

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
PLANNING BOARD

SPECIAL MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
_____ :

Via Zoom Video Conference
Union City, New Jersey

Tuesday, December 15, 2020
Commencing at 6:04 p.m.

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

YDALIA GENAO, Mayor's Designee, (Remotely)
ALEJANDRO VELAZQUEZ, Alternate No. 1, (Remotely)
JOSE GUARENO, Alternate No. 2, (Remotely)
JEANNE KOEHLER, Vice Chairperson, (Remotely)
DIANE CAPIZZI, Chairperson, (Remotely)

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

BRIAN P. STACK, Mayor
CELIN VALDIVIA, Commissioner
ALICIA MOREJON
CAROLINA FERNANDEZ
RUDY RIVERO
FRANKLIN MEDINA

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

CARLOS VALLEJO, Secretary to the Board, (Remotely)

BRIAN M. CHEWCASKIE, ESQ., (Remotely)
Attorney for the Board

DAVID SPATZ, Consultant, (Remotely)
Community Housing & Planning Associates, Inc.

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1 MS. DILLON: On the record.

2 THE SECRETARY: Please take notice that on
3 Tuesday, December 15, 2020, six p.m., a Special
4 Meeting is scheduled for the City of Union City
5 Planning Board to be electronic platform, Zoom
6 USA.

7 In accordance -- in accordance with the
8 Open Public Meeting Act P.L. 1975, c 231 and
9 Governor of New Jersey Executive Order 102 and
10 104 regarding COVID-19 emergency action, this is
11 to advise that the Union City Planning Board will
12 hold this Special scheduled public meeting
13 virtually via videoconference software, formal
14 action may be taken.

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

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

24 The information how to join this meeting
25 electronically appears on the website of the City

1 of Union City, also was posted on the bulletin
2 board.

3 Before we call roll for this evening, can
4 -- can everybody kindly rise to salute the flag,
5 please?

6

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

9

10 THE SECRETARY: Thank you.

11

12 **ROLL CALL:**

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14 THE SECRETARY: Roll call for tonight's
15 meeting.

16 Mayor Brian P. Stack?

17 Is absent.

18 Diane Capizzi?

19 Ms. Capizzi?

20 CHAIRPERSON CAPIZZI: Here.

21 THE SECRETARY: Ms. Koehler?

22 VICE CHAIRPERSON KOEHLER: Here.

23 THE SECRETARY: Ydalia Genao?

24 MS. GENAO: Here.

25 THE SECRETARY: Celin Valdivia,

1 Commissioner?

2 Is absent.

3 Carolina Fernandez?

4 Is absent.

5 Rudy Rivero?

6 Is absent.

7 Franklin Medina?

8 Absent.

9 Alicia Morejon?

10 Is absent.

11 Alejandro Velazquez?

12 MR. VELAZQUEZ: Here.

13 THE SECRETARY: Jose Guareno?

14 MR. GUARENO: Here.

15 THE SECRETARY: Let the record indicate
16 there are five present.

17 Those absent tonight are Mayor Brian P.
18 Stack, Commissioner Celin Valdivia, Carolina
19 Fernandez, Rudy Rivero and Franklin Medina.

20 So, we have five Board member for tonight's
21 meeting.

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1 **ADOPTION OF MINUTES:**

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3 (1) Regular Meeting Held on October 27, 2020

4

5 THE SECRETARY: Adoption of Minutes.

6 Regular Meeting held on October 27, 2020.

7 Can I have a motion?

8 CHAIRPERSON CAPIZZI: I'll make a motion.

9 THE SECRETARY: Motion by Ms. Capizzi.

10 MR. VELAZQUEZ: I second.

11 THE SECRETARY: Seconded by Mr. Velazquez.

12 Roll call on the motion.

13 Ms. Capizzi?

14 CHAIRPERSON CAPIZZI: Yes.

15 THE SECRETARY: Ms. Koehler?

16 VICE CHAIRPERSON KOEHLER: Yes.

17 THE SECRETARY: You have to abstain.

18 VICE CHAIRPERSON KOEHLER: I'm sorry.

19 Sorry. Sorry.

20 Abstain. Abstain.

21 THE SECRETARY: Ms. Genao?

22 MS. GENAO: Yes.

23 THE SECRETARY: Mr. Velazquez?

24 MR. VELAZQUEZ: Yes.

25 THE SECRETARY: Mr. Guareno?

1 MR. GUARENO: Yes.

2 THE SECRETARY: Four in favor, one
3 abstained.

4 Motion carries.

5 We -- we don't have hearings in tonight's
6 agenda; any applications.

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1 **ADOPTION OF RESOLUTIONS:**

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3 (1) Resolution Appointing the Planning Board
4 Secretary for the Year 2021

5 (2) Resolution to Approve the Planning Board
6 Schedule for the Year 2021

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8 THE SECRETARY: We are going to Adoption of
9 Resolutions.

10 Resolution number 1.

11 Appointing the Planning Board Secretary for
12 the Year 2021.

13 Resolution number 2.

14 To Approve the Planning Board Schedule for
15 the Year 2021.

16 Can I have a motion?

17 CHAIRPERSON CAPIZZI: Make a motion.

18 MR. GUARENO: Second.

19 THE SECRETARY: Motion to adopt this
20 Resolution and approve it by Ms. Capizzi.

21 Seconded by Mr. Velazquez (sic).

22 Roll call on the motion.

23 Ms. Capizzi?

24 CHAIRPERSON CAPIZZI: Yes.

25 THE SECRETARY: Ms. Koehler?

1 VICE CHAIRPERSON KOEHLER: Abstain.

2 THE SECRETARY: No, you can vote, Ms.

3 Koehler.

4 CHAIRPERSON CAPIZZI: Yes.

5 VICE CHAIRPERSON KOEHLER: I'm sorry. All
6 right.

7 Yes.

8 THE SECRETARY: Ms. Genao?

9 MS. GENAO: Yes.

10 THE SECRETARY: Mr. Velazquez?

11 MR. VELAZQUEZ: Yes.

12 THE SECRETARY: Mr. Guareno?

13 MR. GUARENO: Yes.

14 THE SECRETARY: Five in favor.

15 Motion carries.

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1 **ADOPTION OF RESOLUTIONS:**

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3 (3) ADR RE, LLC, 525-531 32nd Street, Block 170,
4 Lots 15-18 & 46. Applicant is requesting for an
5 extension of time from the grant approvals for
6 six months following the expiration of the
7 current state of emergency. Original Resolution
8 was memorialized on April 28, 2015. Resolution
9 memorialized on May 28, 2019 granting the
10 applicant a third extension through June of 2020.

11 **Approved**

12
13 THE SECRETARY: We are going now,
14 Resolution number 3.

15 ADR RE, LLC, 525-531 32nd Street.

16 Can I have a motion?

17 MR. VELAZQUEZ: I make a motion.

18 THE SECRETARY: Motion by Mr. Velazquez.

19 MS. GENAO: I second.

20 THE SECRETARY: Seconded by Ms. Genao.

21 Roll call on the motion.

22 Ms. Capizzi?

23 CHAIRPERSON CAPIZZI: Yes.

24 THE SECRETARY: Ms. Koehler?

25 VICE CHAIRPERSON KOEHLER: Abstain.

1 THE SECRETARY: Ms. Genao?

2 MS. GENAO: Yes.

3 THE SECRETARY: Mr. Velazquez?

4 MR. VELAZQUEZ: Yes.

5 THE SECRETARY: Mr. Velazquez?

6 MR. VELAZQUEZ: Yes.

7 THE SECRETARY: Mr. Guareno?

8 MR. GUARENO: Yes.

9 THE SECRETARY: Four in favor, one
10 abstained.

11 Motion carries.

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1 **ADOPTION OF RESOLUTIONS:**

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3 (4) Denise & Baruch Gadot, 123 20th Street, Block
4 80, Lot 10. The applicant proposes a new three
5 (3) family dwelling. Withdrawn

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7 THE SECRETARY: Resolution number 4.

8 Denise and Baruch Gadot -- Gadot, 123 20th
9 Street.

10 Can I have a motion to memorialize this
11 withdrawn Resolution?

12 CHAIRPERSON CAPIZZI: I'll make a motion.

13 THE SECRETARY: Motion by Ms. Capizzi.

14 MR. VELAZQUEZ: I second.

15 THE SECRETARY: Seconded by?

16 CHAIRPERSON CAPIZZI: Alex.

17 THE SECRETARY: Mr. Velazquez.

18 Roll call on the motion.

19 Ms. Capizzi?

20 CHAIRPERSON CAPIZZI: Yes.

21 THE SECRETARY: Ms. Koehler?

22 VICE CHAIRPERSON KOEHLER: Abstain.

23 THE SECRETARY: Ms. Genao?

24 MS. GENAO: Yes.

25 THE SECRETARY: Mr. Velazquez?

1 MR. VELAZQUEZ: Yes.

2 THE SECRETARY: Mr. Guareno?

3 MR. GUARENO: Yes.

4 THE SECRETARY: Four in favor, one
5 abstained.

6 Motion carries.

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1 **ADJOURNMENT:**

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

7 CHAIRPERSON CAPIZZI: Motion.

8 MR. VELAZQUEZ: I make a motion.

9 CHAIRPERSON CAPIZZI: Alex.

10 THE SECRETARY: Motion by Ms. Capizzi.

11 MR. VELAZQUEZ: Second.

12 THE SECRETARY: Seconded by Mr. Velazquez.

13 Roll call on the motion to close tonight's
14 meeting.

15 Ms. Capizzi?

16 CHAIRPERSON CAPIZZI: Yes.

17 THE SECRETARY: Ms. Koehler?

18 VICE CHAIRPERSON KOEHLER: Yes.

19 THE SECRETARY: Ms. Genao?

20 MS. GENAO: Yes.

21 THE SECRETARY: Mr. Velazquez?

22 MR. VELAZQUEZ: Yes.

23 THE SECRETARY: Mr. Guareno?

24 MR. GUARENO: Yes.

25 THE SECRETARY: Five in favor.

1 Motion carries.

2 Let the record show that the meeting has
3 ended.

4 Thank you, everyone.

5 Happy holidays.

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7 (Whereupon, there was a chorus of happy
8 holidays.)

9

10 (Whereupon, the proceedings were concluded
11 at 6:11 p.m.)

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1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

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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 SPECIAL
8 MEETING of the UNION CITY PLANNING BOARD heard on
9 Tuesday, December 15, 2020 and digitally
10 recorded.

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25 Monitored by and proofread by: Deborah Dillon