

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
PLANNING BOARD

REGULAR MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
_____ :

Union City High School
Media Center
2500 Kennedy Boulevard
Union City, New Jersey

Tuesday, October 27, 2020
Commencing at 6:00 p.m.

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

YDALIA GENAO, Mayor's Designee
ALICIA MOREJON
ALEJANDRO VELAZQUEZ, Alternate No. 1
JOSE GUARENO, Alternate No. 2
DIANE CAPIZZI, Chairperson

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

BRIAN P. STACK, Mayor
CELIN VALDIVIA, Commissioner
CAROLINA FERNANDEZ
RUDY RIVERO
FRANKLIN MEDINA
JEANNE KOEHLER, Vice Chairperson

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, ADR RE, LLC

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, Denise & Baruch Gadot

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, Way to Win, LLC

I N D E X

	<u>PAGE</u>
CALL TO ORDER	4
SALUTE TO FLAG	5
ROLL CALL	5
ADOPTION OF MINUTES	7
HEARINGS/APPLICATIONS	
ADR RE, LLC	24
Denise & Baruch Gadot	9/18
Way to Win, LLC	12
321 23 rd Street Associates, LLC	15/22
RESOLUTIONS	27/30
ADJOURNMENT	33

1 THE SECRETARY: Are you ready?

2 MS. DILLON: Yes.

3 On the record.

4 THE SECRETARY: On the record.

5 May I have your attention?

6 Please take notice that on Tuesday, October
7 27, 2020, six p.m., a Regular Meeting is calling
8 for the City of Union City Planning Board to be
9 held in the Union City High School located at
10 2500 John F. Kennedy Boulevard, Union City, New
11 Jersey.

12 Opening statement.

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

16 Adequate notice of this meeting has been
17 provided as follow:

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

25 Before we call roll for tonight's meeting,

1 | can everybody kindly rise to salute the flag,
2 | please?

3 |

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

6 |

7 | THE SECRETARY: I'm sorry.

8 | I cannot use my right hand.

9 |

10 | **ROLL CALL:**

11 |

12 | THE SECRETARY: Roll call for tonight's
13 | meeting.

14 | Mayor Brian P. Stack?

15 | Absent.

16 | Diane Capizzi?

17 | CHAIRPERSON CAPIZZI: Here.

18 | THE SECRETARY: Jeanne Koehler?

19 | Absent.

20 | Ydalia Genao?

21 | MS. GENAO: Yes.

22 | THE SECRETARY: Commissioner Celin
23 | Valdivia?

24 | Absent.

25 | Carolina Fernandez?

1 Absent.

2 Rudy Rivero?

3 Absent.

4 Franklin Medina?

5 Absent.

6 Alicia Morejon?

7 MS. MOREJON: Here.

8 THE SECRETARY: Alejandro Velazquez?

9 MR. VELAZQUEZ: Here.

10 THE SECRETARY: Jose Guareno?

11 MR. GUARENO: Here.

12 THE SECRETARY: Let the record indicate
13 there are five present.

14 We have a full quorum for tonight's
15 meeting.

16 * * *

17

18

19

20

21

22

23

24

25

1 **ADOPTION OF MINUTES:**

2

3 (1) Regular Meeting Held on September 22, 2020

4

5 THE SECRETARY: Okay.

6 Adoption of Minutes of Regular Meeting held
7 on September 22, 2020.

8 Can I have a motion?

9 CHAIRPERSON CAPIZZI: I'll make a motion.

10 THE SECRETARY: Motion by Ms. Capizzi.

11 MR. VELAZQUEZ: I second.

12 THE SECRETARY: Seconded by Mr. Velazquez.

13 Roll call on the motion.

14 Ms. Capizzi?

15 CHAIRPERSON CAPIZZI: Yes.

16 THE SECRETARY: Ms. Genao?

17 MS. GENAO: Abstain.

18 THE SECRETARY: Abstain?

19 MS. GENAO: Yes.

20 THE SECRETARY: Ms. Morejon?

21 MS. MOREJON: Abstain.

22 THE SECRETARY: Abstain.

23 Mr. Velazquez?

24 MR. VELAZQUEZ: Yes.

25 THE SECRETARY: Mr. Guareno?

1 MR. GUARENO: Yes.

2 THE SECRETARY: Three in favor, two
3 abstained.

4 Motion carries.

5 * * *

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 **Denise & Baruch Gadot - 123 20th Street:**

2

3 THE SECRETARY: We are going -- we are
4 going to the first item on tonight's agenda.
5 It's an extension.

6 MR. CHEWCASKIE: Before --

7 THE SECRETARY: AD --

8 MR. CHEWCASKIE: Before we do the
9 extension, Mr. Vallejo, perhaps if we could just
10 address what's being withdrawn and adjourned, in
11 case anybody is here?

12 THE SECRETARY: Yes. Of course.

13 MR. CHEWCASKIE: All right.

14 So, the -- the second item on tonight's
15 agenda was a hearing scheduled for Denise and
16 Baruch Gadot.

17 We have been advised that the Gadots have
18 retained an attorney, Ms. Pereiras. And that
19 apparently the application is going to be
20 modified and there will be an application to the
21 Zoning Board of Adjustment.

22 I see Ms. Pereiras is here.

23 Is what I said accurate?

24 MS. PEREIRAS: That is accurate.

25 MR. CHEWCASKIE: All right.

1 Then, what I would do is I would recommend
2 to the Board, so that the record is clear, that
3 this application be withdrawn at the applicant's
4 request. And we will have a Resolution at the
5 next meeting, so at least we have a record of
6 what happened with the application.

7 So, I would suggest that someone make a
8 motion for withdrawal and we can have a vote on
9 that.

10 CHAIRPERSON CAPIZZI: I'll make a motion.

11 THE SECRETARY: Motion to --

12 MR. GUARENO: Second.

13 THE SECRETARY: -- withdraw this
14 application, Denise and Baruch Gadot, 123 20th
15 Street.

16 Motion by Ms. Capizzi.

17 MR. GUARENO: Second.

18 THE SECRETARY: Seconded by?

19 Mr. Guareno.

20 Roll call on the motion.

21 Ms. Capizzi?

22 CHAIRPERSON CAPIZZI: Yes.

23 THE SECRETARY: Ms. Genao?

24 MS. GENAO: Yes.

25 THE SECRETARY: Ms. Morejon?

1 MS. MOREJON: Yes.

2 THE SECRETARY: Mr. Velazquez?

3 MR. VELAZQUEZ: Yes.

4 THE SECRETARY: Mr. Guareno?

5 MR. GUARENO: Yes.

6 THE SECRETARY: Five in favor.

7 Motion carries.

8 Let the record indicate that this
9 application has been withdrawn.

10 MR. CHEWCASKIE: All right.

11 So, if anyone is -- is here for the Gadot
12 application, it will no longer be before this
13 Board.

14 My understanding is that there will be a
15 revised application that will be submitted to the
16 Zoning Board of Adjustment. If that occurs, a
17 new notice will be issued on behalf of the
18 applicant of the date that that will be heard.

19 * * *

20

21

22

23

24

25

1 **Way to Win, LLC - 1802 Kerrigan Avenue:**

2

3 MR. CHEWCASKIE: The next matter that was
4 on the agenda is also Ms. Pereiras' case.

5 Way to Win, LLC, which was 1802 Kerrigan
6 Avenue. And I believe we will get a request for
7 adjournment on that.

8 Ms. Pereiras just handed me the notice, but
9 if you could just, as I'm reviewing it, if you
10 can just advise the Board of what the status of
11 the case is this evening.

12 MS. PEREIRAS: Good evening.

13 Again, Bianca Pereiras on behalf of the
14 applicant.

15 Unfortunately, our architect, Mr. Orestes
16 Valella, is being quarantined at the moment and
17 cannot be available for tonight's meeting.

18 As such, I'm respectfully requesting that
19 this Board adjourn this matter until next month.

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

22 THE SECRETARY: Motion to --

23 CHAIRPERSON CAPIZZI: -- approve that
24 request.

25 THE SECRETARY: -- adjourn this application

1 for November the 24.

2 MR. VELAZQUEZ: Second.

3 MS. GENAO: I second.

4 THE SECRETARY: Same place.

5 Motion by Ms. Capizzi.

6 Seconded by Mr. Velazquez.

7 Roll call on the motion to adjourn this
8 application.

9 No new notice required.

10 Ms. Capizzi?

11 CHAIRPERSON CAPIZZI: Yes.

12 THE SECRETARY: Ms. Genao?

13 MS. GENAO: Yes.

14 THE SECRETARY: Ms. Morejon?

15 MS. MOREJON: Yes.

16 THE SECRETARY: Mr. Velazquez?

17 MR. VELAZQUEZ: Yes.

18 THE SECRETARY: Mr. Guareno?

19 MR. GUARENO: Yes.

20 THE SECRETARY: Five in favor.

21 Motion carries.

22 MS. PEREIRAS: Thank you all.

23 MR. CHEWCASKIE: All right.

24 So, on that application, I did receive the
25 notice from -- and the Affidavit of Service from

1 Ms. Pereiras. Everything is in order.

2 So, this application is adjourned until --
3 what was the date, again, Carlos? I'm sorry.

4 THE SECRETARY: November the 24.

5 MR. CHEWCASKIE: So, it will be November
6 24th at six p.m. in this location.

7 THE SECRETARY: Yes, sir.

8 MR. CHEWCASKIE: Thank you, Carlos.

9 And any member of the public that was here
10 on Way to Win, LLC, 1802 Kerrigan Avenue, the
11 Board will consider this application on November
12 21st (sic), at six p.m., in this location.

13 CHAIRPERSON CAPIZZI: Do they have to
14 renotice or no?

15 MR. CHEWCASKIE: There's no renotice.

16 CHAIRPERSON CAPIZZI: No renotice.

17 Okay.

18 MR. CHEWCASKIE: No renotice.

19 CHAIRPERSON CAPIZZI: Okay.

20 * * *

21

22

23

24

25

1 **321 23rd Street Associates, LLC -**

2 **319-321 23rd Street:**

3

4 MR. CHEWCASKIE: All right.

5 And the other case, we received a request
6 on 321 23rd Street, LLC. Mr. Alonso is the
7 attorney.

8 Mr. Alonso has also a health issue. He
9 submitted a letter this afternoon requesting that
10 it be adjourned to the next hearing date.

11 Prior to the meeting, I had the opportunity
12 to review the notice submitted by Mr. Alonso. It
13 was in appropriate form.

14 I would suggest that the Board adjourn this
15 matter to November 21st (sic) at six p.m., without
16 further notice.

17 CHAIRPERSON CAPIZZI: I'll make a motion.

18 THE SECRETARY: Motion to adjourn this
19 application by Ms. Capizzi.

20 MR. VELAZQUEZ: I'll second.

21 MS. GENAO: I second.

22 MR. VELAZQUEZ: Give it to Ydalia.

23 THE SECRETARY: Seconded by Ms. -- Ms.
24 Genao.

25 Roll call on the motion.

1 Ms. Capizzi?

2 CHAIRPERSON CAPIZZI: Yes.

3 THE SECRETARY: Ms. Genao?

4 MS. GENAO: Yes.

5 THE SECRETARY: Ms. Morejon?

6 MS. MOREJON: Yes.

7 THE SECRETARY: Mr. Velazquez?

8 MR. VELAZQUEZ: Yes.

9 THE SECRETARY: Mr. Guareno?

10 MR. GUARENO: Yes.

11 THE SECRETARY: Five in favor.

12 Motion carries.

13 No new notice required.

14 MR. CHEWCASKIE: Okay.

15 Same; for any member of the public that is

16 here for the application on 321 23rd Street, which

17 address was 319-321 23rd Street, that application

18 has been adjourned to the Board's next meeting,

19 which is November 21st (sic) at --

20 MR. SPATZ: Twenty --

21 THE SECRETARY: Twenty-four.

22 MR. SPATZ: Twenty-four.

23 CHAIRPERSON CAPIZZI: Twenty-four.

24 MR. CHEWCASKIE: -- 24th --

25 I'm sorry.

1 -- at six p.m. and no further notice will
2 be required.

3

4 * * *

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 **Denise & Baruch Gadot - 123 20th Street:**

2

3 MR. CHEWCASKIE: So, then, I guess we can
4 go back to number 1. But before number 1, if I
5 may, Mr. Vallejo? I saw that the -- one of the
6 individuals had a question. So, if there --

7 CHAIRPERSON CAPIZZI: Um hum.

8 MR. CHEWCASKIE: -- was a question on one
9 of the application that was adjourned, sir?

10 MR. KEOUGHAN: Yes. This --

11 MS. DILLON: No, wait, wait.

12 Come to the podium.

13 I need you to state your name and spell it
14 for the record.

15 MR. KEOUGHAN: Tom Keoughan,
16 K-E-O-U-G-H-A-N.

17 MS. DILLON: And your address?

18 MR. KEOUGHAN: 115 19th -- 19th Street.

19 MS. DILLON: Thank you.

20 MR. CHEWCASKIE: Yes, sir. I believe you
21 have a question.

22 MR. KEOUGHAN: Now, on the -- on the first
23 application that was adjourned to the Zoning
24 Board, I'm just wondering, does it then cycle
25 back here? Or is this body done with it?

1 MR. CHEWCASKIE: Right now, based upon the
2 withdrawal, this -- this Board is done with the
3 application.

4 MR. KEOUGHAN: And --

5 MR. CHEWCASKIE: So, there will be a brand
6 new application filed with the Zoning Board.
7 This is my understanding.

8 MR. KEOUGHAN: Okay.

9 MR. CHEWCASKIE: So, it may or may not
10 happen.

11 MR. KEOUGHAN: Okay.

12 MR. CHEWCASKIE: And then, since it's
13 before a different board, you will have to
14 receive notice. There will both be a publication
15 notice and the -- and the mail notice that you
16 will probably receive with respect to this
17 application.

18 MR. KEOUGHAN: Um hum.

19 MR. CHEWCASKIE: So, then, the Zoning Board
20 will conduct a hearing.

21 My understanding is that the plan is going
22 to be modified and that's why the Zoning Board
23 will be hearing the case instead of the Planning
24 Board.

25 MR. KEOUGHAN: And does the Zoning Board

1 operate similar to this one, in that we can show
2 up and ask questions?

3 MR. CHEWCASKIE: Yes.

4 MR. KEOUGHAN: And objections, and things
5 like that?

6 MR. CHEWCASKIE: Absolutely.

7 MR. KEOUGHAN: Okay.

8 MR. CHEWCASKIE: It will be the same
9 procedure where the public would be permitted to
10 participate.

11 MR. KEOUGHAN: And is there a reasonable
12 period of time between the new application and
13 that meeting that we --

14 MR. CHEWCASKIE: That I can't answer.
15 That's up to the Zoning Board to schedule. I
16 don't know.

17 Mr. Vallejo, have you received an
18 application yet?

19 THE SECRETARY: No.

20 As soon as we receive the application, we
21 have up to 45 days to review the application and
22 deem the application complete or incompleted.
23 And from then -- you know --

24 MR. KEOUGHAN: So, you're thinking probably
25 like early January, something like that?

1 THE SECRETARY: I have no idea.

2 MR. KEOUGHAN: Okay.

3 MR. CHEWCASKIE: It -- it depends when it's
4 -- when it's filed. But you know, the public
5 will be able to participate the same way that
6 they could participate here.

7 MR. KEOUGHAN: Okay.

8 Thank you.

9 CHAIRPERSON CAPIZZI: You're welcome.

10 MR. KEOUGHAN: I don't have any further
11 questions.

12 MR. CHEWCASKIE: I just didn't want you to
13 sit around. I knew you had a question so --

14 MR. KEOUGHAN: Yeah.

15 MR. CHEWCASKIE: -- I thank -- Board --

16 MR. KEOUGHAN: Yeah.

17 Thank you.

18 MR. CHEWCASKIE: -- thank you for your
19 indulgence.

20 * * *

21

22

23

24

25

1 **321 23rd Street Associates, LLC -**

2 **319-321 23rd Street:**

3

4 MR. CHEWCASKIE: Yes, sir?

5 MR. CONSTANTINIDES: Just a clarification

6 --

7 MR. CHEWCASKIE: If you can come up to the
8 podium and tell us --

9 MR. CONSTANTINIDES: Clarification for the
10 rescheduling of the date.

11 MS. DILLON: Wait. Wait. Wait. Wait.
12 Wait.

13 MR. CHEWCASKIE: Tell us who -- who you
14 are.

15 MS. DILLON: What is your name, please?

16 MR. CONSTANTINIDES: Constantinides, 2204
17 New York Avenue.

18 MS. DILLON: I need you to spell your name
19 slowly for the record.

20 MR. CONSTANTINIDES: C-O-N-S-T-A-N-T-I-N-I-
21 D-E-S.

22 MR. CHEWCASKIE: Okay.

23 And what application are you here on, sir?

24 MR. CONSTANTINIDES: This is regarding the
25 application that you mentioned, 321 23rd Street.

1 MR. CHEWCASKIE: 321 23rd Street, Mr.
2 Alonso, the attorney, had a health issue. So,
3 this has been adjourned until November 24th.

4 MR. CONSTANTINIDES: Okay.

5 Just -- because you said you weren't going
6 to send another letter out so --

7 MR. CHEWCASKIE: That's -- that's correct.

8 MR. CONSTANTINIDES: -- it's November --

9 MR. CHEWCASKIE: It's November 24th.

10 MR. CONSTANTINIDES: Yup.

11 MR. CHEWCASKIE: Six p.m.

12 MR. CONSTANTINIDES: Same place?

13 MR. CHEWCASKIE: Same place. In the high
14 school.

15 MR. CONSTANTINIDES: Okay.

16 That's all I needed to know.

17 Thank you.

18 CHAIRPERSON CAPIZZI: You're welcome.

19 MR. CHEWCASKIE: You're welcome.

20 And I think we're -- we're good for the
21 next case now.

22 THE SECRETARY: Okay.

23

24 * * *

25

1 **ADR RE, LLC - 525-531 32nd Street:**

2

3 THE SECRETARY: We are going to go to ADR
4 RE, LLC, 525-531 32nd Street.

5 Ms. Pereiras, please?

6 MS. PEREIRAS: Thank you.

7 Bianca Pereiras, on behalf of the
8 applicant.

9 This is a project that I'm sure many of you
10 remember. This was back in 2015, where we
11 received the approval from this Board to
12 construct 27 residential units, commercial space
13 and parking, on 525-531 32nd Street.

14 We received an extension from this Board.
15 We actually received three extensions from this
16 Board. The third extension terminated in June of
17 this year.

18 My client submitted his full application, a
19 permit application to the Union City Building
20 Department. However, to date, no permits have
21 been issued. The -- Governor Murphy recently
22 passed a new law that allowed a Permit Extension
23 Act, that stopped or tolled all applications for
24 -- in response to the COVID-19 pandemic.

25 As such, we are coming before this Board to

1 memorialize that extension opportunity for my
2 client, so that permits could issue in time.

3 Again, everything has been submitted from
4 the applicant's perspective. We are merely
5 waiting, at this point, for the Union City
6 Building Department to actually issue permits.

7 MR. CHEWCASKIE: The --

8 If I may, Ms. Capizzi?

9 The last extension expired when?

10 MS. PEREIRAS: In June of 2020.

11 MR. CHEWCASKIE: Okay.

12 My suggestion would be, as based upon the
13 current state of law and the representation
14 stated by Ms. Pereiras, that this -- that an
15 extension be granted to June of 2021.

16 CHAIRPERSON CAPIZZI: I'll make that
17 motion.

18 MS. MOREJON: Second.

19 THE SECRETARY: Motion by Ms. Capizzi to --
20 for the extension.

21 Seconded by Ms. Morejon.

22 Roll call on the motion.

23 Ms. Capizzi?

24 CHAIRPERSON CAPIZZI: Yes.

25 THE SECRETARY: Ms. Genao?

1 MS. GENAO: Yes.

2 THE SECRETARY: Ms. Morejon?

3 MS. MOREJON: Yes.

4 THE SECRETARY: Mr. Velazquez?

5 MR. VELAZQUEZ: Yes.

6 THE SECRETARY: Mr. Guareno?

7 MR. GUARENO: Yes.

8 THE SECRETARY: Five in favor.

9 Motion carries.

10 MS. PEREIRAS: Thank you all very much.

11 THE SECRETARY: Thank you.

12 MS. PEREIRAS: Thank you.

13 * * *

14

15

16

17

18

19

20

21

22

23

24

25

1 **RESOLUTIONS:**

2

3 (1) 644 38th Street, LLC, 644-646 38th Street.

4 Applicant is requesting a one year extension.

5 Approved on July 24, 2018 and Resolution was

6 memorialized on September 24, 2018. Approved

7

8 THE SECRETARY: All right.

9 Let's go to -- you have a question?

10 A CITIZEN: I can't hear so well.

11 THE SECRETARY: Oh, it's okay. You're

12 good. You're good.

13 A CITIZEN: So, if I stand closer to you, I

14 might hear better.

15 Is that okay?

16 MR. CHEWCASKIE: Okay.

17 So, from the last meeting, we had two

18 Resolutions.

19 The first Resolution is an extension for

20 644 38th Street. That was -- (indiscernible).

21 The Board heard the application at that -- that

22 evening and agreed to an extension to September

23 23rd, 2021.

24 The Board members that can vote on this

25 Resolution are Ms. Capizzi -- I wrote it down

1 before -- Ms. Capinni (sic) -- Ms. Capizzi, Mr.
2 Guareno, and Mr. Moron (sic).

3 So, would someone have a motion on that
4 Resolution?

5 CHAIRPERSON CAPIZZI: I make a motion.

6 THE SECRETARY: Motion the Resolution to --
7 to be adopted --

8 MR. GUARENO: Second.

9 THE SECRETARY: -- by Ms. Capizzi.

10 Seconded by Mr. Velazquez (sic).

11 Roll call on the motion.

12 Ms. Capizzi?

13 CHAIRPERSON CAPIZZI: Yes.

14 THE SECRETARY: Mr. Velazquez?

15 MR. VELAZQUEZ: I have to abstain from
16 that.

17 Right?

18 THE SECRETARY: You was present the
19 previous meeting.

20 MR. VELAZQUEZ: Yes.

21 THE SECRETARY: Mr. Guareno?

22 MR. GUARENO: Yes.

23 MR. CHEWCASKIE: Yes, Mr. Velazquez. I had
24 it wrong.

25 THE SECRETARY: Ms. Genao?

1 MS. GENAO: Abstain.

2 THE SECRETARY: Ms. Morejon?

3 MS. MOREJON: Abstain.

4 THE SECRETARY: Three in favor, two
5 abstained.

6 Motion carries.

7 * * *

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 **RESOLUTIONS:**

2

3 (2) Jose Lozada, 1616 West Street, Block 86, Lot
4 16. Applicant seeks to legalize preexisting
5 basement unit and convert from two (2) family to
6 three (3) family residence. **Approved**

7

8 MR. CHEWCASKIE: Next Resolution is for
9 1616 West Street, Jose Lozada.

10 This was for a legalization of a basement
11 apartment. Applicant was represented by Mr.
12 Gonzalez.

13 We heard testimony from the applicant's
14 architect, Mr. Izquierdo. Board approved the
15 application and that -- that the same be
16 continued with -- in accordance with the current
17 plans and renderings, which the applicant's
18 architect testified were entirely up to Code at
19 this point in time.

20 And again, only the three individuals that
21 are here that voted on that; Mr. Velazquez, Ms. -
22 - Mr. Guareno and Ms. Capizzi can vote on this
23 Resolution.

24 CHAIRPERSON CAPIZZI: I make a motion.

25 THE SECRETARY: Motion by Ms. Capizzi.

1 MR. VELAZQUEZ: Second.

2 THE SECRETARY: Seconded by Mr. Velazquez.

3 Roll call on the motion.

4 Ms. Capizzi?

5 CHAIRPERSON CAPIZZI: Yes.

6 THE SECRETARY: Ms. Genao?

7 MS. GENAO: Abstain.

8 THE SECRETARY: Ms. Morejon?

9 MS. MOREJON: Abstain.

10 THE SECRETARY: Mr. Velazquez?

11 MR. VELAZQUEZ: Yes.

12 THE SECRETARY: Mr. Guareno?

13 MR. GUARENO: Yes.

14 THE SECRETARY: Three in favor, two
15 abstained.

16 Motion carries.

17 MR. CHEWCASKIE: I believe that's it.

18 CHAIRPERSON CAPIZZI: All right.

19 THE SECRETARY: (Indiscernible).

20 MR. CHEWCASKIE: No.

21 THE SECRETARY: Can you put on the record
22 for me?

23 MR. CHEWCASKIE: Yeah, just so that the
24 record is -- no, you gave me this one before. I
25 mentioned that during the course of the --

1 THE SECRETARY: Thank you.

2 MR. CHEWCASKIE: -- the hearing. I thought
3 it was a different one.

4 CHAIRPERSON CAPIZZI: Okay.

5 * * *

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 **ADJOURNMENT:**

2

3 THE SECRETARY: All right.

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

7 Motion by --

8 CHAIRPERSON CAPIZZI: Motion.

9 THE SECRETARY: -- Ms. Capizzi.

10 MR. GUARENO: Second.

11 MS. MOREJON: Second.

12 THE SECRETARY: Seconded by Ms. Morejon.

13 All in favor?

14

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

16

17 THE SECRETARY: The ayes have it.

18 Motion carries.

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

21 Thank you and good night everyone.

22 CHAIRPERSON CAPIZZI: Thank you.

23

24 (Whereupon, the proceedings were concluded
25 at 6:18 p.m.)

1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5 I, DEBRA A. KASZNIAK, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY PLANNING BOARD heard on
9 Tuesday, October 27, 2020 and digitally recorded.

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25 Monitored by and proofread by: Deborah Dillon