

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, February 25, 2020
Commencing at 6:08 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, Arrived at 6:15 p.m.
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
FRANKLIN MEDINA

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:

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

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, 732 32nd Street, LLC

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

3 Please take notice that on Tuesday,
4 February 25th, 2020, at six p.m., a Regular
5 Meeting is scheduled for the City of Union City
6 Planning Board to be held in the Municipal
7 Chambers of the City Hall, 3715 Palisade Avenue,
8 Union City, New Jersey.

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

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

14 Notice of this meeting, setting forth the
15 time, date, location, 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
20 Municipal Clerk.

21 Can everybody kindly rise to --

22 CHAIRPERSON CAPIZZI: Yes.

23 THE SECRETARY: -- salute the 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 Mayor Brian P. Stack is absent.

10 Ms. Capizzi?

11 CHAIRPERSON CAPIZZI: Here.

12 THE SECRETARY: Ms. Koehler?

13 VICE CHAIRPERSON KOEHLER: Here.

14 THE SECRETARY: Ms. Genao?

15 MS. GENAO: Yes.

16 THE SECRETARY: Commissioner Valdivia is
17 absent.

18 Ms. Fernandez?

19 MS. FERNANDEZ: Here.

20 THE SECRETARY: Mr. Rivero is absent.

21 Mr. Medina is absent.

22 Ms. Morejon?

23 MS. MOREJON: Yes.

24 THE SECRETARY: Mr. Velazquez?

25 MR. VELAZQUEZ: Here.

1 THE SECRETARY: Mr. Guareno?

2 MR. GUARENO: Here.

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

5 We have a full quorum for tonight's
6 meeting.

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1 **ADOPTION OF MINUTES:**

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3 **V. Regular Meeting Held on January 28, 2020**

4

5 THE SECRETARY: Adoption of Minutes.

6 Regular Meeting held on January 28, 2020.

7 Can I have a motion?

8 Motion by Ms. Capizzi.

9 MR. VELAZQUEZ: Second.

10 THE SECRETARY: Seconded by Ms. Morejon.

11 Roll call on the motion.

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: Ms. Morejon?

19 MS. MOREJON: Yes.

20 THE SECRETARY: Mr. Velazquez?

21 MR. VELAZQUEZ: Yes.

22 THE SECRETARY: Mr. Guareno?

23 MR. GUARENO: Yes.

24 THE SECRETARY: Six in favor.

25 Motion carries.

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

2

3 THE SECRETARY: We are going to the first
4 hearing on tonight's agenda.

5 Faraouk Sheikh, 912 Palisade Avenue.

6 Mr. --

7 MR. CHEWCASKIE: Certainly.

8 THE SECRETARY: -- Chewcaskie?

9 MR. CHEWCASKIE: Yes.

10 Board members, we received an email, or I
11 should say Mr. Vallejo received an email this
12 afternoon indicating that this application is
13 being withdrawn.

14 You recall this matter has been adjourned
15 several times. The applicant's attorney, Mr.
16 Alonso, was advised that if the application did
17 not proceed this evening, it was to be dismissed.
18 The Board extended a courtesy the last meeting.

19 I spoke with Mr. Alonso and indicated what
20 choices he had, and he consulted with the
21 applicant, and they are withdrawing the
22 application.

23 We will do a Resolution at the next
24 meeting, but we would need a motion to accept the
25 withdrawal without prejudice.

1 CHAIRPERSON CAPIZZI: I'll make a motion.

2 THE SECRETARY: Motion by Ms. Capizzi.

3 CHAIRPERSON CAPIZZI: Um hum.

4 MR. VELAZQUEZ: Second.

5 THE SECRETARY: Seconded by Mr. Velazquez.

6 Roll -- 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: Ms. Fernandez?

14 MS. FERNANDEZ: Yes.

15 THE SECRETARY: Ms. Morejon?

16 MS. MOREJON: Yes.

17 THE SECRETARY: Mr. Velazquez?

18 MR. VELAZQUEZ: Yes.

19 THE SECRETARY: Mr. Guareno?

20 MR. GUARENO: Yes.

21 THE SECRETARY: Seven in favor.

22 Motion carries.

23 * * *

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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: Good evening.

8 May it please the Court, Bianca Pereiras,
9 on behalf of Lilian Leon.

10 As I was mentioning to counsel earlier,
11 this application, we've modified it
12 significantly, to the point that we are now
13 requesting a use variance.

14 So, I'm respectfully requesting to withdraw
15 it from this Board, so that we can apply in front
16 of the appropriate Board.

17 MR. CHEWCASKIE: What would be appropriate,
18 Board members, is similar to the first
19 application, is to accept the withdrawal, and if
20 there would be a motion to that effect.

21 CHAIRPERSON CAPIZZI: I'll make a motion.

22 THE SECRETARY: Motion by Ms. Capizzi.

23 MR. VELAZQUEZ: Second.

24 THE SECRETARY: Seconded by Mr. Velazquez.

25 Roll call on the motion.

1 Ms. Capizzi?

2 CHAIRPERSON CAPIZZI: Yes.

3 THE SECRETARY: Ms. Koehler?

4 VICE CHAIRPERSON KOEHLER: Yes.

5 THE SECRETARY: Ms. Genao?

6 MS. GENAO: Yes.

7 THE SECRETARY: Ms. Fernandez?

8 MS. FERNANDEZ: Yes.

9 THE SECRETARY: Ms. Morejon?

10 MS. MOREJON: Yes.

11 THE SECRETARY: Mr. Velazquez?

12 MR. VELAZQUEZ: Yes.

13 THE SECRETARY: Mr. Guareno?

14 MR. GUARENO: Yes.

15 THE SECRETARY: Seven in favor.

16 Motion carries.

17 MS. PEREIRAS: Thank you very much.

18 THE SECRETARY: Thank you.

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

21 * * *

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1 **733 32nd Street, LLC - 732 32nd Street:**

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3 THE SECRETARY: Next application on
4 tonight's agenda, 733 32nd Street, LLC.

5 Ms. Pereiras, please?

6 MS. PEREIRAS: Thank you.

7 Bianca Pereiras, on behalf of the applicant
8 for 733 32nd Street, also known as Block 174, Lot
9 18.

10 I previously submitted my jurisdictional
11 proofs to counsel.

12 MR. CHEWCASKIE: Yes. I had the
13 opportunity to review the notices provided by Ms.
14 Pereiras, and same are in appropriate form and
15 therefore, the Board has jurisdiction to proceed
16 this evening.

17 MS. PEREIRAS: Thank you very much.

18 The property is located in the CN
19 neighborhood commercial zone. Currently, onsite,
20 we have a mixed use building, consisting of
21 commercial space on the ground floor, and one
22 residential apartment above.

23 We're looking to provide an addition that
24 would allow us to expand the commercial space
25 onto some of the second floor, as well as provide

1 two additional units, for a total of three and
2 commercial.

3 We have one expert to testify before the
4 Board this evening; that is our architect, Mr.
5 Manuel Pereiras.

6 MR. DILLON: Please raise your right hand.

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

9 MR. PEREIRAS: I do.

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

12 MR. PEREIRAS: Manny Pereiras,
13 P-E-R-E-I-R-A-S, with Pereiras Architects
14 Ubiquitous, 1116 Summit Avenue, Union City.

15 MR. DILLON: Thank you.

16 MS. PEREIRAS: For purposes of the record,
17 Mr. Pereiras has --

18 CHAIRPERSON CAPIZZI: Yes.

19 MS. PEREIRAS: -- testified.

20 CHAIRPERSON CAPIZZI: Yes.

21 MS. PEREIRAS: Thank you very much.

22 Mr. Pereiras, are you familiar with the
23 property at 733 32nd Street?

24 MR. PEREIRAS: I am.

25 MS. PEREIRAS: And did you prepare the

1 drawings that are before the Board this evening?

2 MR. PEREIRAS: I have.

3 MS. PEREIRAS: And would you kindly
4 describe the project for the Board?

5 MR. PEREIRAS: Be very happy to.

6 Hello, everyone.

7 Nice to be here.

8 We are dealing, first and foremost, with an
9 owner occupied building. I think that's
10 important to understand what we're presenting.

11 It's an existing two story building on the
12 corner of 32nd and Summit Avenue. This is the --
13 the southern corner, southeast corner of Summit
14 and -- and 32nd.

15 The current building occupies the entire
16 lot, as you could see. This being 32nd, this
17 being Summit Avenue.

18 The front half of the building is a two
19 story area, where there's an apartment up on the
20 second floor.

21 And let me just walk you through all those
22 existing conditions.

23 By the way, for purposes of the record, I
24 am noting on the easel the same drawings that
25 were submitted to the Board, without any changes.

1 This sheet, which is sheet Z02, explains
2 the existing conditions. We have an existing
3 cellar. We have the ground floor, which is all
4 commercial. We have four commercial spaces
5 currently on that ground level. And then, we
6 have the apartment on the floor number two.

7 What we're proposing to do is to make a two
8 story addition across the entire building, so
9 that it's uniform and clean, three story
10 building. We are cleaning up the -- the
11 commercial spaces on that ground floor, and
12 taking over the existing apartment that's on the
13 second floor, as part of the commercial spaces.

14 So, the offices are currently there. They
15 need a little bit more commercial space. So
16 they're just basically taking it as is and using
17 the rooms that are there as part of their offices
18 on the ground floor.

19 And then, what we're doing behind, in the
20 remaining space, and on the floor above, is three
21 apartments, as is, recommended in our Master Plan
22 and our Zoning Ordinance.

23 And the way we're designing those three
24 apartments is so that each of the three
25 apartments are duplex apartments.

1 You walk into the apartment. You have
2 living room, dining room, kitchen space, with a
3 half bath on the second floor. And then, there's
4 an internal stairwell that takes you up to the
5 third floor, where you have two bedrooms on this
6 one, two bedrooms on the second one, and the
7 three bedroom apartment on the third one, so that
8 we have two two bedrooms and one three bedroom
9 apartment, very simply designed as a duplex.

10 We're also creating the opportunity of
11 having balconies on each of the apartments, which
12 creates a lot of architectural interest on the
13 façade, so that -- and -- and this is a very
14 important corner, I think. I think it's very
15 prominent since you have the Kennedy Center
16 parking lot. So there's a lot of visibility.
17 So, we wanted to take a lot of concern into this
18 façade. And we created a very simple vertical
19 elements, and recessed it so that these portions
20 that I'm looking at now are balconies, recessed a
21 little bit back into the building. Creates a
22 little architectural interest, creates some
23 balconies, nice different -- differences in
24 colors between the spaces.

25 So, this would be color A, and then these

1 -- the -- the inner spaces would be color B.
2 We're creating a small cornice along the
3 commercial space so that we have a nice
4 attractive building, that really fits into our
5 Master Plan and our current Ordinance.

6 CHAIRPERSON CAPIZZI: Is that brick on the
7 front?

8 MR. PEREIRAS: So, no, it's not brick, it's
9 siding above. We're dealing with an existing
10 building that doesn't have any brick below. So,
11 we're keeping the existing condition below, we're
12 just repairing it. It's stucco right now and
13 we're going to be cleaning up that stucco, and
14 then siding above it.

15 MS. MOREJON: There's no parking?

16 MR. PEREIRAS: The -- there is no parking.

17 As I said, we're dealing with an existing
18 building. There -- it's occupying a hundred
19 percent of the lot. Parking is a variance that
20 we're seeking for here. There's no opportunity
21 to create parking on this site. It's a 25 by 100
22 site, with no opportunity for parking.

23 We have a few existing non-conformities, as
24 far as variances are concerned. We have rear
25 yard, side yard, and building -- and building

1 coverage. And we're technically expanding on the
2 side yard and rear yard because we're going up
3 the second and third story.

4

5 (Whereupon, Rudy Rivero arrived at 6:15
6 p.m.)

7

8 THE SECRETARY: For the record, let's --

9 MR. PEREIRAS: And parking.

10 THE SECRETARY: -- reflect that Mr. Rivero
11 joined the meeting, 6:15.

12 CHAIRPERSON CAPIZZI: Um hum.

13 THE SECRETARY: Thank you.

14 We have eight members now.

15 MR. PEREIRAS: I'm open for questions and
16 I'll --

17 MR. CHEWCASKIE: If --

18 MR. PEREIRAS: -- dive into whatever --

19 MR. CHEWCASKIE: Yeah.

20 If I may, Mr. Pereiras, I'm looking at the
21 apartments, and I guess, duplex apartment one has
22 the kitchen on the second floor.

23 MR. PEREIRAS: Um hum.

24 MR. CHEWCASKIE: I'm just trying to get a
25 breakdown.

1 So, on the second floor, we have the
2 commercial space, duplex apartment one, which has
3 a living room and a powder room on that level.
4 Duplex apartment two has the living, dining room,
5 kitchen and a powder room. And duplex apartment
6 three is of -- is similar. It has the living,
7 dining and kitchen.

8 MR. PEREIRAS: Yes.

9 MR. CHEWCASKIE: So, the only change on the
10 third floor is there are bedrooms for the units
11 on the third floor, except there's also a kitchen
12 for apartment one.

13 MR. PEREIRAS: That is correct.

14 MR. CHEWCASKIE: And then, apartment one
15 has three bedrooms, and apartments two and three
16 have two bedrooms.

17 MR. PEREIRAS: That is correct.

18 MR. CHEWCASKIE: Okay. I just wanted that
19 to be clear.

20 MR. PEREIRAS: It's a good clarification.

21 MR. CHEWCASKIE: And what is the -- and I
22 apologize, you may have said this, what's the --
23 how many bedrooms are in the existing unit?

24 MR. PEREIRAS: The existing unit is two
25 bedrooms currently. And they're just going to be

1 used as an office space, not as a -- as
2 residential.

3 MS. MOREJON: On the first floor.

4 MR. PEREIRAS: On the second floor.

5 MS. MOREJON: On the second floor.

6 MR. VELAZQUEZ: Is it occupied?

7 MS. MOREJON: I don't think --

8 MR. PEREIRAS: I'm not sure if it -- is the
9 apartment occupied?

10 MS. MOREJON: I don't think so.

11 A VOICE: Yes.

12 MR. PEREIRAS: It's rented right now.

13 MR. VELAZQUEZ: And the tenants are going
14 to be displaced?

15 MS. PEREIRAS: Are you --

16 MR. VELAZQUEZ: The tenants?

17 MS. PEREIRAS: Are you going to be able to
18 relocate the tenants?

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

21 CHAIRPERSON CAPIZZI: Maybe he should come
22 up.

23 MR. CHEWCASKIE: Yeah. We'll have -- we'll
24 have him come up.

25 MS. PEREIRAS: It's currently occupied.

1 The tenants have a year lease. They're not
2 looking to do any work until about at least six
3 months.

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

6 CHAIRPERSON CAPIZZI: What is that on -- on
7 the side of the building? What is that?

8 MS. MOREJON: It's access. Isn't that
9 access stair.

10 Right?

11 MS. PEREIRAS: It's an insurance and --

12 MS. MOREJON: Insurance.

13 MS. PEREIRAS: -- tax office on the ground
14 floor.

15 MS. MOREJON: Did they used to have a
16 church? A little church in the back there. They
17 used to have a church there.

18 MS. PEREIRAS: Did they? Yeah. I think
19 it's a --

20 MS. MOREJON: Linda (phonetic) was the
21 owner. Linda, Linda. You know Linda.

22 MS. PEREIRAS: -- a real estate office and
23 an insurance office.

24 MS. MOREJON: Linda, used to be the owner
25 of the building. For years -- 20 years.

1 MR. PEREIRAS: The textiles lady, right?

2 MS. MOREJON: Right. Right.

3 MR. PEREIRAS: Yes. I remember her.

4 CHAIRPERSON CAPIZZI: So, what is that
5 currently?

6 MR. PEREIRAS: So, there's a tax office in
7 the front.

8 CHAIRPERSON CAPIZZI: No, no. I mean, the
9 -- the material.

10 MR. PEREIRAS: Oh, it's -- it's siding.
11 There's stucco on the ground floor and siding on
12 the floor above. And we're keeping the same
13 thing. We're not -- we can't -- the problem, and
14 I would love to do brick. The problem is, we
15 can't because the building is sitting on the
16 property line. Brick is four inches thick and
17 one inch of air space behind the brick. And if I
18 were to do that, I'm over the property line and
19 we simply can't do that in the City of Union
20 City.

21 And I would, if this was -- if Union City
22 didn't have an ordinance specifically outlawing
23 --

24 CHAIRPERSON CAPIZZI: Um hum.

25 MR. PEREIRAS: -- thin brick, I would do

1 thin brick. But it's --

2 CHAIRPERSON CAPIZZI: Right.

3 MR. PEREIRAS: -- specifically outlawed
4 here in Union City. So, I don't have an option.
5 And you know me, I push brick on every single one
6 of my buildings.

7 CHAIRPERSON CAPIZZI: Um hum.

8 MR. PEREIRAS: But we don't have an option
9 here.

10 MS. MOREJON: But if I may?

11 CHAIRPERSON CAPIZZI: Um hum.

12 MS. MOREJON: -- I'm -- I'm just --
13 (indiscernible) -- that I have, you see what's
14 going on on 32nd street now.

15 Right?

16 MR. PEREIRAS: I designed all of them.

17 MS. MOREJON: Are you aware --

18 MR. PEREIRAS: So, yes.

19 MS. MOREJON: -- of that?

20 MR. PEREIRAS: I know.

21 MS. MOREJON: You did the building across
22 the street from the bank?

23 MR. PEREIRAS: I did every single one.
24 Yeah.

25 MS. MOREJON: The gas station. There's a

1 | lot of thing going on on 32nd. A lot of thing
2 | that the City is going to be doing also.

3 | So, I think if you did the building across
4 | the street from Capital One, I just want to say
5 | congratulations. It's a very nice building.

6 | MR. PEREIRAS: Thank you.

7 | Thank you.

8 | MS. MOREJON: So maybe we can do --

9 | MR. PEREIRAS: It's taken up a lot of time
10 | over the past year --

11 | MS. MOREJON: -- something similar?

12 | MR. PEREIRAS: -- year and a half.

13 | MS. MOREJON: To this corner. That is
14 | stucco?

15 | MR. PEREIRAS: But there's a big difference
16 | between that one.

17 | Number one, it's a huge building. We were
18 | talking a lot of units and it's a -- it's a very
19 | different site.

20 | This is a preexisting building. I can't
21 | tear it down and rebuild it. It's just not
22 | feasible.

23 | MS. MOREJON: You can come up with
24 | something different.

25 | MR. PEREIRAS: Well, I -- I'd be happy to.

1 This Board could give me permission to do thin
2 brick. We do thin brick. There's nothing wrong
3 with using thin brick.

4 The problem is that there was a building
5 that was done in Union City, incorrectly, where
6 thin brick was popping off the building, because
7 it was done wrong. And therefore, the Mayor
8 said, oh, thin brick pops off the building. It's
9 dangerous. No more thin brick in Union City.

10 MS. MOREJON: No more thin brick in Union
11 City.

12 MR. PEREIRAS: But if it was built
13 uncorrectly and done the right way, without --
14 you know -- you know, cutting corners, it would
15 be a perfectly fine material.

16 That's the only thing I could do here. I
17 can't tear the building down and push it back
18 four inches or five inches, really, that I need.

19 MR. CHEWCASKIE: What would you need to do
20 in order to do traditional brick?

21 MR. PEREIRAS: Okay. If I wanted to do
22 traditional brick, I would have to have the City
23 grant us what's called, I guess, a franchise
24 ordinance, so that we could go over the property
25 line, and we could build the brick on that, over

1 the property line.

2 Okay?

3 MR. CHEWCASKIE: Because I don't think this
4 Board has the authority, if there's an ordinance
5 that presently exists, to provide for thin brick.

6 MR. PEREIRAS: Um hum.

7 CHAIRPERSON CAPIZZI: Right.

8 MR. CHEWCASKIE: The only recommendation
9 the Board can make is that the preference would
10 be brick, and to obtain the license agreement
11 from the City to utilize it. But that would
12 require, in your opinion, from what I heard you
13 say, at least the five inch incursion into the
14 right-of-way.

15 MR. PEREIRAS: Yes. And it would mean
16 cutting the sidewalks, also, which --

17 CHAIRPERSON CAPIZZI: Okay.

18 MR. PEREIRAS: -- and cutting into the
19 sidewalks --

20 CHAIRPERSON CAPIZZI: So, we -- we don't
21 want to do that.

22 MR. PEREIRAS: -- we need to create a
23 footing for the --

24 CHAIRPERSON CAPIZZI: Right.

25 MR. PEREIRAS: -- brick.

1 MR. CHEWCASKIE: For the brick.

2 MR. PEREIRAS: So, we'd have to dig down --

3 CHAIRPERSON CAPIZZI: So, you're going to
4 put stucco and siding. The stucco, is that
5 painted on the bottom?

6 MR. PEREIRAS: So, it's -- it's -- it would
7 be Roman stucco that has a color mixed into it.
8 And that's how we would design it.

9 CHAIRPERSON CAPIZZI: What color?

10 I mean, what are you -- what is he
11 thinking? I don't know what the owner's
12 thinking.

13 In order words, it looks a little messy,
14 let's put it that way.

15 MR. PEREIRAS: Okay.

16 CHAIRPERSON CAPIZZI: So, if we're going to
17 grant this --

18 MR. PEREIRAS: Um hum.

19 CHAIRPERSON CAPIZZI: -- we don't want a
20 mess, a big mess. It just doesn't look right.
21 And as Ms. Morejon said -- you know --

22 MR. PEREIRAS: Um hum.

23 CHAIRPERSON CAPIZZI: -- there's a lot of
24 improvement on that street. So, we want to keep
25 it high.

1 MR. PEREIRAS: I agree completely. And one
2 of the things that we could stipulate is that I
3 could submit a color rendering elevation to Mr.
4 Spatz, your professional, for his review. And
5 just so that the Board would be comfortable with
6 the colors, granting this application.

7 CHAIRPERSON CAPIZZI: To clean it up.

8 MR. PEREIRAS: And -- and I could say that
9 -- I mean, they're going to be earth tone colors,
10 brick --

11 CHAIRPERSON CAPIZZI: Right.

12 MR. PEREIRAS: -- in nature, so it matches
13 the rest of the block.

14 And by the way, we have a few more
15 buildings coming.

16 CHAIRPERSON MOREJON: I know.

17 MR. PEREIRAS: There's applications we
18 have. And then, we have the Mi Bandera site,
19 right across the street that's coming.

20 MS. MOREJON: Mi Bandera site.

21 CHAIRPERSON CAPIZZI: Right.

22 MR. PEREIRAS: I've been working on that
23 for the --

24 CHAIRPERSON CAPIZZI: Right.

25 MS. MOREJON: Wonderful.

1 MR. PEREIRAS: -- past month or so. So,
2 yes, there's a lot coming and that's a very
3 important corridor. And I think that this site,
4 in particular, is very important. And that's one
5 of the reasons this application, in my opinion,
6 should be approved, because we want to make this
7 a nicer, good looking building. And that's
8 exactly why the applicant's here, to make that
9 happen.

10 MS. MOREJON: It's a corner property. I
11 think you have to look at a lot of details.

12 CHAIRPERSON CAPIZI: Right.

13 MS. MOREJON: Because it's going to --

14 MR. PEREIRAS: Yup.

15 CHAIRPERSON CAPIZZI: So, I see one sign.
16 Are there going to be more signs?

17 MR. PEREIRAS: So, each of the businesses
18 has to have their own individual sign --

19 CHAIRPERSON CAPIZZI: And what --

20 MR. PEREIRAS: -- along the bottom.

21 CHAIRPERSON CAPIZZI: -- kind of signs?
22 Are they going to be consistent?

23 MR. PEREIRAS: They're going to match the
24 Ordinance of Union City, which is very, very
25 specific.

1 We're -- my recommendation to them is to
2 use one inch flat lettering, again on board.
3 Very beautiful, very elegant. And it matches the
4 Union City Ordinance, Sign Ordinance.

5 CHAIRPERSON CAPIZZI: So can we --

6 MR. PEREIRAS: And if they wanted --

7 CHAIRPERSON CAPIZZI: -- can we stipulate
8 --

9 MR. PEREIRAS: -- to deviate from that in
10 any way --

11 CHAIRPERSON CAPIZZI: -- that every --
12 every sign matches?

13 MR. PEREIRAS: Yes.

14 CHAIRPERSON CAPIZZI: So it doesn't look
15 like --

16 MR. PEREIRAS: We could stipulate that,
17 yeah.

18 CHAIRPERSON CAPIZZI: -- a mish-mosh.

19 MR. PEREIRAS: Yeah.

20 MS. MOREJON: Are you going to do the same
21 thing with building that building and Capital
22 One?

23 MR. PEREIRAS: Yeah. You --

24 MS. MOREJON: The lighting?

25 MR. PEREIRAS: -- haven't even seen the

1 | signs, yet. The signs are coming. They're
2 | beautiful.

3 | MS. MOREJON: I'm talking about the
4 | lighting. The lighting.

5 | MR. PEREIRAS: Yeah.

6 | MS. MOREJON: You going to put -- you're
7 | going to do something similar in that corner?

8 | MR. PEREIRAS: Similar. But Capital One, I
9 | have a canopy coming out. Okay. And that canopy
10 | is being covered with metal right now. And then,
11 | I have signs standing at the edge of that canopy
12 | I designed for each of the businesses.

13 | This is a little different because we're
14 | not going over and extending. So, we have the
15 | sign flat against the building and keep it
16 | uniform for all the stores.

17 | CHAIRPERSON CAPIZZI: Lighting.

18 | MR. PEREIRAS: So, for this in particular,
19 | I would recommend gooseneck lighting. We could
20 | do a gooseneck light fixture so --

21 | CHAIRPERSON CAPIZZI: Um hum.

22 | MR. PEREIRAS: -- that they hit the sites.

23 | CHAIRPERSON CAPIZZI: Um hum.

24 | MR. PEREIRAS: It's very elegant, very
25 | nice.

1 Beyond that, I would have no other lighting
2 because we're on the property --

3 CHAIRPERSON CAPIZZI: Right.

4 MR. PEREIRAS: -- on the property line, and
5 we don't want to have any light pollution either.

6 MR. VELAZQUEZ: Light pollution.

7 MR. PEREIRAS: Light pollution's --

8 CHAIRPERSON CAPIZZI: Right.

9 MR. PEREIRAS: -- a big thing.

10 MR. VELAZQUEZ: Not in Union City.

11 CHAIRPERSON CAPIZZI: And where's the
12 garbage?

13 MS. MOREJON: Well, it's a basement.

14 CHAIRPERSON CAPIZZI: Where is the garbage?

15 MR. PEREIRAS: They have a basement over
16 here, where they store the garbage currently.

17 CHAIRPERSON CAPIZZI: Currently.

18 MR. PEREIRAS: Currently and they'll --

19 CHAIRPERSON CAPIZZI: But now you're --

20 MR. PEREIRAS: -- continue to do so.

21 CHAIRPERSON CAPIZZI: -- going to have all
22 these apartments.

23 MR. PEREIRAS: But it's a large enough
24 space that they could fit it all.

25 MS. MOREJON: So, they're going to be one

1 bedroom apartments.

2 MR. PEREIRAS: No. We're going to have two

3 --

4 MS. MOREJON: Two bedroom.

5 MR. PEREIRAS: -- two bedroom apartments,

6 and one three bedroom apartment, --

7 MS. MOREJON: And one two bedroom.

8 CHAIRPERSON CAPIZZI: Right.

9 MR. PEREIRAS: -- all within this envelope
10 of three stories.

11 MR. GUARENO: So, you'll be building up.

12 MR. PEREIRAS: Yes. We're building up.

13 Three stories total for the whole site.

14 MR. GUARENO: And the second floor is going
15 to have the two one bedroom apartments.

16 MR. PEREIRAS: So, they're all duplex. All
17 three are duplex.

18 MR. GUARENO: Okay, that's what I'm trying
19 to figure it out. Okay.

20 MR. PEREIRAS: Yeah. It's a little
21 complicated, because every apartment is on two
22 floor plans.

23 Just to go over it again.

24 If you look at apartment number three and
25 apartment number two, when you walk into each of

1 | them, you have the living room, dining room,
2 | kitchen areas for both of them. And then,
3 | there's a stairs within each one that takes you
4 | upstairs, and upstairs, you have two bedrooms.

5 | For apartment number one, it's the nicer
6 | apartment, it's probably going to be the owner
7 | occupied apartment, and that's going to be you
8 | walk in and you have a -- kind of like a sitting
9 | area, living room area, on that ground floor
10 | level, with its half bath.

11 | And then, you take the steps upstairs, and
12 | you have the kitchen, dining room, living room,
13 | and then, three bedrooms all along that top
14 | floor.

15 | And all the access -- you know, you can't
16 | get to this floor unless you enter this area.
17 | And you can't get to these bedrooms unless you
18 | enter there. There's no exterior stair for the
19 | top -- the third floor.

20 | So, it's confined. There's no way of
21 | making it into more apartments. It -- it is what
22 | it is.

23 | CHAIRPERSON CAPIZZI: Anybody have a
24 | question?

25 | The public?

1 MR. CHEWCASKIE: Yeah. We might as well
2 open to the public.

3 MR. PRICE: Larry Price, 1006 Palisade
4 Avenue.

5 What is the parking requirement currently?

6 MR. PEREIRAS: I would say that for this
7 building, based on --

8 MR. DILLON: You need to --

9 MR. PEREIRAS: -- 300 square feet per
10 commercial unit -- commercial space --

11 MR. DILLON: Mr. Price?

12 MR. PEREIRAS: -- and the apartments --

13 MR. CHEWCASKIE: Swear you in --

14 MR. DILLON: Mr. --

15 MR. CHEWCASKIE: -- also.

16 MR. PRICE: Say again?

17 MR. PEREIRAS: Raise your right hand.

18 MR. CHEWCASKIE: I want to swear you in,
19 also.

20 MR. DILLON: Do you swear the testimony --
21 the testimony you're about to give this Board is
22 the whole truth?

23 MR. PRICE: I do.

24 MR. DILLON: Thank you.

25 MR. PRICE: And you already have my name

1 and address.

2 MR. DILLON: Yeah. I got it. I got your
3 name.

4 MR. CHEWCASKIE: We -- we got it.

5 MR. PEREIRAS: So, based on 300 square feet
6 per -- one parking space per 300 square feet, for
7 all the commercial space, the ground floor and
8 the one on the second floor, and 2.1 parking
9 spaces per apartment, we are required 18 parking
10 spaces.

11 MR. PRICE: That's the new. What's the
12 existing? The existing --

13 MR. PEREIRAS: Oh, the existing demand. It
14 would be 14 parking spaces existing.

15 So, the current demand is 14, we're
16 expanding four parking spaces for the two -- the
17 three units.

18 No, no. I'm sorry. Twelve. Twelve and
19 six.

20 MR. PRICE: Twelve. Okay.

21 MR. PEREIRAS: Twelve and six.

22 MR. PRICE: Six -- six.

23 MR. PEREIRAS: Six.

24 MR. PRICE: So, and the site can't provide
25 any.

1 MR. PEREIRAS: The site -- there's a
2 hardship there.

3 MR. PRICE: Okay.

4 Thank you.

5 MR. DILLON: Please raise your right hand.

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

8 MR. MACHEL: I do.

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

11 MR. MACHEL: Normal Machel. Last name
12 M-A-C-H-E-L.

13 I'm the owner of 729 32nd Street, which is
14 basically two doors away. And the owner of 3140
15 Summit, which is next to this property.

16 If I could just show you on the sketch that
17 he has here?

18 MR. DILLON: I prefer you stay close --
19 close to the microphone, but --

20 MR. MACHEL: Okay.

21 I guess my concern is my driveway.

22 THE SECRETARY: Can we move that closer to
23 him?

24 MR. MACHEL: Is that --

25 CHAIRPERSON CAPIZZI: Right.

1 MR. CHEWCASKIE: Let's move the -- so we
2 can see what Mr. Machel is referring to.

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

5 MR. MACHEL: Let's see. Okay.

6 So, this is my building here, on -- on 32nd
7 Street, my office, as well as my apartments. And
8 then, on Summit Avenue, here, this is my building
9 here and my driveway going in behind his
10 building.

11 CHAIRPERSON CAPIZZI: Um hum.

12 MR. MACHEL: And I guess -- I guess, just
13 my concern would be, if we're going -- two
14 things, I guess, if we're going up, what, three
15 -- two more stories, any impact on my property,
16 in terms of my ability to get in and out of my
17 driveway, and whether or not that impacts me
18 somewhere later on, if I decide I want to develop
19 my property in some way, shape or form, is there
20 any -- any encumbrance on his part into my
21 property here that he's requesting?

22 MR. PEREIRAS: As the design professional,
23 I can tell you no. Absolutely not.

24 The property -- we don't overlap a property
25 line in any way.

1 MR. MACHEL: Um hum.

2 MR. PEREIRAS: What we do on our property
3 doesn't effect what you could build from a zoning
4 standpoint, from a construction standpoint, in no
5 way whatsoever.

6 MR. MACHEL: Okay.

7 MR. PEREIRAS: And it doesn't hinder or
8 encumber you in any way.

9 MR. MACHEL: Okay.

10 So, no construction work that will be done
11 on that building will change my property line --

12 MR. PEREIRAS: Nope.

13 MR. MACHEL: -- in any way, shape or form?

14 MR. PEREIRAS: None whatsoever.

15 The only thing I would say that you would
16 be coordinating with our client is during
17 construction itself.

18 For example, he's going to be putting
19 siding up on the building. For those moments,
20 the brief moments that he need to put a ladder up
21 there to lay the siding down, that's something
22 that you coordinate, a few hours on a day.

23 Beyond that, absolutely nothing, sir.

24 MR. MACHEL: I don't have a problem with
25 that, as long as it's not going to be overdone.

1 CHAIRPERSON CAPIZZI: Um hum.

2 MR. PEREIRAS: Doesn't effect you.

3 MR. MACHEL: The other question I had,
4 then, would be if we're going up, where we have
5 any kind of people trying to get out of the
6 building in an emergency.

7 MR. CHEWCASKIE: You mean, like fire
8 escapes or whatever?

9 MR. PEREIRAS: That's -- that's very
10 important to understand.

11 MR. MACHEL: Correct.

12 MR. PEREIRAS: So, the property facing --
13 the -- the wall facing you, and the wall facing
14 towards the east, both those walls are completely
15 blind walls, meaning I have no windows in those
16 areas.

17 And just for your safety, they are required
18 to be two hour fire walls. So, there -- it's --
19 it's basically a jargon for saying that it's
20 going to be very safe, from a fire standpoint,
21 that fire can't go from one side of the wall to
22 the other. It has layers of sheathing that's
23 fire rated between the two. So, it's very well
24 protected.

25 MR. MACHEL: Okay.

1 That's all I have, then.

2 Thank you.

3 MR. CHEWCASKIE: All right.

4 MS. PEREIRAS: Thank you, sir.

5 CHAIRPERSON CAPIZZI: Thank you.

6 MR. CHEWCASKIE: Just a --

7 MR. PEREIRAS: Thank you.

8 MR. CHEWCASKIE: Just a couple comments,
9 sir.

10 This Board cannot alter property lines or
11 the like.

12 MR. MACHEL: Understood.

13 MR. CHEWCASKIE: So, you know, if there is
14 construction to occur where they may need to
15 access your property, they will need your
16 permission.

17 MR. MACHEL: Understood.

18 MR. CHEWCASKIE: With respect to this
19 building now, there -- it's a clean slate. So
20 now, they're going to comply with the existing
21 building and fire codes that are there, which are
22 more stringent than I'm sure when any of these
23 buildings were built.

24 So, and those are the standard conditions
25 of approval for any type of construction.

1 MR. MACHEL: Just a quick question.

2 If I were -- and I don't have -- I'm not
3 contemplating doing it, but -- doing it, but if I
4 were to, in the future, decide to tear down my
5 six family house, I have garages in the back,
6 space, driveway, et cetera, and I wanted to build
7 on my property, where would I be limited by
8 distance to this property?

9 MR. CHEWCASKIE: It -- it depends on the
10 zone. In the CN zone, we have no front yard. We
11 -- do we have a rear yard, Manny?

12 MR. PEREIRAS: There's a rear yard.

13 MR. CHEWCASKIE: There's a rear yard, --

14 MR. PEREIRAS: It's 25 percent.

15 MR. CHEWCASKIE: -- but side yards.

16 MR. PEREIRAS: And no side -- side yard.

17 MR. CHEWCASKIE: Right.

18 MR. PEREIRAS: So, you could build right up
19 against this building.

20 MR. MACHEL: Okay. Okay.

21 Thank you.

22 MS. PEREIRAS: Thank you.

23 MR. VELAZQUEZ: This project's going to
24 start in one year, though, right, with the tenant
25 with the lease and all that.

1 MS. PEREIRAS: Right. They would not
2 displace the tenant.

3 MR. VELAZQUEZ: Okay.

4 CHAIRPERSON CAPIZZI: Do you have any
5 question?

6 MR. CHEWCASKIE: I have no further
7 questions. I have the -- I have the conditions
8 if the Board --

9 CHAIRPERSON CAPIZZI: Okay.

10 MR. CHEWCASKIE: -- is inclined to approve
11 it.

12 CHAIRPERSON CAPIZZI: Okay.

13 I would make a motion to -- to approve this
14 --

15 Oh, I'm sorry. Did you have a question?

16 MS. MOREJON: No.

17 CHAIRPERSON CAPIZZI: Okay. Do you want to
18 make -- make a motion?

19 MS. MOREJON: Diane made a motion.

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

22 MS. MOREJON: Second.

23 CHAIRPERSON CAPIZZI: -- approve.

24 MR. SPATZ: Diane made the motion.

25 THE SECRETARY: All right. Make a motion

1 to --

2 CHAIRPERSON CAPIZZI: Yes.

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

5 CHAIRPERSON CAPIZZI: Yes.

6 THE SECRETARY: -- Capizzi.

7 Seconded by Ms. Morejon.

8 MR. CHEWCASKIE: Right.

9 And before the roll call, my understanding
10 that in addition to the standard conditions, a
11 color rendering -- color rendered elevation will
12 be provided to Mr. Spatz for review and approval.
13 The signage will conform with the Ordinance, and
14 every sign will match with a consistent size and
15 material for each tenant. And that the lighting
16 fixtures to be provided on the building will
17 gooseneck.

18 CHAIRPERSON CAPIZZI: Yes.

19 THE SECRETARY: Motion on the table, with
20 the conditions, by Ms. Capizzi.

21 Seconded by Ms. Morejon to approve this
22 application.

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: Ms. Fernandez?
6 MS. FERNANDEZ: Yes.
7 THE SECRETARY: Ms. Morejon?
8 MS. MOREJON: Yes.
9 THE SECRETARY: Mr. Rivero?
10 MR. RIVERO: Yes.
11 THE SECRETARY: Mr. Velazquez?
12 MR. VELAZQUEZ: Yes.
13 THE SECRETARY: Mr. Guareno?
14 MR. GUARENO: Yes.
15 THE SECRETARY: Eight in favor.
16 Motion carries.
17 MS. PEREIRAS: Thank you all very much.
18 THE SECRETARY: Thank you.
19 MS. PEREIRAS: Thank you.
20 MR. PEREIRAS: Thank you everyone.
21 MS. PEREIRAS: Good night.
22 MR. CHEWCASKIE: Good night.

23 * * *
24
25

1 **RESOLUTIONS :**

2

3 (1) Resolution of the City of Union City
4 Authorizing and Directing the City of Union City
5 Planning Board to review the Roosevelt Stadium
6 Redevelopment Plan. **Approved**

7 (2) 208 18th Street, LLC, 208 18th Street,
8 Block 176, Lot 10. Legalization of existing
9 three families dwelling on Lot 11 and new three
10 family dwelling building on Lot 10. **Withdrawn**

11 (3) Rocha Builders, LLC, 1305 Palisade Avenue,
12 Block 63, Lot 3. Applicant proposes the
13 construction of a new three family. **Approved**

14

15 THE SECRETARY: We are going now on
16 adoption of Resolutions.

17 We have four Resolution on tonight's
18 agenda. We are going to do the first three
19 Resolutions.

20 First Resolution.

21 Resolution of the City of Union City
22 Authorizing and Directing the City of Union City
23 Planning Board to review the Roosevelt Stadium
24 Redevelopment Plan.

25 Resolution number 2.

1 208 18th Street, LLC, 208 18th Street.

2 And Resolution number 3.

3 Rocha Builders, LLC, 1305 Palisade Avenue.

4 Can I have a motion to adopt these

5 Resolutions?

6 Motion by Ms. Capizzi.

7 MR. VELAZQUEZ: Second.

8 THE SECRETARY: Seconded by?

9 MR. VELAZQUEZ: Second.

10 THE SECRETARY: Mr. Velazquez?

11 Roll call on the motion.

12 Mr. Velazquez?

13 MR. VELAZQUEZ: Yes.

14 THE SECRETARY: Ms. Capizzi?

15 CHAIRPERSON CAPIZZI: Yes.

16 THE SECRETARY: Ms. Koehler?

17 VICE CHAIRPERSON KOEHLER: Yes.

18 THE SECRETARY: Ms. Genao?

19 MS. GENAO: Yes.

20 THE SECRETARY: Ms. Morejon?

21 MS. MOREJON: Yes.

22 THE SECRETARY: Mr. Rivero?

23 MR. RIVERO: Yes.

24 THE SECRETARY: Mr. Guareno?

25 MR. GUARENO: Yes.

1 THE SECRETARY: Seven in favor.

2 Motion carries.

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1 **REVISED/AMENDED RESOLUTION:**

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3 (4) 720 Eighth Street Redevelopment Plan.

4

5 MR. CHEWCASKIE: There was --

6 THE SECRETARY: Resolution number 4.

7 MR. CHEWCASKIE: Yeah. If -- if I may, Mr.
8 Vallejo, on this one?

9 This was an add on. This is with respect
10 to the 720 Eighth Street Redevelopment Plan.

11 Apparently, there's been some litigation.
12 The governing body, the Board of Commissioners,
13 adopted, readopted the redevelopment plan last
14 week and referred it to the Planning Board for a
15 review and recommendation.

16 This has been before the Board before. Mr.
17 Spatz did prepare the document. I consulted with
18 Mr. Spatz earlier. My understanding is there's
19 no change from the previous document that was
20 provided.

21 Is that correct, Mr. Spatz?

22 MR. SPATZ: That -- that's correct.

23 I think there was some minor changes to it,
24 but nothing of substance as to the type of
25 development that would be permitted on that

1 property.

2 MR. CHEWCASKIE: Right.

3 So, what I did is I prepared a Resolution.
4 I reviewed the redevelopment plan, and when I
5 reviewed that redevelopment plan, I thought there
6 were two items regarding that plan that should be
7 eliminated.

8 And I will thank Mr. Price for raising that
9 in his litigation, because I actually agreed with
10 Mr. Price.

11 One was with respect to the parking
12 requirements. This redevelopment plan had very
13 distinct parking requirements for what was
14 proposed. And there was a reference to
15 adjustments, pursuant to the provisions of the
16 Residential Site Improvement standards. I
17 suggest that that come out.

18 There was also a provision that seemed to
19 indicate that the redevelopment area could be
20 expanded by additional properties.

21 I disagree with that. That has to go
22 through a process. If we're going to have
23 additional properties, it's up to the Board of
24 Commissioners to refer it to the -- to this body
25 to amend.

1 So, the Resolution that you have in front
2 of you will recommend the approval of that plan,
3 with the elimination of those two sections.
4 Those are identified in the Resolution.

5 That's what's before you this evening.

6 So, I don't know if anyone has questions of
7 myself or Mr. Spatz, but when I reviewed it, I
8 did discuss it with Mr. Spatz. And I believe
9 those suggestions are appropriate, under the
10 circumstances, because as I -- as I indicated,
11 you have paragraph eight, about expanding the
12 redevelopment area and Paragraph 3A about
13 changing the height requirements.

14 So, those were the revisions that I
15 suggested, with the review and recommendation of
16 the redevelopment plan.

17 CHAIRPERSON CAPIZZI: Okay.

18 I'll make a motion.

19 THE SECRETARY: Motion to adopt the
20 Resolution --

21 CHAIRPERSON CAPIZZI: Yes.

22 THE SECRETARY: -- by Ms. Capizzi.

23 CHAIRPERSON CAPIZZI: Yes.

24 THE SECRETARY: Seconded by Ms. Morejon.

25 Roll call on the motion.

1 Ms. Capizzi?

2 CHAIRPERSON CAPIZZI: Yes.

3 THE SECRETARY: Ms. Koehler?

4 VICE CHAIRPERSON KOEHLER: Yes.

5 THE SECRETARY: Ms. Genao?

6 MS. GENAO: Yes.

7 THE SECRETARY: Ms. Fernandez?

8 MS. FERNANDEZ: Yes.

9 THE SECRETARY: Ms. Morejon?

10 MS. MOREJON: Yes.

11 THE SECRETARY: Mr. Rivero?

12 MR. RIVERO: Yes.

13 THE SECRETARY: Mr. Velazquez?

14 MR. VELAZQUEZ: Yes.

15 THE SECRETARY: Mr. Guareno?

16 MR. GUARENO: Yes.

17 THE SECRETARY: Eight in favor.

18 Motion carries.

19 * * *

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1 **ADJOURNMENT :**

2

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

6 Motion by Ms. Capizzi.

7 Seconded by Ms. Morejon.

8 All in favor?

9

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

11

12 THE SECRETARY: The ayes have it.

13 Let the record indicate that the meeting
14 has ended.

15 Thank you.

16 Good night, everyone.

17

18 (Whereupon, the proceedings were concluded
19 at 6:45 p.m.)

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25

1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

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, February 25, 2020 and digitally
11 recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon