2 on the ground floor of the hotel. I think you
3 should leave it to the developer or the hotel
4 operator what it is and just leave it at
5 restaurants.

6 MS. MERTZ: Yes.

7 MR. PEREIRAS: Perfect.

8 MS. MERTZ: I agree. We'll just take out
9 that -- that second part of the sentence. Yeah.

10 CHAIRPERSON CAPIZZI: Okay.

11 MR. PEREIRAS: Perfect.

12 MS. MERTZ: That's a great idea.

13 MR. PEREIRAS: Great.

14 MR. CHEWCASKIE: All right.

15 So, I guess you -- you've heard the
16 suggestions. My recommendation is that a
17 Resolution be adopted to approve the plan with
18 the following recommendations:

19 That in the Mixed Use B Zone, in that area,
20 that high rise be eliminated and replaced with
21 low rise buildings, no higher than four stories.
22 And eliminate the requirement that restaurant be
23 on ground floor, restaurant to be determined by
24 the developer.

25 CHAIRPERSON CAPIZZI: I'll make a motion.

1 THE SECRETARY: Motion to -- to approve the

2 --

3 CHAIRPERSON CAPIZZI: What he said.

4 THE SECRETARY: -- recommendation by Ms.

5 Capizzi.

6 CHAIRPERSON CAPIZZI: Everything he said.

7 MR. CHEWCASKIE: All right.

8 MS. MOREJON: Second.

9 THE SECRETARY: Second by Ms. Morejon.

10 Roll call on the motion to approve the
11 recommendation.

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: Ms. Morejon?

21 MS. MOREJON: Yes.

22 THE SECRETARY: Mr. Rivero?

23 MR. RIVERO: Yes.

24 THE SECRETARY: Mr. Velazquez?

25 MR. VELAZQUEZ: Yes.

1 THE SECRETARY: Mr. Guareno?

2 MR. GUARENO: Yes.

3 THE SECRETARY: Eight in favor.

4 Motion carries.

5 Thank you.

6 MS. MERTZ: Thank you, all.

7 CHAIRPERSON CAPIZZI: Thank you.

8 Thank you.

9 MS. MERTZ: Thanks.

10 Have a good night.

11 MR. GUARENO: Good night.

12 MR. CHEWCASKIE: Carlos, who was the second
13 on the motion?

14 THE SECRETARY: Second on the motion?

15 MR. CHEWCASKIE: Yes.

16 THE SECRETARY: Ms. Morejon.

17 MR. CHEWCASKIE: Morejon. Got it.

18 Thank you.

19 THE SECRETARY: You're welcome.

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1 **208 18th Street, LLC - 208 18th Street:**

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3 THE SECRETARY: Next application on
4 tonight's agenda, 208 18th Street, LLC.

5 Mr. --

6 MR. CHEWCASKIE: This matter was on our
7 last agenda on November 26th. We received a
8 letter requesting withdrawal of the application.
9 That letter was received on January 22nd.

10 I would just have a -- request a motion to
11 approve the withdrawal.

12 CHAIRPERSON CAPIZZI: I'll make a motion.

13 MR. VELAZQUEZ: I make a motion.

14 CHAIRPERSON CAPIZZI: Go ahead.

15 THE SECRETARY: You don't need a motion,
16 right, to withdraw that application? No roll
17 call.

18 Right?

19 MR. CHEWCASKIE: No. Just a motion and a
20 second, all in favor.

21 THE SECRETARY: All right.

22 MR. VELAZQUEZ: I make a motion.

23 THE SECRETARY: Hold on one second, please.
24 Let me go back to the page.

25 All right.

1 Motion to -- to accept the withdrawal this
2 application by Mr. Velazquez.

3 MR. VELAZQUEZ: Yes.

4 THE SECRETARY: Second by Ms. Genao.

5 All in favor?

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

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9 THE SECRETARY: The aye -- the ayes have
10 it.

11 Thank you.

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1 **Faraouk Sheikh - 912 Palisade Avenue:**

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3 THE SECRETARY: Going to application number
4 three.

5 Faraouk Sheikh, 912 Palisade Avenue.

6 The applicant's attorney request too, this
7 hearing be adjourn to February 25th, 2020.

8 MR. CHEWCASKIE: In this matter, Board
9 members, Mr. Alonso called me earlier this week
10 and indicated that there are steep slope issues
11 that require an engineer's testimony.

12 That engineer, unfortunately, is out of the
13 country.

14 So, although we indicated that same was
15 subject to dismissal, pursuant to a letter that I
16 sent after the 26th, I believe under the
17 circumstances, that this matter can be adjourned
18 to February 25th, again subject to dismissal.

19 I indicated to Mr. Alonso that we would
20 extend -- I would recommend the extension of a
21 courtesy this time, based upon the fact that the
22 out -- that the engineer's availability was
23 outside his control. But the matter will be heard
24 or dismissed at the February 25th meeting.

25 So, that's my recommendation.

1 CHAIRPERSON CAPIZZI: I'll make a motion to
2 adjourn to February.

3 THE SECRETARY: Motion to adjourn the --

4 CHAIRPERSON CAPIZZI: Um hum.

5 THE SECRETARY: -- application by Ms.
6 Capizzi.

7 Seconded by Ms. Morejon.

8 Roll call on the motion to adjourn this
9 application to February 25th, 2020.

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: Ms. Morejon?

19 MS. MOREJON: Yes.

20 THE SECRETARY: Mr. Rivero?

21 MR. RIVERO: Yes.

22 THE SECRETARY: Mr. Velazquez?

23 MR. VELAZQUEZ: Yes.

24 THE SECRETARY: Mr. Guareno?

25 MR. GUARENO: Yes.

1 THE SECRETARY: Eight in favor.

2 Motion carries.

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1 **Lilian Leon - 1608 New York Avenue:**

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3 THE SECRETARY: Next application on
4 tonight's agenda, Lilian Leon, 1608 New York
5 Avenue.

6 Ms. Pereiras, please?

7 MS. PEREIRAS: Thank you.

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

10 MS. PEREIRAS: Good evening, counsel, Madam
11 Chair, members of the board.

12 May it please the Board, Bianca Pereiras,
13 on behalf of the applicant.

14 We actually adjourned this matter from last
15 month, and we're respectfully requesting that we
16 adjourn it one last time.

17 We have a very large lot. We have over
18 10,000 square feet. And we're making sure that
19 we have the right application for this Board.
20 So, we might be tweaking those plans just a
21 little bit.

22 So, if the Board would be so gracious to
23 let us adjourn this matter.

24 CHAIRPERSON CAPIZZI: I'll make a motion to
25 adjourn.

1 THE SECRETARY: Motion to adjourn this
2 application for February 25, 2020 --
3 MR. VELAZQUEZ: Second.
4 THE SECRETARY: -- by Ms. Capizzi.
5 MR. VELAZQUEZ: Second.
6 THE SECRETARY: Seconded by Mr. Velazquez.
7 Roll call on the motion.
8 Ms. Capizzi?
9 CHAIRPERSON CAPIZZI: Yes.
10 THE SECRETARY: Ms. Koehler?
11 VICE CHAIRPERSON KOEHLER: Yes.
12 THE SECRETARY: Ms. Genao?
13 MS. GENAO: Yes.
14 THE SECRETARY: Mr. Medina?
15 MR. MEDINA: Yes.
16 THE SECRETARY: Ms. Morejon?
17 MS. MOREJON: Yes.
18 THE SECRETARY: Mr. Rivero?
19 MR. RIVERO: Yes.
20 THE SECRETARY: Mr. Velazquez?
21 MR. VELAZQUEZ: Yes.
22 THE SECRETARY: Mr. Guareno?
23 MR. GUARENO: Yes.
24 THE SECRETARY: Eight in favor.
25 Motion carries.

1 MS. PEREIRAS: Thank you very much.

2 THE SECRETARY: Thank you.

3 MR. PRICE: Madam Chair, could I make a
4 short comment here about that application?

5 MR. CHEWCASKIE: I don't know if it would
6 be appropriate to make a comment --

7 MR. PRICE: Well --

8 MR. CHEWCASKIE: -- about an application
9 that hasn't been presented.

10 MR. PRICE: Well --

11 MR. CHEWCASKIE: But if you want to talk --

12 MR. PRICE: It's --

13 MR. CHEWCASKIE: -- procedural --

14 MR. PRICE: It's not about the -- it's not
15 about the application, it's about the site.
16 Okay.

17 And -- and this -- well, the comment I make
18 is, we all know that the governing body is
19 adamantly in favor of maximum three family
20 houses.

21 This lot happens to be currently a parking
22 -- it's a parking lot next to the fire house.
23 I'm well acquainted with the site. Okay.

24 It happens to be a very long site. It's
25 200 feet long and it's wedge shaped, so it's 50

1 feet on New York Avenue and it goes to, whatever,
2 80 feet in the back.

3 It's a site that's made for multi-family
4 development. That's the only -- to put one --
5 you can only put one three family house on there,
6 otherwise you're creating a flag lot in the back.

7 One three family house. It's not -- the
8 guy should stay, and I think he probably will,
9 stay in the parking business. But he -- but you
10 know, we need housing, good housing. It's a big
11 lot. It does not lend itself to a three family
12 house. It lends itself to a nice multi-family,
13 maybe four stories, 12 units, something like
14 that. You know, whatever.

15 This Board gets asked by the governing body
16 about recommendations about what the Zoning
17 Ordinance -- the next time you're asked, you
18 should keep that kind of lot in -- in mind,
19 because three family just does not work. When
20 you restrict, you -- you basically destroy the --
21 well, you destroy the value of that lot, but you
22 also mean it will never be developed for housing.
23 It's a good lot. It just doesn't fit what we --
24 what we allow.

25 That's my -- that's not for this -- this

1 application. It's -- we have a lot of lots like
2 that.

3 And right now, we have a very restrictive
4 Land Development Ordinance. It's one, two and
5 three family houses. And we have sites that
6 something more would fit a lot better, and what
7 we allow doesn't fit at all. This is an example.

8 Thank you.

9 CHAIRPERSON CAPIZZI: Thank you.

10 VICE CHAIRPERSON KOEHLER: Thank you.

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1 **Rocha Builders, LLC - 1305 Palisade Avenue:**

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3 THE SECRETARY: Next application on
4 tonight's agenda, Rocha Builders, LLC, 1305
5 Palisade Avenue.

6 Ms. Pereiras, please?

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

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

11 MR. CHEWCASKIE: I've had the opportunity
12 to review the Affidavit of Service. The
13 Affidavit is in appropriate form, the notice is
14 in appropriate form. Board has jurisdiction to
15 hear the application.

16 CHAIRPERSON CAPIZZI: Thank you.

17 MS. PEREIRAS: Thank you very much.

18 This is for property located at 1305
19 Palisade Avenue. And what we're seeking is site
20 plan approval to create or construct a three
21 family home. We do have an oversized lot.

22 We have one expert to testify before the
23 Board this evening, and that is our architect,
24 Mr. Manuel Pereiras.

25 MR. DILLON: Please raise your right hand.

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

3 MR. PEREIRAS: I do.

4 Manny --

5 MR. DILLON: State your name and spell it
6 for the record.

7 MR. PEREIRAS: Manny Pereiras,
8 P-E-R-E-I-R-A-S, with Pereiras Architects
9 Ubiquitous, 1116 Summit Avenue, Union City.

10 MS. PEREIRAS: And for purposes of the
11 record, Mr. Pereiras has testified before the
12 Board in the past and has --

13 CHAIRPERSON CAPIZZI: Yes.

14 MS. PEREIRAS: Thank you very much.

15 Mr. Pereiras, are you familiar with 1305
16 Palisade Avenue?

17 MR. PEREIRAS: I am.

18 MS. PEREIRAS: And did you prepare the
19 drawings that are before the Board?

20 MR. PEREIRAS: I have.

21 MS. PEREIRAS: And would you kindly walk
22 through the proposal?

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

24 We all know this spot in town. It's a big
25 empty lot. The property immediately to the south

1 is being developed, already approved by this
2 Board, actually, for two separate three family
3 houses.

4 We are the leftover lot along here. And
5 it's actually a fantastic lot, because it's 33
6 feet wide.

7 So, we are 33 feet by a hundred feet deep,
8 which is actually the perfect size for a three
9 family house. Why? Because parking works
10 perfectly. Okay.

11 And -- and I'm going to show you that in
12 the drawings in a second.

13 For purposes of the record, the drawings
14 that I am pointing to right here are the same
15 drawings that were submitted to the Board. I
16 prepared these drawings before the Ordinance was
17 passed. So, I actually list more variances than
18 we actually have.

19 We have no variances, except for one, which
20 is front yard setback. We are proposing a zero
21 front line setback. And I'll explain why as we
22 move the drawings forward.

23 Our area is 33 -- 3,300 square feet. We
24 are complying five foot in rear yard, three feet
25 on one side, two feet on the other. And we have

1 | that zero setback in the front.

2 | As you could see, the parking works
3 | perfectly in this size footprint building,
4 | because I'm able to have cars stacked four per
5 | unit. Two for apartment number one, two for
6 | apartment number two. And then, apartment number
7 | three has the opportunity of having three cars in
8 | total because they have their -- their stack of
9 | two plus another one. And this gives us enough
10 | room that we could park all the cars and we can
11 | have room for our elevator, for our stair, and
12 | for our utilities.

13 | If I were to make the building any
14 | narrower, that function -- that wouldn't fit and
15 | we wouldn't be able to fit the parking the way we
16 | do. This is the best parking of any three family
17 | I've done in Union City. It works. It -- it
18 | handles well. And we're going to be over parked.
19 | We're going to have seven cars for this three
20 | family house. So, it's a wonderful thing.

21 | CHAIRPERSON CAPIZZI: How do they get out?

22 | MR. PEREIRAS: This is an open driveway
23 | right across here. So, each car backs -- much
24 | better than everything else you've seen.

25 | CHAIRPERSON CAPIZZI: So how does -- how

1 | does five get out?

2 | MR. PEREIRAS: So, five, six and seven are
3 | all for the same unit. So, it's husband, wife
4 | and their kid. Kid leaves in the morning. Wife
5 | leaves in the morning. Father leaves in the
6 | morning. All stacked up in tandem, which is
7 | exactly the way our Master Plan actually proposes
8 | it.

9 | Our Master Plan proposes the same thing for
10 | only the two -- the four cars, and then two more
11 | stacked onto the side, which is really tight to
12 | maneuver. This is actually a lot better because
13 | we have the 33 feet. So, we're dealing with
14 | parking that really, really works.

15 | There's also a second reason why we have
16 | that front yard setback, and that's because our
17 | new Ordinance really doesn't give us space or
18 | room for a rear yard. We only have five feet in
19 | the rear yard.

20 | So, what we're proposing to do is to have
21 | like in small -- in -- interior courtyard. So,
22 | we're having a 12 by 11 interior courtyard that's
23 | open to the building, so that we have light that
24 | comes into the building, and it is an outdoor
25 | space within the building.

1 So, not a roof deck, but an interior
2 courtyard to our building.

3 And what we have is a really nice three
4 bedroom apartment. We have living room along the
5 front, dining room, kitchen, and then three
6 bedrooms along the -- the back of the -- the
7 property.

8 And that's stacked on the three floors, so
9 that we have a four story building, fully in
10 compliance with the Ordinance in height and in
11 number of stories.

12 CHAIRPERSON CAPIZZI: Well, just explain
13 the deck again. The deck is for what floor? For
14 which floor?

15 MR. CHEWCASKIE: The courtyard.

16 MR. PEREIRAS: It's an interior courtyard
17 for the --

18 CHAIRPERSON CAPIZZI: For everyone?

19 MR. PEREIRAS: I guess, it would be open on
20 -- from the south side on each of the other
21 floors, and the only floor that it's open to the
22 top is on the top floor. So, the -- the fourth
23 floor apartment has no roof. The third and
24 second floor have it open along the side, like a
25 balcony.

1 MS. MOREJON: So -- so, you're saying those
2 three apartments are going to have a balcony?

3 MR. PEREIRAS: They're going to have a
4 balcony. Interior. So you don't see it from the
5 street.

6 MS. MOREJON: Interior. You don't see it
7 from the street.

8 MR. PEREIRAS: Right.

9 MS. MOREJON: This is going to be rental.
10 Right?

11 MR. PEREIRAS: What's that?

12 MS. MOREJON: They're going to rent these
13 apartments.

14 MR. PEREIRAS: Yes.

15 MS. MOREJON: You know what worries me? I
16 don't live too far from there, is the parking.
17 The parking. This parking that you just -- five,
18 six, seven.

19 MR. PEREIRAS: But the parking is actually
20 a million times better than anything the City has
21 ever seen. The parking should be the thing that
22 should please you.

23 MS. MOREJON: No, no, no, no.

24 MR. PEREIRAS: The way -- if we look at the
25 Master Plan and do we have a copy of the Master

1 Plan that we could show?

2 MS. MOREJON: But Mr. Pereiras, I rent a
3 space --

4 MR. PEREIRAS: Um hum.

5 MS. MOREJON: -- 11 and Palisade, \$200.00.

6 MR. PEREIRAS: Um hum.

7 MS. MOREJON: And many times I have to call
8 the police because people park in my space. So,
9 how these people going to get out is my -- is
10 what worries me.

11 MR. PEREIRAS: Okay. So, let's -- let's
12 talk about it and -- and let me explain what the
13 current Master Plan is and what the current
14 Ordinance is.

15 Our current -- current Ordinance says that
16 we have a 25 foot wide property, and we have
17 three feet on one side, two feet on the other.
18 So, we're left with a 20 foot building, with one
19 foot walls on each side. And we are told to put
20 the same amount of cars in that space.

21 In this application, we're 33 feet wider.
22 We're much bigger and we're putting the same
23 amount of cars. It is a much better application
24 than any one that we've ever seen. And it's
25 better than the Master Plan and better than the

1 Ordinance.

2 And let me explain how tandem parking
3 works. It is a very typical thing. We've done
4 it in Union City for every single application
5 that we've had.

6 There are three apartments and there are
7 three separate tandems. You don't have to
8 coordinate with another apartment to get your car
9 out. You don't have to coordinate with a
10 neighbor. You don't have to coordinate with
11 anyone. This is within your own household. You
12 have two cars and it's very typical in suburban
13 situations, typical in urban situations. You
14 have a driveway, you have a garage, you have two
15 cars going into the same space, you coordinate
16 it. One person leaves first, second person
17 leaves.

18 It is a very typical and normal thing and
19 it's actually encouraged by our Master Plan, and
20 encouraged specifically by our Ordinance, the
21 Union City Ordinance. This isn't something I'm
22 taking, some document from somewhere else. I'm
23 talking about Union City documents that have been
24 provided to us in order to design by those
25 guidelines.

1 Now, I think maybe what you're concerned
2 with is that seventh car, because you see three
3 stacked.

4 MS. MOREJON: No, no, no, no. My concern
5 is that you could rent this apartment, and let's
6 say that tenant has only one car.

7 MR. PEREIRAS: Okay.

8 MS. MOREJON: And the owner decide to rent
9 this space.

10 MR. PEREIRAS: But that's not -- well,
11 that's --

12 MS. MOREJON: It happen because that's what
13 -- you know, I park in a house similar to this.

14 MR. PEREIRAS: Well, that could be
15 controlled with a lease. But if they were to
16 potentially do that, then they would have to
17 coordinate that and they would have to handle
18 that.

19 It would be like if you wanted to rent your
20 own parking space to someone else, you would have
21 to deal with that tenant and whoever else rented
22 that.

23 This is not what we're talking about. We
24 want to -- this is specifically what the City is
25 encouraging and wants.

1 MR. CHEWCASKIE: The intention of the
2 application is that the parking is associated
3 with the units.

4 MR. PEREIRAS: Yes.

5 MR. CHEWCASKIE: You can have a condition,
6 if you're inclined to approve the application,
7 that the spaces are associated with the units and
8 not rented, and not rented to third parties.

9 MR. PEREIRAS: Sure.

10 MS. MOREJON: That sounds reasonable.

11 MR. CHEWCASKIE: And I think the concern is
12 because of tandem parking. And I think that
13 satisfies --

14 MR. PEREIRAS: It's fair.

15 MR. CHEWCASKIE: -- what you're trying to
16 do.

17 Realistically, you have an application in
18 front of you that the only relief sought is the
19 front yard setback.

20 MR. PEREIRAS: Um hum.

21 VICE CHAIRPERSON KOEHLER: I have a
22 question --

23 MR. PEREIRAS: Yes.

24 VICE CHAIRPERSON KOEHLER: -- about the
25 front yard setback.

1 MR. PEREIRAS: Yes.

2 VICE CHAIRPERSON KOEHLER: The two lots on
3 the other side of it, are they also to the --

4 MR. PEREIRAS: No.

5 VICE CHAIRPERSON KOEHLER: -- front line?

6 MR. PEREIRAS: The two new ones?

7 VICE CHAIRPERSON KOEHLER: Um hum.

8 MR. PEREIRAS: We have ten foot front yard
9 setbacks there.

10 VICE CHAIRPERSON KOEHLER: Ten foot. So,
11 when I was looking at the street, humor me here.

12 MR. PEREIRAS: Um hum.

13 VICE CHAIRPERSON KOEHLER: So this big
14 building here is to -- exactly to the street.
15 And then, you have all these empty lots. And --

16 MR. PEREIRAS: Right.

17 VICE CHAIRPERSON KOEHLER: -- so, those in
18 between, those lots -- two lots in between will
19 be back how much? Do you know?

20 MR. PEREIRAS: So, and -- and I designed
21 the buildings on the corner, so I very
22 specifically made sure that those are ten feet
23 setback, because I think it's very important for
24 a corner to be set back, because when people are
25 driving, you want to have the visibility on the

1 corner.

2 VICE CHAIRPERSON KOEHLER: Okay.

3 MR. PEREIRAS: There it's critical. As you
4 step into the block, we're the third property in,
5 it's less critical and it fits into the landscape
6 of the city, because if you're talking about the
7 buildings across the street, if you're talking
8 about down the block, if you're talking across
9 the street and the other way, we have zero front
10 yard setbacks. That's why we thought that it was
11 an appropriate variance to seek here before this
12 Board.

13 And if the Board doesn't want it, we'll get
14 rid of it, but there's consequences to that. The
15 parking doesn't work as smoothly. You lose that
16 interior courtyard. The building just becomes a
17 little bit different.

18 So, we, of course, want to work with the
19 Board, if that's an issue. But we think that
20 this is a better zoning alternative in order to
21 grant that, so that you have really wonderful
22 parking that works with this project.

23 VICE CHAIRPERSON KOEHLER: My -- I -- I
24 hear everything you're saying and I -- I agree on
25 most points. The only -- my only concern and I'm

1 | trying --

2 | MR. PEREIRAS: Um hum.

3 | VICE CHAIRPERSON KOEHLER: -- to visualize
4 | it is that you have a setback on these corner
5 | buildings, which is a good idea --

6 | MR. PEREIRAS: Um hum.

7 | VICE CHAIRPERSON KOEHLER: -- and then,
8 | this one jutting out, and then this one here set
9 | back as well.

10 | MR. PEREIRAS: It does.

11 | VICE CHAIRPERSON KOEHLER: So, it's -- it's
12 | got a jagged street line.

13 | MR. PEREIRAS: Um hum.

14 | VICE CHAIRPERSON KOEHLER: Which to the eye
15 | is not so pleasing.

16 | MR. PEREIRAS: It -- that's the condition
17 | that we have. Yes.

18 | VICE CHAIRPERSON KOEHLER: Yeah. Yeah.

19 | MR. PEREIRAS: Yeah. It's -- and I balance
20 | that, and I feel that it's worth it for the
21 | parking situation. If this Board doesn't agree
22 | with that, I totally understand.

23 | VICE CHAIRPERSON KOEHLER: What would we be
24 | giving up with the parking, if we don't allow the
25 | setback?

1 MR. PEREIRAS: So, let me show you.

2 So, the circulation out of these parking
3 spaces then becomes seriously limited. And I
4 would have to go back to having the cars at an
5 angle, which is just --

6 VICE CHAIRPERSON KOEHLER: I'm sorry.

7 MR. PEREIRAS: -- very difficult.

8 VICE CHAIRPERSON KOEHLER: You would have
9 to go back to what?

10 MR. PEREIRAS: Go back to putting cars at
11 an angle here --

12 VICE CHAIRPERSON KOEHLER: Um hum.

13 MR. PEREIRAS: -- which is very tight for
14 everything to maneuver. So, we're basically
15 giving up seven spaces that are comfortably
16 maneuvering in and out --

17 VICE CHAIRPERSON KOEHLER: Um hum.

18 MR. PEREIRAS: -- to create six parking
19 spaces that are uncomfortable and very tight.

20 And it's just like we have --

21 VICE CHAIRPERSON KOEHLER: Or even less
22 spaces, and then needing a parking variance.

23 MR. PEREIRAS: Right. But we don't want to
24 do that. I mean, one of the critical things in
25 Union City is parking. And we -- we've been very

1 reluctant.

2 I actually, from a planning standpoint, I
3 think that we should reduce how much parking we
4 are providing on buildings, because when people
5 have parking spaces, they have --

6 VICE CHAIRPERSON KOEHLER: They buy cars.

7 MR. PEREIRAS: -- cars.

8 VICE CHAIRPERSON KOEHLER: I agree.

9 MR. PEREIRAS: I -- I feel that that's not
10 what --

11 VICE CHAIRPERSON KOEHLER: Right.

12 MR. PEREIRAS: -- the mentality that we
13 have in Union City for that.

14 So, that's why we try to provide as much
15 parking as possible.

16 VICE CHAIRPERSON KOEHLER: Understood.

17 MR. VELAZQUEZ: As long as it's not on the
18 street, fine with me.

19 MR. PEREIRAS: Yeah.

20 So, we've given you a very honest -- you
21 know, we --

22 VICE CHAIRPERSON KOEHLER: Yeah.

23 No.

24 MR. PEREIRAS: -- debate these things
25 ourselves. Is it worth having this front yard

1 variance? Or is it better to have a compliant
2 building that the parking's so tight and doesn't
3 work as well?

4 And in Union City, when parking's such an
5 issue --

6 VICE CHAIRPERSON KOEHLER: Um hum.

7 MR. PEREIRAS: -- I can move to a
8 conclusion we should have it.

9 VICE CHAIRPERSON KOEHLER: If you had only
10 four parking spaces, and you were -- you had like
11 the ten yard setback, would it be so tight?

12 MR. PEREIRAS: No.

13 VICE CHAIRPERSON KOEHLER: The parking?

14 MR. PEREIRAS: Just the four parking spaces
15 would fit --

16 VICE CHAIRPERSON KOEHLER: And then you
17 need --

18 MR. PEREIRAS: -- fine.

19 VICE CHAIRPERSON KOEHLER: Right.

20 MR. PEREIRAS: All right.

21 CHAIRPERSON CAPIZZI: What is the façade of
22 the building?

23 MS. PEREIRAS: The façade?

24 CHAIRPERSON CAPIZZI: Um hum.

25 MS. PEREIRAS: Mr. Pereiras, if you could

1 discuss?

2 MR. PEREIRAS: So, we have -- we're
3 proposing an all brick façade. So, we're
4 creating all brick, with the garage doors along
5 the side, nice big windows, and a beautiful
6 cornice along the top of the building.

7 We're proposing two tones of brick color
8 and we have like brick patterning. So, we're
9 going to angle some bricks and make it look nice
10 and attractive, some beautiful masonry work.

11 CHAIRPERSON CAPIZZI: And what about the
12 doors? The drive -- the doors here?

13 MR. PEREIRAS: The garage doors?

14 CHAIRPERSON CAPIZZI: Yeah.

15 What are they?

16 MR. PEREIRAS: I left them for selection by
17 owner, but we could put whatever you want.

18 Do you want to limit it to metal? Limit it
19 to wood? Limit it to vinyl? Whatever the Board
20 is happy with, we'll be happy to do.

21 CHAIRPERSON CAPIZZI: Does anyone have an
22 opinion on the doors, the garage doors?

23 VICE CHAIRPERSON KOEHLER: What is the
24 garage doors? I'm so sorry.

25 MR. PEREIRAS: I actually just said owner

1 | selected. And I'll be very happy to do whatever
2 | the Board pleases there. I'm not sure what the
3 | Board actually is inclined to like there.

4 | Do you want them to look like metal and
5 | glass? Or do you want them to look like wood
6 | doors?

7 | VICE CHAIRPERSON KOEHLER: I think the --
8 | the less industrial looking the better. And
9 | then, I see you have, at the top, and this is
10 | just aesthetics --

11 | MR. PEREIRAS: Um hum.

12 | VICE CHAIRPERSON KOEHLER: You know me.

13 | MR. PEREIRAS: Um hum.

14 | VICE CHAIRPERSON KOEHLER: Those squares
15 | don't seem in keeping with the --

16 | Yeah.

17 | CHAIRPERSON CAPIZZI: What are they?

18 | MR. PEREIRAS: They're just brick patterns.

19 | VICE CHAIRPERSON KOEHLER: Yeah. It's --
20 | it's something --

21 | MR. PEREIRAS: See, it's -- it's hard to --
22 | you have to remember that this is a two
23 | dimensional representation of bricks. We're --
24 | we're just dealing with bricks and brick
25 | patterns. It like really pops when you're talking

1 2D on black and we're using a -- just black ink
2 to make it happen. But it's all brick. And what
3 we're proposing --

4 VICE CHAIRPERSON KOEHLER: Oh, so these --

5 MR. PEREIRAS: -- is an all brick --

6 VICE CHAIRPERSON KOEHLER: These squares at
7 the very top --

8 MR. PEREIRAS: Yeah.

9 VICE CHAIRPERSON KOEHLER: -- those are
10 brick.

11 MR. PEREIRAS: Those are all brick.

12 VICE CHAIRPERSON KOEHLER: Oh, I -- I --

13 MR. PEREIRAS: Yeah.

14 VICE CHAIRPERSON KOEHLER: -- had a hard
15 time visualizing that.

16 Okay.

17 And then, one more question. What color
18 are you having the bricks?

19 MR. PEREIRAS: I have no control over that,
20 really.

21 VICE CHAIRPERSON KOEHLER: Okay.

22 MR. PEREIRAS: And the Board doesn't --

23 VICE CHAIRPERSON KOEHLER: Yeah. No.

24 MR. PEREIRAS: -- either.

25 VICE CHAIRPERSON KOEHLER: You're right.

1 CHAIRPERSON CAPIZZI: Okay.

2 Do you have a tree in the front?

3 MR. PEREIRAS: What was that?

4 CHAIRPERSON CAPIZZI: Tree in the front?

5 MR. PEREIRAS: Yes. Be happy to put a tree

6 in the front.

7 MS. MOREJON: Palisade is going to be done.

8 MR. VELAZQUEZ: Oh, well, the Palisade --

9 yeah.

10 MS. MOREJON: Is going to be done.

11 CHAIRPERSON CAPIZZI: Palisade is going to

12 be done.

13 MS. MOREJON: Yeah.

14 CHAIRPERSON CAPIZZI: Okay. Good.

15 MS. MOREJON: And there's a lot of trees in

16 front of --

17 CHAIRPERSON CAPIZZI: Okay.

18 MR. VELAZQUEZ: But I have --

19 MS. MOREJON: Lights. Lights. Lights.

20 MR. VELAZQUEZ: It's only about lights.

21 The lights --

22 MS. MOREJON: Lights and trees are going to

23 be done.

24 CHAIRPERSON CAPIZZI: Okay.

25 MR. VELAZQUEZ: My main concern is if we do

1 | agree on this project, the new sidewalks will be
2 | coming in, new streets will be coming in.

3 | MR. PEREIRAS: Um hum.

4 | MR. VELAZQUEZ: There's going to be gas
5 | lines that need to be brought in. There's going
6 | to be everything, water, everything, that's all
7 | going to have to be done before a certain time.

8 | MR. PEREIRAS: Absolutely. And it's all
9 | pending this meeting. And it's really tough,
10 | because we're trying to coordinate with the --
11 | the Mayor's Office, with the -- the City
12 | Engineer, Ralph Tango. We're trying to
13 | coordinate with Suez. And we already have
14 | applications, but the applications can't be
15 | processed until we have approvals in place.

16 | So, we're -- we're anxious to get these
17 | approvals done, get the Resolution done, so that
18 | we can get these things before the street,
19 | because we know we're not cutting those sidewalks
20 | and we're not cutting that street. So, we have
21 | to do it now.

22 | MR. VELAZQUEZ: My crystal ball says, April
23 | 1st.

24 | MR. PEREIRAS: Yeah.

25 | CHAIRPERSON CAPIZZI: And the back? What

1 is the back? Is there any -- is there any kind
2 of backyard?

3 MR. PEREIRAS: Nope.

4 CHAIRPERSON CAPIZZI: At all?

5 MR. PEREIRAS: There's no backyard.

6 CHAIRPERSON CAPIZZI: There's no backyard.

7 MR. PEREIRAS: As per our Ordinance, it's
8 only five foot clear --

9 CHAIRPERSON CAPIZZI: So, it goes to the --

10 MR. PEREIRAS: -- unobstructed and we have
11 pavement.

12 CHAIRPERSON CAPIZZI: Okay.

13 MR. GUARENO: One question.

14 You have two garage doors?

15 MR. PEREIRAS: We do. We do. We have two
16 garage doors.

17 MR. GUARENO: So, the space -- you're going
18 to be able to get two vehicles in and out?

19 MR. PEREIRAS: So --

20 MR. GUARENO: Same time?

21 MR. PEREIRAS: So, the only reason we do
22 that, and if this Board wanted to limit us to one
23 door, it's fine. But there's this one point of
24 potential conflict, when you have a car coming
25 in, and that outside chance that there's a car

1 coming out, by having the two doors, it gives you
2 the ability to maneuver against each other.

3 And just so that we could have a car come
4 in through here, and then a car come out through
5 there, it avoids that conflict all together.

6 MR. GUARENO: At least that way --

7 MR. PEREIRAS: It's a very convenient
8 thing.

9 MR. GUARENO: -- one of them is not -- the
10 one that's going in, there's one coming out, the
11 one going in has to wait.

12 Correct?

13 MR. PEREIRAS: Right. But when you only
14 have one door, that person would have to back up,
15 let -- and it causes a hazard in the street.
16 That's why we provide the two doors, so that they
17 could bypass each other, which we normally can't
18 do in Union City because we're dealing with 25
19 foot lots. But since we have the 33 foot lot, we
20 have that convenience and that ability to do it
21 here.

22 MR. GUARENO: And there's enough space
23 between that and don't know what this is on this
24 section over here?

25 MR. PEREIRAS: Yeah. Yeah. We have enough

1 room to --

2 MR. GUARENO: Will that vehicle be able --

3 MR. PEREIRAS: -- maneuver.

4 MR. GUARENO: -- to get in and maneuver to

5 --

6 MR. PEREIRAS: Yeah. We do. It's tight.

7 It's not -- I'm not saying that it's not tight,

8 but it's -- it's enough space that it's

9 maneuverable.

10 MR. GUARENO: I'm a little bit concerned
11 with that one, simply because we're assuming all
12 the vehicles to be a specific size.

13 MR. PEREIRAS: Oh, yeah. If you have a
14 Tahoe it's not going to work.

15 MR. GUARENO: Which it could happen.

16 MR. PEREIRAS: Yeah. Well, you shouldn't
17 be parking there if you have a Tahoe. Yeah, it's
18 -- you know.

19 MS. GENAO: What about the garbage? Where
20 you going to put the garbage?

21 MR. PEREIRAS: We have --

22 MR. GUARENO: It's in the back.

23 MR. PEREIRAS: -- a space along the back.
24 We did a nice large trash room, so that all the
25 garbage could be stored there.

1 CHAIRPERSON CAPIZZI: Any other questions?

2 MR. GUARENO: Yeah. One more.

3 The space between the water meter -- I
4 mean, obviously, this is on the outside, on the
5 edge of the property, how much feet -- what's the
6 footage on that?

7 MR. PEREIRAS: Three foot one.

8 MR. GUARENO: No, no. The end of that --
9 let me rephrase it.

10 The end of the -- the driveway --

11 MR. PEREIRAS: Okay.

12 MR. GUARENO: -- to the edge of the -- the
13 property. The beginning of -- the drive -- the
14 second -- I'm sorry -- the second garage door, or
15 the first one, the -- that.

16 MR. PEREIRAS: From the garage door to the
17 edge of the property? Well, we have a three foot
18 closet for water meters. We have a 44 inch door
19 opening. And then, we have another three feet.
20 So, we have six --

21 MR. GUARENO: Three or two?

22 MR. PEREIRAS: Three feet on that side.
23 Six --

24 MR. GUARENO: That's two.

25 MR. PEREIRAS: No, this is three. Three

1 foot one, because I -- the -- if you look at the
2 site plan, the building actually comes out to
3 three feet here, and juts into two feet on this
4 side.

5 So, I created three feet clear along this
6 entire side.

7 MR. GUARENO: I got you.

8 MR. PEREIRAS: And then, over here --

9 MR. GUARENO: I missed --

10 MR. PEREIRAS: -- I jut the building in.

11 MR. GUARENO: I missed that.

12 MR. PEREIRAS: Yeah. It -- I actually
13 didn't explain it properly. It's my fault.

14 In order to create nice egress and have
15 comfortable space, we're actually jutting that
16 building in. So, on the front of the building,
17 you have three foot on one side and three foot on
18 the other, which is a nice --

19 MR. GUARENO: You're looking at three, six,
20 about nine feet.

21 MR. PEREIRAS: A little bit more. Like
22 nine --

23 MR. GUARENO: A little bit more than nine
24 feet.

25 MR. PEREIRAS: -- feet six inches,

1 something like that.

2 MR. GUARENO: So, potentially, you could
3 park a -- you could fit a vehicle on the street,
4 in front of it.

5 MR. PEREIRAS: It would start there and
6 overlap into the next property. Yeah.

7 MR. GUARENO: All right.

8 I got it.

9 MR. PEREIRAS: I see your points.

10 CHAIRPERSON CAPIZZI: Anyone else?

11 Public?

12 Okay.

13 MR. CHEWCASKIE: If -- if there is a motion
14 to approve, Ms. Genao (sic) had wanted the garage
15 doors less industrial. And I -- I just want a
16 little more guidance on that, if that's a
17 condition.

18 VICE CHAIRPERSON KOEHLER: Oh, --

19 MR. CHEWCASKIE: If we're looking for like
20 --

21 VICE CHAIRPERSON KOEHLER: -- with glass
22 and wood.

23 MR. CHEWCASKIE: -- glass wood --

24 MR. PEREIRAS: Glass and wood.

25 VICE CHAIRPERSON KOEHLER: Yeah.

1 MR. CHEWCASKIE: -- are the --

2 MR. PEREIRAS: Or -- or wood looking.

3 MR. CHEWCASKIE: Wood. Yeah.

4 MR. PEREIRAS: Let's say wood looking.

5 MR. CHEWCASKIE: Yeah.

6 MR. PEREIRAS: So that we could have a
7 vinyl wood --

8 MR. CHEWCASKIE: Right.

9 MR. PEREIRAS: -- option.

10 CHAIRPERSON CAPIZZI: Um hum.

11 MR. CHEWCASKIE: With -- yeah. I was
12 thinking of the vinyl.

13 CHAIRPERSON CAPIZZI: Um hum.

14 MR. PEREIRAS: Okay.

15 MR. VELAZQUEZ: Not that -- for kids,
16 driving his car and then knocks down his own
17 garage door or something. And that takes forever
18 to fix.

19 MR. CHEWCASKIE: That doesn't happen.

20 CHAIRPERSON CAPIZZI: That was the only
21 condition?

22 MR. CHEWCASKIE: There was a condition on
23 the parking, that the parking will not be rented
24 to third parties --

25 CHAIRPERSON CAPIZZI: Okay.

1 MR. CHEWCASKIE: -- unassociated with the
2 --

3 MR. PEREIRAS: Yes.

4 MR. CHEWCASKIE: -- with the renters of the
5 various units.

6 Those were the two that I had.

7 MR. VELAZQUEZ: And also, with the cut --
8 the curb, whatever dealing with the utilities and
9 all that, has to be a major --

10 CHAIRPERSON CAPIZZI: So how do we --

11 MR. VELAZQUEZ: -- factor, because I don't
12 want something to be approved and all of a
13 sudden, we're sitting here opening up everything
14 afterwards.

15 MR. PEREIRAS: So, --

16 MS. MOREJON: Oh, we could --

17 MR. PEREIRAS: -- the good thing about that
18 is that no street openings are approved and no
19 permits are issued from -- Union City has changed
20 their policy. This is recently, within like the
21 last two months.

22 They don't issue a permit unless you have a
23 permit for street opening.

24 MR. VELAZQUEZ: Um hum.

25 MR. PEREIRAS: Okay?

1 So, your concern is not a concern anymore,
2 because the City kind of took -- auto corrected
3 that.

4 So, we have to get the street opening
5 permit first. And in order to do that, we have
6 to talk to the City Engineer. That basically
7 goes through the Mayor's Office, to make sure
8 everything is coordinated.

9 And all that has to take place before we
10 can get a permit.

11 MS. MOREJON: So, I'm pretty sure you're
12 aware the Mayor has done already up to 9th Street.

13 MR. PEREIRAS: Yup.

14 MS. MOREJON: Ninth and Palisade. The
15 sidewalks has been done already.

16 MR. VELAZQUEZ: The second phase.

17 MS. MOREJON: So according to the engineer
18 --

19 MR. PEREIRAS: Yeah. If I -- if I am
20 correct I believe that April is when it's
21 scheduled. And I think it's April 15th that
22 they're going to do that section.

23 MS. MOREJON: I'm pretty sure it's going to
24 be before.

25 MR. PEREIRAS: But we'll coordinate that

1 whole thing.

2 MS. MOREJON: I don't know exactly --

3 MR. PEREIRAS: And we'll move as quickly as
4 we can. Yeah.

5 MS. MOREJON: As soon as it start getting
6 warm.

7 MR. PEREIRAS: Yeah.

8 MR. CHEWCASKIE: Let -- let me just ask a
9 question.

10 I guess this Resolution would not be
11 adopted until February 25th. Does it make sense
12 for me to send a letter to the Construction
13 Official that the matter's been approved, and
14 that -- you know, if there's a street opening
15 permit --

16 MR. VELAZQUEZ: Yeah. Let's not sit there
17 and --

18 MR. CHEWCASKIE: So -- so, that we're not
19 waiting 30 days to do the Resolution, we can
20 certainly advise Mr. Martinetti that the
21 application was approved, to issue permits.

22 MR. VELAZQUEZ: Yeah.

23 MS. PEREIRAS: That --

24 MR. PEREIRAS: That would help so much.

25 MS. PEREIRAS: That's a great suggestion.

1 MR. PEREIRAS: Yes.

2 CHAIRPERSON CAPIZZI: Um hum.

3 MR. CHEWCASKIE: I've done this before.

4 MR. VELAZQUEZ: Trust me. I'm the keep --
5 I'm the keeper of the sidewalks.

6 MR. CHEWCASKIE: I see.

7 CHAIRPERSON CAPIZZI: Okay.

8 So, I'll make a motion to approve the
9 application.

10 THE SECRETARY: Open to the public.

11 CHAIRPERSON CAPIZZI: Oh, we did. I think
12 I did.

13 MR. VELAZQUEZ: You did.

14 CHAIRPERSON CAPIZZI: But I'll ask again.

15 Do you have any questions or comments?

16 Okay.

17 THE SECRETARY: All right.

18 Go ahead, Ms. Capizzi.

19 CHAIRPERSON CAPIZZI: I'll make a motion to
20 approve the application with the noted, I guess
21 --

22 MR. CHEWCASKIE: Conditions.

23 CHAIRPERSON CAPIZZI: -- conditions.

24 THE SECRETARY: Motion by Ms. Capizzi to
25 approve this application, with the conditions.

1 Any second the motion?

2 Seconded by Ms. Genao.

3 Roll call on the motion to approve this
4 application.

5 Ms. Capizzi?

6 CHAIRPERSON CAPIZZI: Yes.

7 THE SECRETARY: Ms. Koehler?

8 VICE CHAIRPERSON KOEHLER: Yes.

9 THE SECRETARY: Ms. Genao?

10 MS. GENAO: Yes.

11 THE SECRETARY: Mr. Medina?

12 MR. MEDINA: Yes.

13 THE SECRETARY: Ms. Morejon?

14 MS. MOREJON: Yes.

15 THE SECRETARY: Mr. Rivero?

16 MR. RIVERO: Yes.

17 THE SECRETARY: Mr. Velazquez?

18 MR. VELAZQUEZ: Yes.

19 THE SECRETARY: Mr. Guareno?

20 MR. GUARENO: Yes.

21 THE SECRETARY: Eight in favor.

22 Motion carries.

23 MS. PEREIRAS: Thank you very much.

24 VICE CHAIRPERSON KOEHLER: You're welcome.

25 THE SECRETARY: Thank you, Ms. Pereiras.

1 MS. PEREIRAS: I'll see you next month.

2 MR. PEREIRAS: Thank you everyone.

3 MR. CHEWCASKIE: Good night.

4 MS. PEREIRAS: Thank you.

5 CHAIRPERSON CAPIZZI: Good night.

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1 **RESOLUTIONS:**

2

3 (1) N.I.U. Trust, 1713 Bergenline Avenue, Block
4 91, Lots 6 & 7. Request a one year extension.
5 (Second extension). First extension was approved
6 on 10/23/2018. Approved

7

8 THE SECRETARY: All right.

9 We are going to Resolutions.

10 We have nine Resolution on tonight's
11 agenda.

12 First Resolution -- first Resolution,
13 member was present on 1713 Bergenline Avenue
14 approval on November 26 are Ms. Capizzi, Ms.
15 Koehler, Ms. Genao, Mr. Medina, Mr. Velazquez and
16 Mr. Guareno.

17 Can I have a motion to --

18 CHAIRPERSON CAPIZZI: I'll make a motion.

19 THE SECRETARY: Motion by Ms. Capizzi.

20 CHAIRPERSON CAPIZZI: Um hum.

21 THE SECRETARY: Second by?

22 Ms. Koehler.

23 Roll call on the motion.

24 Ms. Capizzi?

25 CHAIRPERSON CAPIZZI: Yes.

1 THE SECRETARY: Ms. Koehler?

2 VICE CHAIRPERSON 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 on 7, 2, abstain --

9 THE SECRETARY: No. We are in Resolution 1
10 right now.

11 MR. VELAZQUEZ: Oh, I thought you put them
12 all at once.

13 THE SECRETARY: No, no. Only one. We are
14 right now at 1713 Bergenline Avenue.

15 MR. VELAZQUEZ: Yes.

16 THE SECRETARY: Mr. Guareno?

17 MR. GUARENO: Yes.

18 THE SECRETARY: Six in favor.

19 Motion carries.

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1 **RESOLUTIONS:**

2

3 (2) Joseph Gaudio, 2500 New York Avenue, Block
4 140, Lot 1. Conversion of existing two family to
5 three family house by legalizing existing
6 basement unit. Obtain Certificate of Occupancy
7 for basement unit and two variances (site plan,
8 max lot coverage/off-street parking.) Approved

9 (3) Joseph Gaudio, 2502 New York Avenue, Block
10 140, Lot 2. Convert two family to three family
11 residential dwelling by legalizing existing
12 basement unit. Obtain Certificate of Occupancy
13 for basement unit and two variances (min sides
14 setback/off-street parking.) Presently there
15 exists two legal units on ground floor and second
16 floor. Approved

17

18 THE SECRETARY: Now, we are going to
19 Resolution 2 and 3.

20 Members present at this application that
21 was approved, Mr. -- Mrs. Capizzi, Ms. Koehler,
22 Mr. (sic) Genao, Mr. Medina, Mr. Velazquez, Mr.
23 Guareno.

24 Can I have a motion to approve this
25 application?

1 Motion by Ms. Capizzi.

2 VICE CHAIRPERSON KOEHLER: Second.

3 THE SECRETARY: Second by?

4 Ms. Koehler.

5 VICE CHAIRPERSON KOEHLER: Koehler.

6 THE SECRETARY: Roll call on the motion.

7 Ms. Capizzi?

8 CHAIRPERSON CAPIZZI: Yes.

9 THE SECRETARY: Ms. Koehler?

10 VICE CHAIRPERSON KOEHLER: Yes.

11 THE SECRETARY: Ms. Genao?

12 MS. GENAO: Yes.

13 THE SECRETARY: Mr. Medina?

14 MR. MEDINA: Yes.

15 THE SECRETARY: Mr. Velazquez?

16 MR. VELAZQUEZ: Abstain.

17 THE SECRETARY: Mr. Guareno?

18 MR. GUARENO: Yes.

19 THE SECRETARY: Five in favor, one

20 abstained.

21 Motion carries.

22 * * *

23

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25

1 **RESOLUTIONS :**

2

3 (4) 613 39th Street, LLC, 613 39th Street, Block
4 261, Lot 57. Applicant proposes a subdivision to
5 create two new lots. Lot 57 will be 2500 square
6 feet and Lot 58 will be approximately 3125 square
7 feet. And to construct a new four story three
8 families on Lot 57. **Approved**

9 (5) Irineo Silveiro Chavez, 123 40th Street,
10 Block 233, Lot 29. Applicant proposes the
11 legalization of a ground floor apartment.

12 **Approved**

13 (6) Crestpoint Development UC LLC, 511-519 32nd
14 Street, Block 170, Lots 21-25, 43, 48-50.
15 Modification of a prior approval to use from
16 commercial/retail/office to provide residential
17 lobby and fitness center at existing mixed use
18 building. **Approved**

19

20 THE SECRETARY: We are going now to
21 Resolution 4, 5, and 6.

22 Members present at these approvals was Ms.
23 Capizzi, Ms. Koehler, Ms. Genao, Mr. Medina, Mr.
24 Velazquez, Mr. Guareno.

25 Can I have a motion?

1 MR. VELAZQUEZ: I make a motion.

2 THE SECRETARY: Motion by Ms. Capizzi.

3 MR. VELAZQUEZ: Yeah, yeah. I'm Mr. now.

4 THE SECRETARY: Seconded by Mr. Velazquez.

5 MR. VELAZQUEZ: Thank you, Mr. (sic)

6 Capizzi.

7 THE SECRETARY: Roll call on the motion.

8 Ms. Capizzi?

9 CHAIRPERSON CAPIZZI: Yes.

10 THE SECRETARY: Ms. Koehler?

11 VICE CHAIRPERSON KOEHLER: Yes.

12 THE SECRETARY: Ms. Genao?

13 MS. GENAO: Yes.

14 THE SECRETARY: Mr. Medina?

15 MR. MEDINA: Yes.

16 THE SECRETARY: Mr. Velazquez?

17 MR. VELAZQUEZ: Yes.

18 THE SECRETARY: Mr. Guareno?

19 MR. GUARENO: Yes.

20 THE SECRETARY: Six in favor.

21 Motion carries.

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1 **RESOLUTIONS:**

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3 (7) 3510-3520 Bergenline Ave., LLC, 3510-3520
4 Bergenline Ave., Block 209, Lots 23, 24, 25, 26,
5 27, and 28 Propose to convert office space into
6 ten residential apartments on the existing second
7 floor. Approved on June 26 (sic), 2019. Revised
8 plans received on December 27, 2019 & January 17,
9 2020.

10

11 THE SECRETARY: Now we are going to
12 Resolution number 7.

13 Resolution number 7 is 3510-3520 Bergenline
14 Avenue.

15 Members present at this approval on June
16 25th, 2019, Ms. Capizzi, Ms. Genao, Mr. Medina,
17 Mr. Rivero, and Mr. Guareno.

18 Can I have a motion to approve this
19 application?

20 Motion by Ms. Capizzi.

21 Second by?

22 MR. GUARENO: Motion.

23 THE SECRETARY: Mr. Guareno.

24 Roll call on the motion.

25 Ms. Capizzi?

1 CHAIRPERSON CAPIZZI: Yes.

2 THE SECRETARY: Ms. Genao?

3 MS. GENAO: Yes.

4 THE SECRETARY: Mr. Medina?

5 MR. MEDINA: Yes.

6 THE SECRETARY: Mr. Rivero?

7 Rivero?

8 MR. RIVERO: Yes.

9 THE SECRETARY: Mr. Guareno?

10 MR. GUARENO: Yes.

11 THE SECRETARY: Six (sic) in favor -- five
12 in favor.

13 Motion carries.

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1 **SETTLEMENT AGREEMENT RESOLUTION:**

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3 (8) Whispering Woods Hearing in the matters of
4 Hudson Yards West, LLC vs. City of Union City
5 Planning Board, et al, Docket Nos. HUD-L-1109-18
6 and HUD-L-4484-18. Property address: 3309
7 Hudson Avenue and 3308 Palisades Avenue. Block
8 200, Lots 5, 6, 24-28 and 40, City of Union City.

9 **Approved**

10

11 THE SECRETARY: We are going to adoption of
12 Settlement Agreement Resolution.

13 Number 8.

14 That was Whispering Woods hearing in the
15 matter of Hudson Yards West LLC versus City of
16 Union City Planning Board.

17 Members present was Ms. Capizzi, Ms.
18 Koehler, Ms. Genao, Mr. Medina, Mr. Velazquez,
19 Mr. Guareno.

20 Can I have a motion?

21 Motion by Ms. Capizzi.

22 MR. VELAZQUEZ: Second.

23 THE SECRETARY: Seconded by Mr. Velazquez.

24 Roll call on the motion.

25 Ms. Capizzi?

1 CHAIRPERSON CAPIZZI: Yes.

2 THE SECRETARY: Ms. Koehler?

3 VICE CHAIRPERSON KOEHLER: Yes.

4 THE SECRETARY: Ms. Genao?

5 MS. GENAO: Yes.

6 THE SECRETARY: Mr. Medina?

7 MR. MEDINA: Yes.

8 THE SECRETARY: Mr. Velazquez?

9 MR. VELAZQUEZ: Yes.

10 THE SECRETARY: Mr. Guareno?

11 MR. GUARENO: Yes.

12 THE SECRETARY: Motion carries.

13 Six in favor.

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1 **REVISED RESOLUTION:**

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3 (9) 133 Madison Street, LLC, 3600-3612 Kennedy
4 Boulevard, Block 218, Lots 1, 55-57. Propose a
5 one story rental building. Resolution was
6 memorialized November 22, 2016. Applicants are
7 seeking for one (1) year extension. **The**

8 **Resolution was approved on 10/22/2019**

9

10 THE SECRETARY: Okay.

11 Resolution number 9.

12 Revised Resolution, 133 Madison Street,
13 LLC., 3600-3612 Kennedy Boulevard.

14 And this Resolution was approved on October
15 22, 2019.

16 Members present at the time, Ms. Capizzi,
17 Ms. Genao, Mr. Medina, Mr. Rivero, Mr. Velazquez,
18 Mr. Guareno.

19 Can I have a motion to approve?

20 Motion by Ms. Capizzi.

21 MR. VELAZQUEZ: Second.

22 THE SECRETARY: Seconded by Mr. Velazquez.

23 Roll call on the motion.

24 Ms. Capizzi?

25 CHAIRPERSON CAPIZZI: Yes.

1 THE SECRETARY: Ms. Genao?

2 MS. GENAO: Yes.

3 THE SECRETARY: Mr. Medina?

4 MR. MEDINA: Yes.

5 THE SECRETARY: Mr. Rivero?

6 MR. RIVERO: 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.

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1 **ALL RESOLUTIONS:**

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3 THE SECRETARY: Allow me two seconds.

4 For the record, for clarification of the
5 record, I'm going to read all the -- all nine
6 Resolutions on tonight's agenda.

7 Resolution 1 was N.I.U. Trust, 1713
8 Bergenline Avenue.

9 Resolution number 2.

10 Joseph Gaudio, 2500 New York Avenue.

11 Resolution number 3.

12 Joseph Gaudio, 2502 New York Avenue.

13 Resolution number 4.

14 613 39th Street, LLC, 613 39th Street.

15 Resolution number 5.

16 Irineo Silveiro Chavez, 123 40th Street.

17 Resolution number 6.

18 Crestpoint Development UC LLC, 511-519 32nd
19 Street.

20 Resolution number 7.

21 3510-3520 Bergenline Avenue.

22 Resolution number 8.

23 Whispering Woods Hearing in the matter of
24 Hudson Yards West, LLC versus City of Union City
25 Planning Board.

1 And the Revised Resolution, number 9.

2 133 Madison Street, LLC, 3600-3612 Kennedy
3 Boulevard.

4 Those are the nine Resolution.

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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 MR. VELAZQUEZ: Motion.

7 THE SECRETARY: Motion by Ms. Capizzi.

8 MR. VELAZQUEZ: Second.

9 THE SECRETARY: Seconded by Mr. Guareno.
10 All in favor?

11

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

13

14 THE SECRETARY: The ayes have it.

15 Thank you.

16 Motion carries.

17 Have a good night, everybody.

18 Let the record show that the meeting has
19 ended.

20

21 (Whereupon, the proceedings were concluded
22 at 7:13 p.m.)

23

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25

1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

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5

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 28, 2020 and digitally recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon