

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
PLANNING BOARD

REGULAR MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
_____ :

Union City High School
Gymnasium
2500 Kennedy Boulevard
Union City, New Jersey

Tuesday, April 27, 2021
Commencing at 6:07 p.m.

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

Brian P. Stack, Mayor
CELIN VALDIVIA, Commissioner
YDALIA GENAO, Mayor's Designee
ALICIA MOREJON
CAROLINA FERNANDEZ
FRANKLIN MEDINA
JOSE GUARENO, Alternate No. 1
HECTOR OSEGUERA, JR., Alternate No. 2
ALEJANDRO VELAZQUEZ, Vice Chairperson
DIANE CAPIZZI, Chairperson

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

JEANNE KOEHLER

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, 616 16th Street, LLC

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, 519 15th Street, LLC

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, 309 10th Street, LLC

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, Michael Szczesny

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, 135 JPM Properties, LLC

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519 15th Street

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A-1 Site Plan, Revision No. 3, Dated 3/1/21,
 Project 20179

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1 THE SECRETARY: Please take notice that on
2 Tuesday, April 27, 2021, at six p.m., a Regular
3 Meeting is scheduled for the City of Union City
4 Planning Board to be held in the Union City High
5 School located at 2500 John F. Kennedy Boulevard,
6 Union City, New Jersey.

7 Opening statement.

8 Can everybody rise to salute the flag,
9 please?

10

11 (Whereupon, the Pledge of Allegiance was
12 said by all.)

13

14 THE SECRETARY: Thank you.

15 Opening statement.

16 This meeting's called in compliance with
17 Chapter 231, Public Law 1975 of the Open Public
18 Meeting Act.

19 Adequate notice of this meeting has been
20 provided as follow:

21 Notice of this meeting, setting forth the
22 time, date, location, to the agenda, to the
23 extent known, was forwarded to The Jersey
24 Journal, The Record, and The Hudson Reporter, has
25 been posted on the bulletin board in City Hall,

1 and has been make available to the public in the
2 Office of the Municipal Clerk. Also, has been
3 posted on the front door of the Union City High
4 -- High School.

5

6 **ROLL CALL:**

7

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

10 Mayor Brian P. Stack?

11 MAYOR STACK: Here.

12 THE SECRETARY: Miss Diane Capizzi?

13 CHAIRPERSON CAPIZZI: Here.

14 THE SECRETARY: Miss Jeanne Koehler is
15 absent.

16 Miss Genao?

17 MS. GENAO: Yes.

18 THE SECRETARY: Commissioner Celin
19 Valdivia?

20 COMMISSIONER VALDIVIA: Here.

21 THE SECRETARY: Present.

22 Miss Carolina Fernandez?

23 MS. FERNANDEZ: Here.

24 THE SECRETARY: Rudy Rivero is absent.

25 Franklin Medina?

1 MR. MEDINA: Here.

2 THE SECRETARY: Miss Alicia Morejon?

3 MS. MOREJON: Here.

4 THE SECRETARY: Mr. Alex Velazquez?

5 VICE CHAIRPERSON VELAZQUEZ: Here.

6 THE SECRETARY: Mr. Jose Guareno?

7 MR. GUARENO: Here.

8 THE SECRETARY: Mr. Hector Oseguera?

9 MR. OSEGUERA: Here.

10 THE SECRETARY: We have one, two, three,
11 four, five, six, seven, eight, nine. We have ten
12 members present.

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

15 MR. CHEWCASKIE: Carlos, you have ten
16 members present.

17 Every -- Everyone except for, I believe, --
18 Is Hector an Alternate, Mayor? Or --

19 MAYOR STACK: He's a full member.

20 MR. CHEWCASKIE: Hector's a full member?

21 MAYOR STACK: He's a full member.

22 MR. CHEWCASKIE: Okay.

23 MAYOR STACK: I just appointed him.

24 MR. CHEWCASKIE: So everyone would be
25 entitled to vote, except for Mr. Guareno, who is

1 Alternate 2, --

2 THE SECRETARY: Mr. Guareno on?

3 Okay.

4 MR. CHEWCASKIE: -- on the applications
5 this evening, unless there is a --

6 THE SECRETARY: All right.

7 MR. CHEWCASKIE: -- a conflict or a
8 recusal.

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1 **ADOPTION OF MINUTES:**

2

3 (1) Regular Meeting Held on March 23, 2021

4

5 THE SECRETARY: Adoption of Minutes.

6 Regular Meeting held on March 23rd, 2021.

7 Can I have a motion to adopt?

8 CHAIRPERSON CAPIZZI: (Indiscernible).

9 MS. MOREJON: Motion.

10 THE SECRETARY: Motion by Ms. Capizzi.

11 VICE CHAIRPERSON VELAZQUEZ: Second.

12 THE SECRETARY: Seconded by?

13 MS. MOREJON: Second.

14 THE SECRETARY: Ms. Morejon.

15 Roll call on the motion.

16 Miss Capizzi?

17 CHAIRPERSON CAPIZZI: Yes.

18 THE SECRETARY: Miss Genao?

19 MS. GENAO: Yes.

20 THE SECRETARY: Miss Fernandez?

21 MS. FERNANDEZ: Yes.

22 THE SECRETARY: Mr. Medina?

23 MR. MEDINA: Yes.

24 THE SECRETARY: Miss Morejon?

25 MS. MOREJON: Yes.

1 THE SECRETARY: Commissioner Valdivia?

2 COMMISSIONER VALDIVIA: Yes.

3 THE SECRETARY: Mr. Velazquez?

4 VICE CHAIRPERSON VELAZQUEZ: Yes.

5 THE SECRETARY: Mr. Guareno can vote.

6 Mr. Guareno?

7 MS. GUARENO: Yes.

8 THE SECRETARY: Eight in favor.

9 Motion carries.

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1 **616 16th Street, LLC - 616 16th Street:**

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3 THE SECRETARY: Hearings and Applications.

4 616 16th Street, LLC.

5 Ms. Pereiras, please?

6 MS. PEREIRAS: Thank you, Mr. Vallejo.

7 MR. CHEWCASKIE: Bianca, before you begin,
8 just for the Board members edification, I did
9 have a chance to speak with the Chairwoman.

10 Both this application and the next
11 application, we started on February 23rd. At that
12 time the Board requested revised plans.

13 However, there were only five members
14 present at that time and my suggestion would be
15 is to recommence the case entirely, since these
16 revised plans were requested by the Board, which
17 would enable the full Board to consider and vote
18 on the applications.

19 That's our suggestion.

20 Ms. Pereiras, is that what you intend to
21 do?

22 MS. PEREIRAS: Yes, I have no objection.

23 MR. CHEWCASKIE: All right.

24 And since these applications were
25 adjourned, there was appropriate notice. We did

1 address them at the March meeting that it would
2 be carried to this evening, so there was no
3 further notice required.

4 So, the -- the floor is yours.

5 CHAIRPERSON CAPIZZI: Um-hum.

6 MS. PEREIRAS: Thank you very much.

7 Good evening, Mayor Stack, Madam Chair,
8 members of the Board.

9 May it please the Board, Bianca Pereiras,
10 on behalf of the applicant, 616 16th Street, LLC.
11 This is also known as Block 85, Lot 8.

12 Since we are starting fresh, I will explain
13 that this is an application to construct a new
14 three family home. This is a variance-free
15 application. And we are permitted within the
16 Ordinance to construct a three family onsite.

17 We have one expert to testify before the
18 Board this evening. That is our architect, Mr.
19 Manuel Pereiras.

20 MAYOR STACK: And the property address in
21 question is 616 16th.

22 Correct?

23 MS. PEREIRAS: Yes, Mayor.

24 MR. CHEWCASKIE: And then -- then if I may,
25 perhaps to move this along, Mr. Pereiras, this --

1 | this was an entirely new set of drawings.

2 | Correct?

3 | MR. PEREIRAS: I'm sorry?

4 | My hearing -- I -- I couldn't hear what you
5 | said.

6 | MR. CHEWCASKIE: I'll move my mask down and
7 | maybe I'll project a little better.

8 | My understanding, this is an entirely new
9 | set of drawings.

10 | Correct?

11 | MR. PEREIRAS: No, that's not correct.

12 | We --

13 | MR. CHEWCASKIE: Okay.

14 | MR. PEREIRAS: -- we --

15 | MR. CHEWCASKIE: So, why don't -- why don't
16 | we do this?

17 | Before you begin testifying, why don't you
18 | tell us what the drawings are, the last revised
19 | date, how many sheets. And we'll mark them as
20 | A-1 since we're starting anew.

21 | MR. PEREIRAS: I'd be happy to.

22 | Let me swear in first.

23 | MR. CHEWCASKIE: Yes.

24 | MS. DILLON: Do you affirm the testimony
25 | the testimony you're about to give this Board is

1 the whole truth?

2 MR. PEREIRAS: I do.

3 MS. DILLON: Name for the record please.

4 MR. PEREIRAS: Manny Pereiras,
5 P-E-R-E-I-R-A-S, with Pereiras Architects
6 Ubiquitous, 1116 Summit Avenue, Union City.

7 MS. DILLON: Thank you.

8 MR. PEREIRAS: Thank you.

9 MS. PEREIRAS: Mr. Pereiras, did you
10 prepare the drawings that are before the Board
11 this evening?

12 MR. PEREIRAS: I have.

13 MS. PEREIRAS: And would you kindly
14 describe the drawings for the Board, just so we
15 can acknowledge the dates and put them into the
16 record.

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

18 These drawings I have on the easel are the
19 same drawings that were originally submitted to
20 the Board.

21 They are my project number 20038. The last
22 revision date on them is 2/12/21 and it was
23 marked Revised for Board.

24 MS. PEREIRAS: And, Mr. --

25 MR. CHEWCASKIE: And how many sheets are

1 | those, Mr. Pereiras?

2 | MR. PEREIRAS: I'm sorry?

3 | MR. CHEWCASKIE: How many sheets --

4 | MS. PEREIRAS: How many sheets?

5 | MR. CHEWCASKIE: -- does that --

6 | MR. PEREIRAS: This is --

7 | MR. CHEWCASKIE: -- consist of?

8 | MR. PEREIRAS: -- comprised of sheet Z01,
9 | Z02, and Z03.

10 | And in addition to that sheet, we did a
11 | revised sheet that is dated 4/16/21 as an
12 | addendum to this set.

13 | And that was submitted to the Board more
14 | than ten days prior to this meeting.

15 | MR. CHEWCASKIE: Okay.

16 | Thank you.

17 |

18 | (Whereupon, Project 20038, Sheets Z01, Z02,
19 | Z03 and Revised Sheet, dated 4/16/21, were
20 | received and marked as Exhibit A-1.) **NOTE FOR**
21 | **RECORD: PRESENTED AND MARKED IN ERROR; DRAWING**
22 | **APPLIES TO 519 15TH STREET.)**

23 |

24 | MS. PEREIRAS: And, Mr. Pereiras, would you
25 | kindly walk the Board through the application.

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

2 Let's start by saying that this is a
3 compliant lot of 25 by 100.

4 The minimum lot size (sic) is 25; we have
5 25.

6 The minimum lot depth is a hundred; we have
7 a hundred.

8 With a total square footage that meets the
9 minimum of 2,500 square feet.

10 The way we located our building on this
11 site is exactly what the ordinance demands and
12 requests.

13 We have a side yard setback on one side of
14 two feet.

15 We have a side yard setback on the other
16 side of three feet.

17 We have a rear yard setback of five feet.

18 And we have a front yard setback of ten
19 feet.

20 In addition to that front yard setback, we
21 wanted to introduce landscaping into the design.
22 So even though the ordinance permits a hundred
23 percent coverage of impervious space, we thought
24 it was important to introduce landscaping and we
25 created landscaping areas.

1 One that's three foot four by seven;
2 another one that's two foot four by seven; and
3 another one that's three foot six by eight. And
4 that goes along the front.

5 And that flanks the vehicle's entrance to
6 the building and the pedestrian entrance to the
7 building.

8 To just follow up on that, the impervious
9 coverage permitted is a hundred percent; we're at
10 98 percent.

11 The building coverage that is permitted is
12 85 percent; we are at 67 percent.

13 And that -- that is it for bulk
14 requirements, as far as site is concerned.

15 What we propose to do is have a vehicle
16 entrance --

17 MAYOR STACK: What -- what is -- what is
18 the --

19 If I just may ask, what is the rear yard
20 setback?

21 MR. PEREIRAS: It is five feet clear and
22 unobstructed.

23 MAYOR STACK: Five feet?

24 MR. PEREIRAS: Yes.

25 MAYOR STACK: And what is the front yard?

1 MR. PEREIRAS: Ten feet clear.

2 MAYOR STACK: Ten feet.

3 And how much further would this building
4 come out than the rest of the block where --

5 How much further would it come out?

6 Would it come out further than the houses
7 that are on each side?

8 MR. PEREIRAS: No. Actually, both of the
9 houses on each side have a close to zero setback.

10 So on this site, if you look at the site
11 plan, if you look at the house to the east, --

12 MS. PEREIRAS: And, I'm sorry, --

13 MR. PEREIRAS: -- it shows --

14 MS. PEREIRAS: -- I'm going to have to stop
15 you for a second.

16 You're referencing 519 15th Street. But
17 we're -- (indiscernible) -- on 616 16th Street,
18 which is a --

19 MR. PEREIRAS: I might be on the wrong
20 drawing.

21 I am sorry.

22 MAYOR STACK: So, you're representing to
23 the Board though, Mr. Pereiras, that this
24 building would come out no further than that --
25 than the buildings, than the houses on each side?

1 MR. PEREIRAS: Mayor Stack, I was using the
2 drawings for the next application; not this
3 application.

4 MAYOR STACK: Okay.

5 MR. PEREIRAS: There are actually some
6 significant differences and I'd like to strike my
7 statements and I'd like to go over it again. I
8 got confused when I turned the sheet.

9 Okay?

10 MAYOR STACK: This may --

11 MR. PEREIRAS: So, let me --

12 MAYOR STACK: -- this may actually -- this
13 may actually tie into my argument that too much
14 of this stuff is cookie cutter. And that's the
15 problem I'm starting to have with a lot of the
16 applications.

17 But go ahead.

18 MR. PEREIRAS: Okay.

19 So, --

20 MAYOR STACK: Made my point.

21 CHAIRPERSON CAPIZZI: Um-hum.

22 MR. PEREIRAS: So just to -- to go over the
23 -- the date submitted. I'm not sure if I had the
24 same date.

25 But the date of this submission is February

1 12, 2021. And it is also sheet Z1, Z2, and Z3.

2 This one --

3 MAYOR STACK: Is that the same plans that
4 are in front of us, Brian?

5 MR. CHEWCASKIE: This is -- this is your
6 project number 20039?

7 MR. PEREIRAS: Correct.

8 MAYOR STACK: Okay.

9 MR. CHEWCASKIE: Okay.

10 MR. PEREIRAS: Yes.

11 MR. CHEWCASKIE: And then you also have a
12 revised sheet?

13 Does that revised sheet go with also, Mr.
14 Pereiras?

15 MR. PEREIRAS: Yes, it does. Same date; --

16 MR. CHEWCASKIE: Okay.

17 MR. PEREIRAS: -- same revised sheet.

18 MR. CHEWCASKIE: Thank you.

19

20 (Whereupon, Project 20039, Sheets Z01, 2, 3
21 and Revised Sheet, dated 4/16/21, were received
22 and marked as Exhibit A-1.)

23

24 MR. PEREIRAS: So, just bear --

25 Okay.

1 So this is actually an oversized lot.

2 The minimum lot size in Union City is 25 by
3 100. In this particular case we have a wider
4 lot.

5 We have 30 feet -- 30.54 feet in width.

6 And we have a depth of a hundred feet,
7 which means we have an oversized lot of 3,054
8 square feet; whereas, 2500 square feet is
9 permitted.

10 The -- the project setbacks are compliant
11 with the requirements of the zone.

12 We have two feet along the west side. We
13 have three feet one inches along the east side.

14 The front yard setback, as Mayor Stack
15 pointed out, is at ten feet from the front.

16 And we have five foot clear in the rear.

17 That is not a prevailing setback. What we
18 went is with the minimum what's permitted in the
19 ordinance. We did not match the houses next
20 door. We went according to the Union City
21 Ordinance, what's allowed and what's permitted to
22 do, by there.

23 MAYOR STACK: So this building would come
24 out further than the rest of the block?

25 MR. PEREIRAS: Right now it currently comes

1 out further.

2 Currently this project right now is that
3 white garage that you see in this photograph.
4 Currently it has a zero setback.

5 We're actually going to rip that out and
6 give it a ten foot setback. So we're actually
7 improving that front yard setback by ten feet
8 from what's there currently. And, yes, it is --

9 CHAIRPERSON CAPIZZI: But you're also
10 taking --

11 MR. PEREIRAS: -- further up.

12 CHAIRPERSON CAPIZZI: Okay.

13 But you're also taking away the grass
14 that's in front, --

15 MAYOR STACK: Yeah, exactly.

16 CHAIRPERSON CAPIZZI: -- the tree, --

17 MAYOR STACK: Exactly.

18 MR. PEREIRAS: No, --

19 CHAIRPERSON CAPIZZI: -- the steps that
20 lead up to it, which is what we talked about at
21 the last meeting, calling -- talking about
22 character and what the -- and what the other
23 buildings on that block look like. What you're
24 doing is exactly that, ripping it out, and then
25 putting up a straight front.

1 And we had asked --

2 MR. PEREIRAS: So, to --

3 CHAIRPERSON CAPIZZI: And we had asked the
4 last time not to do that.

5 MR. PEREIRAS: So, to be clear, what we're
6 removing is that garage, that wall, those stairs
7 that are in the front of the building. So we're
8 ripping that out.

9 The landscaping that's there, we're
10 replacing with landscaping berms in the front of
11 our building. We have landscaping that are four
12 foot by seven, three foot six by seven, and then
13 three feet by seven.

14 So we're replacing the landscap-- the
15 little landscaping that's there, with three
16 different landscaping across the entire front of
17 the building.

18 So we're not removing any landscaping and
19 what we're doing is we're increasing the front
20 yard setback by ten feet on that property.

21 CHAIRPERSON CAPIZZI: But where is that on
22 the drawings?

23 MR. PEREIRAS: So if you look at Sheet Z01,
24 if you look at the existing site plan and the
25 proposed site plan, you could see the comparison

1 of the two.

2 What I'm pointing to now on the proposed
3 site plan shows the landscaping berm. Its
4 dimensioned, it's hatched, and it's -- and it's
5 called out.

6 MAYOR STACK: So, just -- just so -- just
7 so I'm clear.

8 Would this building line up with the house
9 on each side?

10 Would it be further -- would it be further
11 out toward the street?

12 MR. PEREIRAS: If you compare it to the
13 house to the -- to the west, it is lined up with
14 the garage -- with the porch of their house.

15 If you compare it to the side -- the house
16 to the east, it's pretty much in line with the
17 bay of the -- of the -- of the house.

18 So if you look at here -- actually, it's --
19 it's -- it's protruding further out in both
20 cases.

21 What I did on this building, I stepped it
22 back on the second floor to be more in line with
23 the -- with the houses on the side. It does
24 protrude further out.

25 But that important thing is that we are not

1 | requesting a front yard setback. We are within
2 | the -- we are within the ten foot requirement.

3 | MAYOR STACK: I -- I just have an issue --
4 | I have an issue blocking in the front. And I
5 | understand what you're saying. But when you're
6 | blocking somebody's front porch or you're
7 | blocking somebody's house, --

8 | And we're starting to see that too often in
9 | Union City and that's why we're looking at
10 | changes in the ordinance right now.

11 | MR. PEREIRAS: I don't disagree with that.

12 | MAYOR STACK: You have to be a good
13 | neighbor. Especially when there's people coming
14 | in that are investors. They have to be a good
15 | neighbor and look at the houses on both sides and
16 | say, hey, would I want my house blocked that way?
17 | Let me try to work together.

18 | I understand developers and investors want
19 | to come in and maximize the dollar and squeeze
20 | every cent they can out of the property.

21 | MR. PEREIRAS: Um-hum.

22 | MAYOR STACK: But on something like this,
23 | Manny, I would ask that the property come back
24 | somewhat to match up so nobody is blocked. Not
25 | the house on the west; not the house on the east.

1 That they're not blocked at all.

2 Because what I see in the City, such as
3 like -- other applications that I see out there
4 that are now going up, I actually get a
5 stomachache when I drive up Palisade Avenue at 17
6 Street. And God forbid there's a fire --

7 MR. PEREIRAS: Not one of mine.

8 MAYOR STACK: -- and the fire department
9 can't get behind that property and fight that
10 fire and it's spreading to the next structure, --

11 MR. PEREIRAS: Yup.

12 MAYOR STACK: -- it's problematic. It's
13 definitely problematic.

14 MR. PEREIRAS: Yeah. That's not --

15 MAYOR STACK: For me it is.

16 MR. PEREIRAS: -- one of mine.

17 MAYOR STACK: For me as a -- as a Board --

18 MR. PEREIRAS: And --

19 MAYOR STACK: -- member it's a problem.

20 MR. PEREIRAS: And the reason it went
21 through another architect was because I actually
22 didn't want to do that.

23 MAYOR STACK: Right.

24 MR. PEREIRAS: Okay?

25 That said, we are completely compliant with

1 the ordinance here.

2 That one actually required a -- a setback
3 variance and it was granted by the Board.

4 This is not requesting a variance. The
5 applicant is doing what is within his rights to
6 do.

7 MAYOR STACK: Right.

8 MR. PEREIRAS: And I totally understand and
9 I think the ordinance should change. And I know
10 you have some changes proposed. I know they're
11 going into effect. And I think it's a great
12 thing for the City. I think it's the right thing
13 to do.

14 And I think we should make even some more
15 changes. There maybe should be a prevailing
16 where you have to match the adjacent house. I
17 totally agree.

18 In this application, however, we are within
19 our right to submit in this way, and this manner.

20 That said, the applicant wants to work with
21 the City. He has several projects in the City.

22 I'm sure if I go back to him and I say,
23 look, can we match the adjacent houses, I have a
24 strong belief that he will do that.

25 And I would -- I appreciate that dialogue

1 with the Board. I would like to look forward
2 with things of that nature and make applications
3 work for the City.

4 MAYOR STACK: I appreciate that.

5 MR. PEREIRAS: I always in the work in the
6 City. You know I always try to do my best for
7 the City. And I don't think this applicant will
8 consider this any differently; he also wants to
9 work with the City. He doesn't want to fight.
10 Even though we -- the applicant came
11 understanding the ordinance and coming within his
12 right.

13 MS. PEREIRAS: And just to follow up on
14 that, this applicant is actually a Union City
15 resident. And I think we've made it very clear
16 in working with the Board that his goal is not
17 only to continue investing in this town but
18 beautifying it in partnership with this Planning
19 Board.

20 MAYOR STACK: Okay.

21 Thank you.

22 Diane, did you have something?

23 CHAIRPERSON CAPIZZI: Yeah, I did.

24 I -- I just wondered if he could -- could
25 make that amendment to this application.

1 MAYOR STACK: Right.

2 We -- we would like --

3 I mean, Manny, we would like -- and I know
4 you want to work together but you have to do,
5 obviously, what the applicant's looking for.

6 CHAIRPERSON CAPIZZI: Right.

7 MAYOR STACK: Could we start by saying --
8 and that was -- I was going to tie into that,
9 what Diane just said, that we at least start at
10 bringing it back to where -- to where the houses
11 are on each side?

12 MR. PEREIRAS: So, -- so, Mayor Stack, the
13 applicant -- there's an application right now
14 that's within right.

15 Right?

16 I could make changes to this, which I think
17 will make it a better application.

18 For example, I could increase that front
19 yard setback; line it up with the other houses.
20 The problem is that that has a snowball effect.

21 If I do that, I'm not going to fit the same
22 amount of parking spaces inside the building.
23 Now I'm only going to have five parking spaces
24 inside the building, which means I'm going to
25 have a variance, which means we're going to need

1 | this Board to work with us and give us a variance
2 | on parking.

3 | Okay?

4 | So right now the applicant is within a
5 | hundred percent of his rights. We could go
6 | before this Board, this Board in theory should
7 | approve it. And if this Board doesn't approve
8 | it, he could appeal it, he could move forward.

9 | I'd rather not do that. I'd rather not go
10 | through the courts. I rather not create a
11 | problem for the City; a problem for the
12 | applicant.

13 | I'd like to work with the Board. But the
14 | -- we need to have the understanding, I increase
15 | the front yard setback, something else has to
16 | give. We're going to need to give a parking a
17 | parking variance, which I think is actually a
18 | justified and good reason to provide that front
19 | yard setback. But we need to have that dialogue
20 | with the Board and we need to be able to move
21 | forward with that understanding.

22 | MAYOR STACK: Absolutely.

23 | That's why we're here.

24 | Absolutely.

25 | MR. PEREIRAS: Yeah.

1 MR. CHEWCASKIE: Manny, maybe -- maybe so I
2 can get a better understanding, the setback is
3 ten feet; that's the ordinance requirement. I
4 think it says ten or prevailing.

5 MR. PEREIRAS: Um-hum.

6 MR. CHEWCASKIE: Do you know what the
7 prevailing is on either side to give us a better
8 idea?

9 MR. PEREIRAS: I -- I don't know exactly.
10 But I would think that the porches on both sides
11 is about 13, 14 feet.

12 MR. CHEWCASKIE: All right. But it --
13 what --

14 MAYOR STACK: He's about -- he's about
15 right.

16 MR. CHEWCASKIE: All right.

17 MAYOR STACK: He's about right.

18 MR. CHEWCASKIE: So -- but -- but let's
19 assume 15 feet.

20 If you maintain a five foot set-- setback
21 in the rear yard, you have a 15 foot front yard,
22 that's 20 feet.

23 MR. PEREIRAS: Yes.

24 MR. CHEWCASKIE: That leaves you 80 feet to
25 work with within the footprint of the building.

1 MR. PEREIRAS: Yes.

2 MR. CHEWCASKIE: Are you saying that 80
3 feet is insufficient to accommodate six cars?

4 MR. PEREIRAS: So, I'm -- I'm going to turn
5 now -- and with the hopes of having fair and open
6 dialogue.

7 If you look at my parking layout, what I
8 did here, this is actually a lot better than
9 what's in the Master Plan that the City's
10 presenting to us to do.

11 And what you see here is six cars that are
12 able to pull up corner ways and it's -- granted,
13 it's not a comfortable parking space; it's not
14 something that you could, you know, have a
15 Suburban drive through very comfortably, it's
16 not.

17 But for Union City, that's a darn good
18 parking space.

19 Okay?

20 And not only is it a -- it's six very good
21 parking spaces.

22 I could do what the City said, which is
23 four cars along the back and then two cars on the
24 side. And the reality is it doesn't work.

25 Okay?

1 It's really -- it -- it doesn't work.

2 But this does work. It's a plan that works
3 and -- and for them you could see there's not an
4 inch to give. I'm squeezing all my mechanicals.
5 I'm squeezing my stair. I'm squeezing everything
6 in the front.

7 If I were to give a foot away, that doesn't
8 work anymore. And if I were to give up five feet
9 of front yard, that doesn't work either.

10 And this is where a dialogue is very
11 important. Because what we could do is setback
12 the upper floors and leave the ground floor
13 further forward, which actually creates a very
14 beautiful concept for Union City. Maybe we could
15 introduce a porch on the second floor and create
16 what you see all over Union City; it's a
17 beautiful garage underneath, porch on top. Then
18 the building steps back higher.

19 These are all great things that we could
20 work with and -- and make happen.

21 MAYOR STACK: So, Manny, not to interrupt
22 you but, basically, -- would that be basically
23 what you see now on that property where you could
24 do something similar to that?

25 Is that what you're saying?

1 MR. PEREIRAS: Better than what's there.
2 Because right now that's a zero setback. It's
3 right up on the edge.

4 MAYOR STACK: No, no, I understand that.

5 MR. PEREIRAS: There's no real --

6 Yes.

7 MAYOR STACK: But would it be -- would it
8 be higher -- would it be higher than that?

9 MR. PEREIRAS: No. It would be exactly
10 similar in concept to something like that.

11 MR. CHEWCASKIE: So, just -- just so I -- I
12 understand, because I'm trying to see where --
13 where we're heading here.

14 Let me move this down a little further.

15 You would maintain a ten foot setback at
16 the ground level. But it's possible to step back
17 the house to 15 feet or greater, once you get
18 above the garage floor.

19 So the additional three floors could be 15
20 foot or you could stagger each floor.

21 MR. PEREIRAS: Yes.

22 And what that allows us, too, if there's
23 flexibility on things like this, we could even
24 play with maybe a little bit less than ten feet
25 for the garage and then we could bring the house

1 back and line that up and we could provide a lot
2 of architectural details.

3 We could have bay windows. We could have
4 different architectural elements that don't
5 exactly conform with this box that our ordinance
6 kind of regulates.

7 We could play with this and we could work
8 with something that could be beautiful.

9 MAYOR STACK: Yeah, make it -- make it look
10 like what's on that block right now, which --

11 CHAIRPERSON CAPIZZI: Right.

12 MAYOR STACK: -- is predominantly two
13 family houses, --

14 CHAIRPERSON CAPIZZI: Right.

15 MAYOR STACK: -- make it look like a house,
16 as opposed to a building.

17 CHAIRPERSON CAPIZZI: Yes.

18 MR. PEREIRAS: We could do that.

19 MAYOR STACK: I have nothing against
20 buildings. I've lived in them all of my life.
21 But there's -- on this block you want to match
22 what's there.

23 CHAIRPERSON CAPIZZI: Yes.

24 MR. CHEWCASKIE: I -- I --

25 MR. PEREIRAS: And -- and, --

1 || CHAIRPERSON CAPIZZI: Yes.

2 MR. PEREIRAS: -- Mayor Stack, I mean I
3 know this block intimately. This is where I
4 played football growing up as a kid -- on this
5 block. All my best friends lived within a block
6 radius. I went to school on the corner at Saint
7 Francis Academy. I know this block very
8 intimately. I think I've been in almost every
9 single house on this block. I've had lunch in
10 almost -- in the majority of the houses on this
11 block. I know this block. I know it.

12 I'd love to make something that works well
13 for Union City. But we need to have that
14 dialogue. The City needs to have the dialogue
15 with the -- the applicant, with the -- the
16 designer. And we need to be able to give and --
17 and take for variances to make something like
18 that possible.

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19      MAYOR STACK:  Okay.
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20 MR. CHEWCASKIE: And, you know, I think
21 just so that I have an understanding, certainly
22 I'm not as intimately involved in the details as
23 the Mayor and you are with regard to each
24 particular property.

25 But I think what I'm hearing -- and then

1 the Board can correct me if I'm wrong, is that
2 perhaps to maintain the parking -- because I
3 always view parking as an issue, is that you
4 would maintain the ten foot setback but then you
5 would have a greater setback for the upper floors
6 that would mirror the existing properties on
7 either side.

8 And the way that I'm looking at it from
9 what I hear, it's really the impact on those
10 neighbors.

11 MR. PEREIRAS: Um-hum.

12 MR. CHEWCASKIE: I understand that you're
13 going to go back but the appearance would be the
14 architectural design and the setback will match
15 what we already see on the -- on 16th.

16 MR. PEREIRAS: Mr. Chewcaskie, you said it
17 perfectly.

18 MAYOR STACK: And, Manny, it could be a
19 model for what we do going forward.

20 CHAIRPERSON CAPIZZI: Right.

21 MR. PEREIRAS: Yes.

22 MAYOR STACK: Believe me.

23 And I'm looking for that dialogue. It's
24 something that we -- we want to make it work. We
25 want --

1 CHAIRPERSON CAPIZZI: Um-hum.

2 MAYOR STACK: -- want people to invest
3 here. We want people to buy here.

4 CHAIRPERSON CAPIZZI: Um-hum.

5 MAYOR STACK: But we want it to also mirror
6 what's there right now.

7 I don't want to lose the flavor of Union
8 City and just see houses -- older homes knocked
9 down, larger homes built, and they're a box and
10 there's nothing to them.

11 If you can work together with us and show
12 us, like you said maybe bay windows, match the
13 rest of the block. If it -- if it's on a main
14 street and you're next to an apartment building,
15 I understand what you're trying to do then. You
16 know, you have to work with the neighborhood.

17 But it would be something that we would be
18 looking for as a Board.

19 MR. PEREIRAS: And I would personally be
20 thrilled to do that. And there's other ways that
21 governance could actually impose that on the
22 ordinance as well.

23 But right now we came before this Board
24 with an applicant free appli-- a variance free --

25 MAYOR STACK: I understand.

1 MR. PEREIRAS: -- application.

2 MAYOR STACK: Okay.

3 MR. PEREIRAS: So -- so maybe --

4 Where do we take this? Where --

5 Do I have the ability to do a redesign,
6 have some variances, have some changes?

7 If I -- I request that we have, maybe prior
8 to this Board meeting, what would be like a -- a
9 technical review meeting with your professionals.
10 I could sit down with Mr. Spatz. We could go
11 over, we could hatch ideas, --

12 MAYOR STACK: Sure.

13 MR. PEREIRAS: -- we could sketch --

14 MAYOR STACK: Would you do that, Brian, --

15 MR. PEREIRAS: -- and then bring it --

16 MR. CHEWCASKIE: Yeah.

17 MAYOR STACK: -- and meet with them too?

18 MR. PEREIRAS: -- back before the Board --

19 MR. CHEWCASKIE: Yes.

20 MR. PEREIRAS: -- with these changes?

21 MAYOR STACK: You and David?

22 MR. CHEWCASKIE: Yeah.

23 MAYOR STACK: Okay, that would be good.

24 MR. CHEWCASKIE: I mean I -- I think,
25 perhaps, the suggestion I would have, with

1 permission of the Board, is that Mr. Spatz and I
2 would meet with you.

3 MAYOR STACK: Exactly.

4 MR. CHEWCASKIE: Understand that we're
5 advisors and don't vote but I think you have an
6 idea of what the Board would consider.

7 At that technical review meeting, you know,
8 perhaps a few days before it, you can give David
9 and I a drawing so we have the ability to look at
10 it and also what variances may -- may be
11 required.

12 And also you would have on that drawing the
13 setback to the dwelling on either side.

14 MR. PEREIRAS: We could do that.

15 MR. CHEWCASKIE: Because I believe the
16 Board's concern is that we don't want to have
17 this one building overpowering what exists on
18 either side.

19 MR. PEREIRAS: Um-hum.

20 MR. CHEWCASKIE: And that may be an example
21 for those -- those properties when they come to
22 be developed if they do.

23 MAYOR STACK: And make that a requirement
24 going forward.

25 When an applicant comes before the Board

1 | that all that is part of the application; that
2 | they show the rest of the block and they show
3 | exactly --

4 | CHAIRPERSON CAPIZZI: Um-hum. Um-hum.

5 | MAYOR STACK: So the Board has a general
6 | idea. The Board doesn't have to -- you know, may
7 | not have the knowledge that Manny has and I have
8 | -- that I know most of the blocks in the City.
9 | Not every block but I know most -- what it looks
10 | like.

11 | MR. CHEWCASKIE: It -- it would be good to
12 | add --

13 | MAYOR STACK: Yes.

14 | MR. CHEWCASKIE: -- it's -- it's -- it
15 | would be good to add as an exhibit -- and I know
16 | Mr. Pereiras appears here on a regular basis and
17 | I'm sure he will take that under advisement. We
18 | would have to change the ordinance for what the
19 | submission requirements are.

20 | But certainly I believe Mr. Pereiras will
21 | do that from now on --

22 | MR. PEREIRAS: I will.

23 | MR. CHEWCASKIE: -- so we have --

24 | MAYOR STACK: And if we can get everybody
25 | to do it, not just Manny; get everybody to do it.

1 MR. CHEWCASKIE: I -- I know.

2 CHAIRPERSON CAPIZZI: Um-hum.

3 MR. CHEWCASKIE: But, --

4 MAYOR STACK: Right.

5 MR. CHEWCASKIE: -- you know, we -- we will
6 get that perspective.

7 So I guess based upon what I've heard from
8 the Chairwoman and the Mayor, perhaps we should
9 adjourn this.

10 Can you get us a drawing like within two
11 weeks, --

12 MR. PEREIRAS: I absolutely can.

13 MR. CHEWCASKIE: -- so --

14 MR. PEREIRAS: And -- and I hope the Board
15 understands that I'm going to recommend that my
16 client put himself in an extremely vulnerable
17 position.

18 CHAIRPERSON CAPIZZI: Um-hum.

19 MR. PEREIRAS: Because right now we have an
20 -- a variance free application.

21 When we come back before the Board, we will
22 have variances.

23 CHAIRPERSON CAPIZZI: Um-hum.

24 MR. PEREIRAS: You will have the ammunition
25 to tear -- to knock us down.

1 So I'm actually going to request for my
2 variance (sic) to put himself in the vulnerable
3 position.

4 MAYOR STACK: I understand.

5 CHAIRPERSON CAPIZZI: Um-hum.

6 MR. PEREIRAS: I hope this Board --

7 MR. CHEWCASKIE: And --

8 MR. PEREIRAS: -- treats us well.

9 MAYOR STACK: I understand.

10 MR. CHEWCASKIE: -- and I understand that.

11 And I think that, you know, the record is going
12 to be clear that these revisions are made at the
13 request of certain members of the Board at this
14 time, subject to that technical review meeting.

15 MR. PEREIRAS: Okay.

16 MR. CHEWCASKIE: This case will certainly
17 be on first at the May meeting. And, you know, I
18 think Mr. Spatz will write a new review memo; --

19 MR. SPATZ: Correct.

20 MR. CHEWCASKIE: -- identify what the
21 variances are so the Board is -- is aware of it.

22 You know, as I said, my concern with, you
23 know, any community in Hudson County is always
24 parking. So I'd rather give relief elsewhere to
25 maintain parking. But, again, I don't vote. I

1 | could only advise the Board.

2 | MAYOR STACK: And I appreciate what both of
3 | you are doing and also your client.

4 | CHAIRPERSON CAPIZZI: Um-hum.

5 | MR. CHEWCASKIE: I appreciate that. I
6 | really do.

7 | CHAIRPERSON CAPIZZI: Definitely.

8 | MR. PEREIRAS: We appreciate the Board.
9 | Thank you.

10 | MAYOR STACK: Thank you.

11 | MR. CHEWCASKIE: All right.

12 | So if that's the case, I would recommend
13 | that based upon the procedure that we've just
14 | established, that this application be adjourned
15 | to the May meeting without any further notice.

16 | MAYOR STACK: I'll make --

17 | CHAIRPERSON CAPIZZI: Okay.

18 | MAYOR STACK: -- a motion.

19 | CHAIRPERSON CAPIZZI: Good.

20 | THE SECRETARY: Motion to adjourn this
21 | application for May 25, --

22 | CHAIRPERSON CAPIZZI: Second.

23 | THE SECRETARY: -- 2021, same place, same
24 | location, by Mayor Stack.

25 | MS. MOREJON: Second.

1 THE SECRETARY: Seconded by Miss Capizzi.

2 Roll call on the motion to adjourn this
3 application, no new notice required.

4 Mayor Stack?

5 MAYOR STACK: Yes.

6 THE SECRETARY: Miss Capizzi?

7 CHAIRPERSON CAPIZZI: Yes.

8 THE SECRETARY: Ms. Genao?

9 MS. GENAO: Yes.

10 THE SECRETARY: Miss Fernandez?

11 MS. FERNANDEZ: Yes.

12 THE SECRETARY: Mr. Medina?

13 MR. MEDINA: Yes.

14 THE SECRETARY: Miss Morejon?

15 MS. MOREJON: Yes.

16 MS. DILLON: I'm sorry, I didn't hear.

17 THE SECRETARY: Commissioner Celin
18 Valdivia?

19 MS. MOREJON: Yes.

20 COMMISSIONER VALDIVIA: Yes.

21 MS. MOREJON: Yes.

22 MS. DILLON: Yes? I'm sorry, the fan in
23 the --

24 THE SECRETARY: Mr. Velazquez?

25 VICE CHAIRPERSON VELAZQUEZ: Yes.

1 THE SECRETARY: Mr. Oseguera?

2 MR. OSEGUERA: Yes.

3 THE SECRETARY: Nine in favor.

4 Motion carries.

5 MR. CHEWCASKIE: And, Manny and Bianca, if
6 you would like, I could set up a Zoom conference
7 with David, if it makes it easier. It certainly
8 makes it easier for me and probably --

9 MR. SPATZ: Yeah, I'm fine with that.

10 MR. CHEWCASKIE: -- David is that we can
11 get together without have to worry about a
12 location.

13 MS. PEREIRAS: That would be great.

14 MR. SPATZ: Right.

15 MS. PEREIRAS: Thank you.

16 MR. PEREIRAS: Appreciate that.

17 MR. SPATZ: Right.

18 MR. PEREIRAS: Thank you.

19 CHAIRPERSON CAPIZZI: That's good.

20 MS. PEREIRAS: Thank you.

21 MR. SPATZ: That way you could mark up the
22 plans on --

23 MR. PEREIRAS: Yes.

24 MS. PEREIRAS: Perfect.

25 MR. SPATZ: -- the screen as we talk and we

1 can --

2 MS. PEREIRAS: That should work well.

3 MR. SPATZ: -- and we could work on that.

4 MR. PEREIRAS: Great.

5 MR. SPATZ: Absolutely.

6 MAYOR STACK: And, sincerely, thank you
7 very much.

8 CHAIRPERSON CAPIZZI: Yes, thank you.

9 MS. PEREIRAS: Thank you, Mayor.

10 Thank you, Mayor.

11 MAYOR STACK: Thank you.

12 CHAIRPERSON CAPIZZI: Thank you.

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

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1 **519 15th Street, LLC - 519 15th Street:**

2

3 THE SECRETARY: Next application on
4 tonight's agenda 519 15th Street, LLC.

5 Miss Pereiras, please?

6 MS. PEREIRAS: Again, Bianca Pereiras, on
7 behalf of the applicant.

8 This is actually the same applicant from
9 our last application for property located at 519
10 15th Street, also known as Lot 10 and Block 72.
11 We are located in the R low density residential
12 zone. And the applicant is proposing a new three
13 family home.

14 We had presented prior but similar to the
15 last application, we will begin our presentation
16 again with our architect, Mr. Manuel Pereiras.

17 MR. PEREIRAS: Board members, quite
18 frankly, I think everything that we said on the
19 last one applies to this one.

20 MS. DILLON: Acknowledge you're under oath
21 please.

22 MAYOR STACK: I was -- I was going to say
23 that but I didn't want to jump the gun if this --

24 MR. PEREIRAS: Yeah.

25 MAYOR STACK: Yeah.

1 MR. PEREIRAS: Manny Pereiras.

2 I am -- I recognize I am still under oath.

3 There are some differences. And -- and
4 maybe we could discuss them very briefly right
5 now.

6 If you look at the photographs, I mean we
7 have --

8 I was going to say Holy Rosary. I forgot
9 the name.

10 -- the -- we have zero setback along most
11 of the street. So our building's actually more
12 -- more in compliance than -- than in the
13 previous application.

14 But I think that maybe we should take the
15 same approach with this one, as we did with the
16 previous application.

17 Mayor, what do you think?

18 Or would you like me to --

19 MR. CHEWCASKIE: Well, --

20 MR. PEREIRAS: -- present everything?

21 MR. CHEWCASKIE: -- why don't you tell us,
22 if you know, give us a ballpark of what's on
23 either side --

24 MAYOR STACK: Right.

25 MR. CHEWCASKIE: -- and the setback, if --

1 MAYOR STACK: Yeah.

2 MR. CHEWCASKIE: -- if you know.

3 MR. PEREIRAS: I'd be happy to.

4 Again, we comply with everything, ten foot,
5 two foot, --

6 MR. CHEWCASKIE: Right.

7 MR. PEREIRAS: -- three foot, five foot in
8 the rear.

9 What's next door on these, if you look at
10 the house, we have a zero setback along the east
11 and we have it protruding a lot further on the --
12 on the west.

13 So our building is set back from both
14 properties pretty significantly. Maybe about
15 five feet or six feet further back than the other
16 properties.

17 So, we're set back. We don't have the same
18 issue as we did on the other property. And this
19 building, the existing building, had a porch that
20 was right on the property line. It went up two
21 stories. We're, basically, removing that and
22 setting that back.

23 I'll -- I'll go through the application,
24 just so we have a --

25 MAYOR STACK: Yeah, that would --

1 MR. PEREIRAS: -- good understanding.

2 MAYOR STACK: -- be good.

3 MR. PEREIRAS: Okay.

4 So we have a compliant lot of 25 by 100.

5 We have compliant lot size of 2,500 square
6 feet.

7 We have a compliance as far as maximum
8 building coverage. We're at 67 percent; 85 is
9 permitted.

10 We have 98 percent impervious -- impervious
11 coverage; whereas, a hundred percent is
12 permitted. So, we're in compliance there.

13 We're setting the building back. We're
14 creating that landscaping buffer we have that's
15 flanking both sides, both the -- the vehicle
16 parking and the residential parking.

17 MAYOR STACK: How -- how far would the
18 setback be? The front yard setback, Manny? What
19 did you --

20 MR. PEREIRAS: Ten feet.

21 MAYOR STACK: Ten.

22 MR. PEREIRAS: Yeah. We're matching the
23 ordinance.

24 CHAIRPERSON CAPIZZI: Are you matching the
25 other buildings?

1 MR. PEREIRAS: No we're further back than
2 the other buildings.

3 MAYOR STACK: That --

4 MR. PEREIRAS: So if --

5 MAYOR STACK: -- that --

6 MR. PEREIRAS: -- we were to match the
7 building --

8 Which, by the way, our ordinance allows
9 that.

10 We could bring our building up to match the
11 adjacent structures, which I think is actually
12 perfectly fine; and from a -- from a planning
13 standpoint I welcome that.

14 We just wanted to be very conservative with
15 this Board. We didn't want to have any
16 variances.

17 But, again, I actually think it's a better
18 application to bring it forward.

19 MAYOR STACK: So do I. On this case I do,
20 too. On this case I do, too. And I'm glad you
21 think that way.

22 I -- I think it would be good to keep it
23 with the rest of the properties on 15th and maybe
24 give some more in the rear -- in the rear.

25 MR. PEREIRAS: Exactly.

1 MAYOR STACK: Yeah.

2 MR. PEREIRAS: Exactly.

3 That's beautiful. I --

4 MAYOR STACK: Yeah.

5 MR. PEREIRAS: It's music to my ears.

6 MAYOR STACK: My -- my biggest concern --

7 Manny, my biggest concern -- and I think

8 it's probably every member on the Board here

9 without question -- is fires.

10 Being Union City is so densely populated,

11 you want to be able to get somebody -- you want

12 to be able to get firemen down to do rescue first

13 and then fight the fire.

14 I -- I think in this case --

15 CHAIRPERSON CAPIZZI: Um-hum. Right.

16 MAYOR STACK: -- it would be better, --

17 unless any Board member disagrees or David or

18 Brian disagree with this, but I think it's better

19 to keep it where it is right now with that the

20 rest of that block.

21 MR. PEREIRAS: Um-hum.

22 MR. CHEWCASKIE: Got it.

23 CHAIRPERSON CAPIZZI: Right.

24 MR. CHEWCASKIE: Got it.

25 MAYOR STACK: It's -- it's -- it's

1 another --

2 MR. CHEWCASKIE: So it's this one here.

3 MAYOR STACK: -- block that's a very nice
4 block. It would look better that way than
5 setting it back.

6 MR. CHEWCASKIE: Because everything's
7 like --

8 MR. PEREIRAS: I agree a hundred percent.

9 MR. CHEWCASKIE: -- right on the front.

10 CHAIRPERSON CAPIZZI: Yeah.

11 MAYOR STACK: There's cases in Union City
12 where I see stuff after it's approved and it's
13 set back and it shouldn't be set back.

14 MS. PEREIRAS: Um-hum.

15 MAYOR STACK: And then I see stuff come
16 forward that shouldn't be forward, so --

17 MR. PEREIRAS: I do. But there hasn't been
18 room for that dialogue in the past.

19 MAYOR STACK: Right. No, --

20 MR. PEREIRAS: So, I -- I welcome it --

21 MAYOR STACK: -- we'll make sure going
22 forward that's there.

23 MR. PEREIRAS: We're great.

24 MAYOR STACK: You have my word.

25 MR. PEREIRAS: Excellent.

1 MAYOR STACK: So why don't you run through
2 it.

3 I'm sorry.

4 Run -- run through it.

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

6 MAYOR STACK: And then on the -- on the
7 side yards, Manny, what are the side yards?
8 Three and two?

9 MR. PEREIRAS: It's three and two.

10 MAYOR STACK: Okay.

11 MR. PEREIRAS: We actually provide three
12 foot one. From a construction standpoint we want
13 to add that extra inch. So we pro-- we're
14 providing three foot one and two.

15 MAYOR STACK: Okay.

16 MR. PEREIRAS: Okay?

17 Three foot one is the window side, which is
18 towards the west. And three foot -- and two feet
19 is the blind side of the building to the --

20 MAYOR STACK: Would -- would you consider,
21 in something like this, where -- when you do --

22 I just want to -- let me just -- before I
23 ask you to do this, I just want to look at
24 something.

25 So, similar to what you did -- similar to

1 | what you did on the other one, where you put the
2 | garage entrance there and then maybe set the
3 | building back a little bit, --

4 | MR. PEREIRAS: Yes.

5 | MAYOR STACK: -- so it's not so imposing on
6 | the street level.

7 | MR. PEREIRAS: Yup.

8 | MAYOR STACK: You know what I'm saying,
9 | Brian?

10 | Where you would set back the first floor,
11 | so it's not so imposing.

12 | MR. PEREIRAS: Yup.

13 | MR. CHEWCASKIE: No, when -- when I looked
14 | at this site, Mayor, it looks a little different
15 | than the previous one that we looked at.

16 | You have the school. You have the other
17 | properties that seem to be right on the line.
18 | And I think, you know, you could actually look at
19 | that to get an idea where the building should
20 | step back. You know, maybe -- maybe pull it a
21 | little forward; create a better rear yard.

22 | And then, you know, it looks as though the
23 | school's about 30 feet high at that level.

24 | MAYOR STACK: Right.

25 | MR. CHEWCASKIE: Maybe you -- you step back

1 the -- the fourth floor.

2 You know, I'm just --

3 MAYOR STACK: What you --

4 MR. CHEWCASKIE: -- throwing it out.

5 I am -- I -- I had asked the Chairwoman,
6 because I'm not familiar with this particular
7 property.

8 MAYOR STACK: Sure.

9 And -- and, Manny, would it make more sense
10 to put the stairway on the inside, than the
11 stairway on the outside?

12 MR. PEREIRAS: So, --

13 MAYOR STACK: I always look at it as a
14 safety purpose. Being that it's so high up, the
15 stairway going on the inside of the property, as
16 opposed to being on the outside. With the snow
17 and the elements and everything else.

18 MR. PEREIRAS: So in every application you
19 see here, I have the stair on the inside of the
20 property.

21 MAYOR STACK: On the inside. Okay.

22 MR. PEREIRAS: Yeah.

23 Every single application I have today has
24 the stair on the inside. That's always where I
25 prefer. And I prefer that for multitude of

1 reasons.

2 It's actually --

3 MAYOR STACK: On this one here the stairway
4 is on the outside I see it.

5 MR. PEREIRAS: No. The stairwell's --

6 MAYOR STACK: No?

7 MR. PEREIRAS: -- in the inside, Mayor.

8 The -- the -- you have the building
9 footprint and the stairwell is within.

10 MAYOR STACK: Okay.

11 MR. PEREIRAS: Not sure -- not sure what
12 you're looking at.

13 MR. CHEWCASKIE: So, you know, may-- maybe
14 to move this along, I guess from what I'm hearing
15 is that the building would be moved forward. The
16 -- the rear yard would be increased.

17 MR. PEREIRAS: Yes.

18 MR. CHEWCASKIE: And that you would step
19 back at the upper levels, be -- you know, where
20 the height of the adjacent buildings would be.

21 And we could do the same thing -- you know,
22 we'll do all these at once --

23 CHAIRPERSON CAPIZZI: Um-hum.

24 MR. CHEWCASKIE: -- with that technical
25 review.

1 MR. PEREIRAS: And -- and understand that
2 we're going to trigger a little bit of a parking
3 variance just by doing that.

4 And let me explain why because it sounds a
5 little counterintuitive.

6 The stairwell, that vertical element, is
7 going to be the same vertical element going all
8 the way up and down.

9 MR. CHEWCASKIE: I -- yeah, I -- I get it.

10 MR. PEREIRAS: So if I set back the top,
11 I'm also setting back the stair on the lower
12 level.

13 MR. CHEWCASKIE: Got it.

14 MR. PEREIRAS: So I'm going to lose that
15 parking space.

16 MR. CHEWCASKIE: I understand.

17 MR. PEREIRAS: Okay.

18 MR. CHEWCASKIE: So you would be -- go from
19 six to five?

20 MR. PEREIRAS: Correct.

21 MR. CHEWCASKIE: Got it.

22 MAYOR STACK: Manny, on the application
23 that I have, --

24 Can you just step forward for a minute?

25 Just take a look at this for me.

1 This is what has me a little bit confused
2 here.

3 I show the stairway here.

4 MR. PEREIRAS: So, -- okay. So, there was
5 an original application when where we had it
6 outside.

7 MAYOR STACK: Okay. I just want to make
8 sure --

9 MR. PEREIRAS: And the Board actually --

10 MR. CHEWCASKIE: And then there was a
11 revised application.

12 MAYOR STACK: I want to make sure I'm not
13 losing my mind here.

14 Okay.

15 CHAIRPERSON CAPIZZI: Okay.

16 MR. PEREIRAS: So -- so there was a -- a
17 revision to that.

18 MAYOR STACK: Can I see the revision?

19 CHAIRPERSON CAPIZZI: Yeah.

20 Give him this one.

21 MR. CHEWCASKIE: Oh, I'm sorry.

22 MAYOR STACK: That's why I'm asking all
23 those questions about the outside --

24 MS. PEREIRAS: The original shows the
25 stairs --

1 MR. CHEWCASKIE: Mayor, I'm sorry.

2 MAYOR STACK: -- stairway.

3 MS. PEREIRAS: -- outside.

4 MR. PEREIRAS: Yeah.

5 MAYOR STACK: Thank you very much.

6 MR. PEREIRAS: We had a very modern

7 building with a couple of like very boxy --

8 MAYOR STACK: Right. Right.

9 MR. PEREIRAS: -- and the Board asked us to

10 be less boxy, so we came up --

11 MAYOR STACK: Okay.

12 MR. PEREIRAS: -- with this design.

13 MAYOR STACK: Okay.

14 I see it. Okay.

15 This would be another one. Maybe with the

16 windows, coming back with something where it

17 matches more of a house than a building.

18 CHAIRPERSON CAPIZZI: Um-hum. Yes.

19 MR. PEREIRAS: Yeah.

20 MAYOR STACK: Yeah.

21 CHAIRPERSON CAPIZZI: Yes.

22 MR. PEREIRAS: Oh, no, that's --

23 CHAIRPERSON CAPIZZI: Yes.

24 MR. PEREIRAS: No. He already has it.

25 MAYOR STACK: Yeah, I have a different set

1 of plans.

2 CHAIRPERSON CAPIZZI: Because it looks like
3 an apartment building.

4 MAYOR STACK: Yeah.

5 Make -- rather than make it look like an
6 apartment building, make it more look like a
7 home.

8 Like you would say bay windows --

9 MR. PEREIRAS: Absolutely.

10 MAYOR STACK: -- and --

11 MR. PEREIRAS: And -- and what I originally
12 had prepared before this Board today was
13 different iterations of what a four story/three
14 family could look like.

15 And what I did is I did multiple designs of
16 different features that we could do that fit very
17 well into Union City.

18 CHAIRPERSON CAPIZZI: But does it fit on
19 that block?

20 MR. PEREIRAS: What was that?

21 CHAIRPERSON CAPIZZI: Does it fit on that
22 block?

23 That looks like an apartment building.

24 MR. PEREIRAS: I think so. I think that
25 there's different iterations of different things

1 | that are -- that make sense of this. And I think
2 | based on the comments that we spoke about today,
3 | I -- I -- we could definitely design something
4 | that would fit perfectly.

5 | CHAIRPERSON CAPIZZI: Look like a house.

6 | MAYOR STACK: And --

7 | MR. PEREIRAS: Yup.

8 | MAYOR STACK: -- and it would be a brick
9 | façade.

10 | Right?

11 | MR. PEREIRAS: I like having brick facades.

12 | And, yes, --

13 | MAYOR STACK: Okay. All right.

14 | MR. PEREIRAS: -- I -- I --

15 | MAYOR STACK: Good.

16 | MR. PEREIRAS: -- I know you do as well.

17 | MAYOR STACK: Good.

18 | MR. PEREIRAS: So with that said, I request

19 | an --

20 | CHAIRPERSON CAPIZZI: Um-hum.

21 | MAYOR STACK: Yeah. I think that --

22 | MR. CHEWCASKIE: So, --

23 | MAYOR STACK: -- would be good to come
24 | back.

25 | MR. CHEWCASKIE: -- so, this -- this will

1 be --

2 Carlos, what's the May meeting date?

3 THE SECRETARY: Huh?

4 MR. SPATZ: It's the 25th.

5 MAYOR STACK: The May meeting date?

6 MR. CHEWCASKIE: The May meeting?

7 THE SECRETARY: May 25th.

8 MAYOR STACK: What is it?

9 MR. CHEWCASKIE: Twenty-fifth.

10 CHAIRPERSON CAPIZZI: Twenty-fifth.

11 Twenty-five.

12 THE SECRETARY: Twenty-five.

13 MAYOR STACK: Okay.

14 MR. CHEWCASKIE: Okay.

15 So, I guess it would be appropriate to
16 adjourn this case to May 25th, no further notice
17 required for the -- subject to that technical
18 review meeting we just discussed.

19 MAYOR STACK: I'll make a motion.

20 THE SECRETARY: Motion by Mayor Stack to
21 adjourn this application for May 25.

22 MS. MOREJON: Second.

23 VICE CHAIRPERSON VELAZQUEZ: Second.

24 MS. MOREJON: (Indiscernible) -- second.

25 THE SECRETARY: Seconded by?

1 MS. MOREJON: Second.

2 THE SECRETARY: Miss Morejon.

3 Roll call on the motion to adjourn this

4 application, no new notice required.

5 Mayor Stack?

6 MAYOR STACK: Yes.

7 THE SECRETARY: Miss Capizzi?

8 CHAIRPERSON CAPIZZI: Yes.

9 THE SECRETARY: Miss Genao?

10 MS. GENAO: Yes.

11 THE SECRETARY: Miss Fernandez?

12 MS. FERNANDEZ: Yes.

13 THE SECRETARY: Mr. Medina?

14 MR. MEDINA: Yes.

15 THE SECRETARY: Miss Morejon?

16 MS. MOREJON: Yes.

17 THE SECRETARY: Commissioner Valdivia?

18 COMMISSIONER VALDIVIA: Yes.

19 THE SECRETARY: Mr. Velazquez?

20 VICE CHAIRPERSON VELAZQUEZ: Yes.

21 THE SECRETARY: Mr. Oseguera?

22 MR. OSEGUERA: Yes.

23 THE SECRETARY: Nine in favor.

24 Motion carries.

25 MS. PEREIRAS: Thank you.

1 MAYOR STACK: If we could also just make
2 sure that there's lighting on the sides of the
3 house that stay lit.

4 MS. PEREIRAS: Absolutely.

5 MAYOR STACK: So when the Police Department
6 are driving around, Bianca, that the Police
7 Department can see down the alley and have a
8 clear shot of the alley. That's one thing we try
9 to be pretty big on in the City.

10 And some landscaping. Even if we could get
11 a rear tree in the rear yard. Some type of
12 landscaping.

13 I mean 15th Street was done. Just that
14 your client -- on 16th Street, --

15 MS. PEREIRAS: Um-hum.

16 MAYOR STACK: -- your client would be able
17 to infrared the street because we haven't done
18 it. I'm planning to do that street next year, --

19 MS. PEREIRAS: Okay.

20 MAYOR STACK: -- I'm hoping -- sometime in
21 the summer of next year.

22 He would infrared 16th; 15th would be a mill
23 and pave because the street is within ten years
24 that we just did the street. And the sidewalk
25 would be replaced the same as it is.

1 MS. PEREIRAS: Happy to do that.

2 MAYOR STACK: You'd have to move a -- a
3 light outside. We'd help you coordinate with
4 PSE&G.

5 MS. PEREIRAS: I think that's great.

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1 **309 10th Street, LLC - 309 10th Street:**

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3 MS. PEREIRAS: And if I may, before we call
4 the next application on the agenda?

5 At the last meeting, we had an application
6 for 309 10th Street. It was also for a three
7 family. In the middle of a similar dialogue,
8 like the one we're having today, a motion was
9 made to deny the application. And I did submit a
10 letter of reconsideration for the Board's review
11 this evening.

12 I'm hoping -- and considering that it's
13 such a similar application, -- it also is the
14 same applicant -- that we could hopefully
15 withdraw that denial and maybe put that before
16 that technical review meeting as well.

17 MR. CHEWCASKIE: I was --

18 MAYOR STACK: Are you familiar with this,
19 Brian?

20 MR. CHEWCASKIE: Yes.

21 MAYOR STACK: Okay.

22 MR. CHEWCASKIE: I was going to raise that
23 later at the time that the Resolutions would come
24 up.

25 MS. PEREIRAS: Okay.

1 MR. CHEWCASKIE: I was going to recommend
2 that the Resolution not be adopted --

3 MS. PEREIRAS: Thank you.

4 CHAIRPERSON CAPIZZI: Um-hum.

5 MR. CHEWCASKIE: -- and that we reconsider
6 at the May meeting.

7 If that's the case, if it's similar to what
8 we just --

9 MAYOR STACK: Right.

10 MR. CHEWCASKIE: -- discussed, let's try to
11 deal with the technical review.

12 There is recent case law on
13 reconsideration. It has to be dealt with before
14 the adoption of a resolution.

15 MS. PEREIRAS: Right.

16 MR. CHEWCASKIE: It is within the Board's
17 powers to con-- reconsider its decisions. And I
18 would suggest at the time when we get to
19 Resolutions, I'm going to recommend that it be
20 referred to the technical review committee that
21 we just discussed.

22 MS. PEREIRAS: Thank you Mr. Chewcaskie.

23 MR. CHEWCASKIE: So, at that point in time,
24 when we reach that on the agenda, that's what I
25 will suggest to the Board.

1 MS. PEREIRAS: I appreciate that.

2 Thank you.

3 Thank you.

4

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

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1 **Michael Szczesny - 912 Palisade Avenue:**

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3 THE SECRETARY: The next application on
4 tonight's agenda, 912 Palisade Avenue.

5 Ms. Pereiras, please?

6 MS. PEREIRAS: Bianca Pereiras on behalf of
7 Michael Szczesny for property located at 912
8 Palisade Avenue, also known as Lot 33 in Block
9 186.

10 This property is currently located in the R
11 low density residential zone, as well as in the
12 PPOD or the Palisades Preservation Overlay
13 District.

14 The application before the Board this
15 evening is to construct a new three family home
16 for the applicant who is here this -- today.

17 He's actually a very proud resident of
18 Union City and looking forward to -- if the Board
19 approves his application, actually moving into
20 this home.

21 We have two experts to testify before the
22 Board this evening.

23 I'd like to begin the presentation with our
24 architect, Mr. Manuel Pereiras.

25 MR. PEREIRAS: Manny Pereiras.

1 I recognize I am still under oath.

2 MS. DILLON: Thank you.

3 MS. PEREIRAS: Mr. Pereiras, are you
4 familiar with the property at 912 Palisade
5 Avenue?

6 MR. PEREIRAS: I am.

7 MS. PEREIRAS: And did you prepare the
8 drawings that are before the Board this evening?

9 MR. PEREIRAS: I did.

10 MS. PEREIRAS: And would you kindly
11 describe the project for the Board?

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

13 This has become one of my favorite
14 projects. I think it's going to be beautiful.
15 It's beautifully situated. Unbelievable
16 property. Unb-- amazing views, of course. Great
17 location in Union City. Next to the Union City
18 pool.

19 I think this could become a very special
20 project for Union City as a whole and a very
21 gorgeous building. First and foremost we have a
22 great site that we're working with.

23 It's not 25 foot wide; it's 30 feet wide.

24 It's not a hundred feet deep; it's a
25 hundred and sixty feet deep.

1 So that gives us a lot of liberties of what
2 we could do.

3 Also important to understand is that
4 there's an easement between this property and the
5 adjacent property for parking in the rear, which
6 opens up a really huge opportunity for us because
7 we're going to have wonderful parking in this --
8 in this building.

9 What I'm going to propose to you is six
10 true parking spaces where there are individual
11 spots that are easy to maneuver in this project,
12 which is unheard of in three families in general.
13 And it's all isolated through one preexisting
14 curb cut, so we're not even introducing a new cut
15 in Union City. This is something that's existing
16 and it's there, that we live with and we
17 understand.

18 So, just to talk a little bit about the
19 site.

20 We have a -- instead of a ten foot setback,
21 this is one of those cases where I thought it was
22 very important to set this building back as much
23 as possible. And even though we had the right to
24 bring it to ten feet, I thought it was important
25 to match the existing and the adjacent house,

1 particularly because you have the pool there and
2 I wanted clear visibility for children coming in
3 and out of the driveway.

4 So we made it a point to set this building
5 back and line it up with the existing house at 14
6 feet four inches.

7 We also had the ability to do that because
8 it was a big lot and we always -- and we were --
9 and we could do that.

10 We have a side yard setback of two feet on
11 one side. And then what we did is we have a side
12 yard setback on the other side of ten feet. That
13 allows for that parking -- driveway easement that
14 we have and it creates a good boundary between
15 that building. And creates that driveway the
16 entire length where all the cars come in.

17 Having that ten foot setback we have an
18 opportunity of a lot of landscaping along the
19 front. So 14 foot four, plus the entire width of
20 the front of the house, we show landscaping and a
21 nice, paved area leading into it, which I think
22 is a beautiful addition as you're walking toward
23 the park, to see it through the -- to the pool,
24 you see that.

25 The rear yard setback, we are over 40 feet

1 of rear yard. Of course that is part of the
2 steep slope. We have an expert to talk about the
3 steep slope in case the Board has any questions
4 of that. But we're well away from the steep
5 slope. We're actually further back than the
6 adjacent house.

7 The adjacent house goes a little bit
8 further. And the house along the other end, goes
9 a little bit further, too.

10 So, we're --

11 MAYOR STACK: The -- the house that goes
12 further back right now, Manny, would be 910?

13 MR. PEREIRAS: 910.

14 MAYOR STACK: 9-- the house that's vacant
15 right now?

16 MR. PEREIRAS: The -- the vacant house;
17 correct.

18 So 910 is further back than what we have
19 right now. We're setting that building back from
20 there.

21 And in the back of the house we have some
22 balconies there as well, so the actual building
23 is set back even further.

24 Let me walk you now to the ground floor.

25 On this ground floor you could see how this

1 parking actually works. We have the driveway and
2 we created parking from the side as this -- they
3 were -- think of them as original garages along
4 the side of the building.

5 Now, we only have a ten foot four inch
6 driveway. That's very narrow for -- as a drive.
7 So it's hard to get cars to turn.

8 So the way we compensated for that is that
9 we really oversized the parking spaces by a lot.

10 Nine feet is required; we made them 12 feet
11 wide. So you have 12 feet wide by the entire
12 length of the house so that you could really
13 maneuver your car. So any car has that space to
14 maneuver.

15 And, think about this, each space is 12
16 feet wide; the car only fits in a small portion
17 within that, so you have, in order to maneuver,
18 your 12 feet plus your neighbor, plus your
19 neighbor. So it's really easy to kind of get in
20 and out in this situation for cars.

21 So what we did is we're providing six
22 parking spaces for this three family house, fully
23 in compliance, and maneuverability coming in and
24 out.

25 We have an elevator in this project, so

1 | that even if you're on the top floor, you're
2 | easily accessible. You could be old. You could
3 | have mobility issues. You could have a family.
4 | It's comfortable. You have an elevator in this
5 | building that can take you out, which, by the
6 | way, is a huge problem in Union City.

7 | We have mobil-- people with mobility issues
8 | can't live in these new houses unless there's an
9 | elevator. So, this kind of addresses that issue.
10 | It opens up for the community significantly.

11 | Our main stairwell in one corner and our
12 | second stairwell over here where I'm pointing.

13 | We have entrance to the lobby from the side
14 | yard. We have entrance to the lobby from the
15 | front, with our mailboxes along the front there.

16 | If you go upstairs what we did is, since we
17 | had so much of a ten foot setback, we did some
18 | nice projections on the side of the house, so
19 | you're not looking at a flat long wall.

20 | So much in Union City -- so many projects,
21 | you see this long flat wall. What we did is we
22 | stepped it out in multiple locations to add some
23 | added interest.

24 | So now you have a ten foot space, you could
25 | actually see that -- as you're driving south on

1 Palisade Avenue, you'll see that and you're not
2 looking and staring at an ugly blank wall.
3 You're seeing this elements of interest there.
4 So we were able to do that along the sides.

5 And what you have -- you come out of the
6 elevator, you enter into a small vestibule, you
7 turn and you have your living room, dining room,
8 kitchen. It's an open concept, so it's one big
9 workspace. And then you have a three bedroom
10 apartment.

11 Two bedrooms, the common bathroom; and then
12 the master suite along the back that has its
13 walk-in closet. And off that master bedroom, you
14 have a beautiful balcony that has -- you can
15 enjoy the views of New York City along there.

16 It is the same plan on the floors above.

17 On the top level we have a roof deck so
18 that you could enjoy New York City off of that
19 roof deck.

20 We have some landscaping that we're
21 introducing on the top, particularly to screen
22 between the neighbors, so that the neighbors have
23 no issues with -- so that there is some type of
24 screening element with them and the neighbors
25 next door.

1 And then let's move towards our façade.

2 What we did and what we tried to copy here

3 -- and I'll show the rendering --

4 MR. CHEWCASKIE: All right, Man--

5 MR. PEREIRAS: -- we -- I wanted a

6 traditional --

7 MR. CHEWCASKIE: Manny, let me --

8 MR PEREIRAS: -- red brick --

9 MR. CHEWCASKIE: -- let me stop you

10 there --

11 MR. PEREIRAS: Yes.

12 MR. CHEWCASKIE: -- so -- just so that we

13 can have the record clear.

14 A-1 will be your set of drawings, which I
15 have as 10/28/20, which consists of five sheets.

16 And then A-2 will be the rendering.

17 Is there a date on that rendering, Manny?

18 MR. PEREIRAS: There is not.

19 I will mark the back of the rendering with
20 today's date, 4/27/21.

21 MR. CHEWCASKIE: Got it.

22 MR. PEREIRAS: And I marked it A-2 in a
23 circle for the record.

24

25 (Whereupon, Site Plan, dated 10/28/20, (5)

1 | sheets, was received and marked as Exhibit A-1.)

2 |

3 | (Whereupon, Color Rendering, was received
4 | and marked as Exhibit A-2.)

5 |

6 | MR. CHEWCASKIE: All right.

7 | And why don't you tell us about that
8 | rendering then?

9 | MR. PEREIRAS: Be happy to.

10 | As you could see here, you see the façade
11 | along the -- the northern façade where it has
12 | those elements, where it comes out and has that
13 | added interest. And what I did is a very
14 | traditional kind of façade.

15 | I feel that Palisade is -- has a -- a
16 | history of these brick buildings with nice
17 | ornamentation on it. Beautiful ornamentation
18 | around the windows; a nice cornice. And I just
19 | wanted to kind of copy that concept and bring it
20 | down the block and I think we could potentially
21 | bring that down; 910 is going to need development
22 | sometime soon. And -- and just kind of add to
23 | the continuity of Palisade Avenue with that
24 | element.

25 | I think it's beautiful. Again, we're

1 willing to work with the City however the City
2 wants and change this however the City needs.

3 MAYOR STACK: Manny, how much higher is
4 this building than -- than 916 would be?

5 The building --

6 MR. PEREIRAS: It -- it's actually --

7 MAYOR STACK: -- the building to your --

8 MR. PEREIRAS: -- not much --

9 MAYOR STACK: -- to your right.

10 MR. PEREIRAS: -- higher at all.

11 MAYOR STACK: Same, right?

12 MR. PEREIRAS: 96 -- I -- I would guess
13 that to the peak of 916, you're probably right
14 around 45 feet.

15 MAYOR STACK: I think, too.

16 MR. PEREIRAS: But I'm guessing. I'm --

17 MAYOR STACK: No, I think --

18 MR. PEREIRAS: -- I haven't measured it.

19 MAYOR STACK: I think -- I think you're
20 correct on that.

21 CHAIRPERSON CAPIZZI: Um-hum.

22 MR. PEREIRAS: Yeah.

23 MAYOR STACK: Okay.

24 CHAIRPERSON CAPIZZI: So there's a house
25 between the pool and this --

1 MR. PEREIRAS: Yes, there is.

2 CHAIRPERSON CAPIZZI: -- this --

3 MR. PEREIRAS: That would be 910.

4 CHAIRPERSON CAPIZZI: There's a -- that
5 house?

6 MAYOR STACK: It's a vacant --

7 MR. PEREIRAS: It's vacant --

8 MAYOR STACK: -- it's a vacant home.

9 MR. PEREIRAS: -- right now.

10 MAYOR STACK: Yeah, it's a vacant home.

11 CHAIRPERSON CAPIZZI: That place. Right.

12 Right. Yes.

13 MAYOR STACK: Yeah.

14 MR. PEREIRAS: And -- and we have a great
15 opportunity where that person has recently hired
16 us. We'll be coming for an application on
17 this --

18 MAYOR STACK: I was just going to ask if
19 your client's going to buy that house also as
20 part of the package here.

21 MR. PEREIRAS: There -- there's a separate
22 application for that, yeah.

23 MAYOR STACK: I'm only joking around.

24 VICE CHAIRPERSON VELAZQUEZ: Manny, let me
25 ask you a quick question.

1 MR. PEREIRAS: Sure.

2 VICE CHAIRPERSON VELAZQUEZ: That's going
3 to be sharing parking with 916?

4 MR. PEREIRAS: So it doesn't share parking.
5 What it shares is the driveway entrance.

6 So 916 uses that same drive to get in and
7 out and they'll continue sharing that.

8 MAYOR STACK: And you -- and you have --
9 you have that in writing and you have an easement
10 on that and everything?

11 MS. PEREIRAS: We do.

12 MR. PEREIRAS: There's an existing
13 easement.

14 MAYOR STACK: I'll tell you why.

15 I just had a problem on 45th and -- between
16 45th and 46th on Kennedy. In fact, I asked the
17 City attorneys to get involved.

18 You had two doctors. Most of those are
19 doctors.

20 MS. PEREIRAS: Um-hum.

21 MR. PEREIRAS: Um-hum.

22 MAYOR STACK: Remember those old houses up
23 there; they're mostly doctors and stuff.

24 And now a woman bought the house next door
25 and she put a fence up.

1 CHAIRPERSON CAPIZZI: Mmm.

2 MAYOR STACK: I just want to make sure we
3 never face that issue here.

4 MS. PEREIRAS: No, we reviewed this --

5 MR. CHEWCASKIE: No.

6 MS. PEREIRAS: -- at length.

7 MR. CHEWCASKIE: So, --

8 MAYOR STACK: I just want to make sure of
9 that.

10 MS. PEREIRAS: It's perfectly fine.

11 MAYOR STACK: Okay, good.

12 MS. PEREIRAS: Yeah.

13 MR. CHEWCASKIE: So, --

14 MAYOR STACK: Good.

15 MR. CHEWCASKIE: -- what I -- what I will
16 suggest is that if the Board approves the
17 application, one of the conditions is that you
18 provide the easement for review and approval by
19 the Board Attorney.

20 MS. PEREIRAS: Not a problem.

21 MAYOR STACK: Manny, have you done any of
22 the utility cuts here?

23 MR. PEREIRAS: No, not yet.

24 MAYOR STACK: Okay. That -- that would be
25 -- if the Board is inclined to approve the

1 project, it would be important to do that
2 immediately. Because Palisade Avenue, you know
3 the sidewalk is new, --

4 MR. PEREIRAS: Um-hum.

5 MAYOR STACK: -- so that would have to be
6 replaced in-kind.

7 And rather than cost your client additional
8 money, I -- I -- on this case, being that we're
9 going to pave the street, just infrared it.
10 Infrared it while you get it done and we'll take
11 care -- there won't be a bond or anything issued
12 on this. We'll pave the street.

13 But I just want to make sure that it's done
14 sooner, rather than later, just for settlement
15 purposes.

16 MR. PEREIRAS: Um-hum.

17 MAYOR STACK: So I can go in there; we can
18 get the street paved.

19 MS. PEREIRAS: Great.

20 MR. PEREIRAS: Sounds wonderful.

21 MAYOR STACK: All right?

22 MR. PEREIRAS: We'll coordinate with --

23 MAYOR STACK: Does the Board -- any Board
24 member have any questions or any recommendations
25 or --

1 CHAIRPERSON CAPIZZI: Nope.

2 MAYOR STACK: Brian, you have anything that
3 you see on this?

4 MR. CHEWCASKIE: I'm only concerned about
5 the easement because those come up to bite you.
6 So, --

7 MS. PEREIRAS: Um-hum.

8 MR. PEREIRAS: Um-hum.

9 MR. CHEWCASKIE: -- if you could provide
10 us --

11 MAYOR STACK: Glad I brought that up.

12 MR. CHEWCASKIE: -- a copy.

13 MAYOR STACK: Yeah, I brought that up.

14 MS. PEREIRAS: I'm happy to provide a copy.

15 MR. CHEWCASKIE: That would be great.

16 MS. PEREIRAS: Um-hum.

17 MAYOR STACK: And lighting on the sides?
18 And any type of --

19 MR. PEREIRAS: Happy to comply.

20 MAYOR STACK: -- landscaping in the rear?

21 MR. PEREIRAS: So, yes, we have the
22 opportunity for landscaping in the rear.

23 So, we're -- this entire area, we're
24 proposing to change it from a gravel area to a
25 grass area. So that becomes a grass rear yard.

1 Over here is a existing retaining wall,
2 which we're not touching. And we can't really do
3 anything further back because it's a steep slope.

4 And we will be happy to comply with
5 lighting along both side yards.

6 MAYOR STACK: Okay.

7 No firepit on the roof deck or anything
8 like that?

9 MR. PEREIRAS: No, nothing like that.

10 MAYOR STACK: No. No.

11 We just did an ordinance on that because
12 it's become a problem.

13 MR. PEREIRAS: Yeah.

14 MAYOR STACK: Any Board members have any
15 questions on this application?

16 I'm going to tell you, out of the
17 applications, I like this application. I do. I
18 think it's a nice job.

19 CHAIRPERSON CAPIZZI: Very nice.

20 MAYOR STACK: I think -- I think it serves
21 the neighborhood well, matching the other homes
22 on Palisade Avenue. I think there's something
23 very nice here.

24 CHAIRPERSON CAPIZZI: Yup. Very nice.

25 VICE CHAIRPERSON VELAZQUEZ: I just got to

1 make a little comment. Because I -- I don't have
2 my glasses on.

3 Right?

4 That looks like 12th Street and New York
5 Avenue from here.

6 MAYOR STACK: Where?

7 VICE CHAIRPERSON VELAZQUEZ: The old
8 factory.

9 MAYOR STACK: No, no, no, no, no.

10 VICE CHAIRPERSON VELAZQUEZ: Doesn't it
11 look like --

12 MAYOR STACK: No.

13 MR. CHEWCASKIE: So, just -- just so the
14 record is clear, Ms. Pereiras, you indicated
15 there was two witness. It was the --

16 MS. PEREIRAS: We do have another witness.

17 MR. CHEWCASKIE: -- the engineer?

18 MS. PEREIRAS: Correct.

19 MR. CHEWCASKIE: I know that Mr. Spatz has
20 reviewed everything. I don't think there's an
21 issue with the slope and the design of the
22 building.

23 I don't think it's necessary for the Board
24 to hear -- unless, you would like to hear from
25 the engineer.

1 CHAIRPERSON CAPIZZI: I'm fine.

2 MAYOR STACK: No.

3 MR. CHEWCASKIE: No.

4 MAYOR STACK: And your -- your client is
5 also --

6 CHAIRPERSON CAPIZZI: No.

7 MAYOR STACK: -- going to occupy this home?
8 It's going to be owner occupied?

9 MR. PEREIRAS: Yes.

10 MS. PEREIRAS: Owner occupied, yes.

11 MAYOR STACK: It is. Good. I'm glad to
12 hear that.

13 CHAIRPERSON CAPIZZI: That's nice.

14 MAYOR STACK: That's what we like to hear.

15 MR. PEREIRAS: Um-hum.

16 CHAIRPERSON CAPIZZI: Yup.

17 MAYOR STACK: I -- I like what -- what I
18 see here.

19 I'll make a motion to approve the
20 application.

21 THE SECRETARY: Mayor?

22 MAYOR STACK: Congratulations to you and to
23 your client. Great job here in this application.

24 THE SECRETARY: Mayor, you have to open
25 to --

1 MS. PEREIRAS: Thank you very much.

2 THE SECRETARY: -- open to the public
3 first.

4 MAYOR STACK: I'm -- I'm sorry. I'm sorry.

5 Any member of the public who would like to
6 comment at this time, please step forward, state
7 your name and address for the record on the
8 application at 912 Palisade Avenue, anyone
9 wishing to comment?

10 Any Board member?

11 Any member of the public at this time who
12 would like to comment?

13 Seeing none.

14 I'll make a motion to close public comment.

15 I'll make a motion to approve the
16 application.

17 MS. MOREJON: I second. Second, Carlos.

18 THE SECRETARY: Motion to approve the
19 application by Mayor Stack.

20 CHAIRPERSON CAPIZZI: Second.

21 THE SECRETARY: Seconded by Miss Capizzi.

22 Roll call on the motion to approve this
23 application.

24 Mayor Stack?

25 MAYOR STACK: Yes.

1 THE SECRETARY: Miss Capizzi?
2 CHAIRPERSON CAPIZZI: Yes.
3 THE SECRETARY: Miss Genao?
4 MS. GENAO: Yes.
5 THE SECRETARY: Miss Fernandez?
6 MS. FERNANDEZ: Yes.
7 THE SECRETARY: Mr. Medina?
8 MR. MEDINA: Yes.
9 THE SECRETARY: Miss Morejon?
10 MS. MOREJON: Yes.
11 THE SECRETARY: Commissioner Valdivia?
12 COMMISSIONER VALDIVIA: Yes.
13 THE SECRETARY: Mr. Velazquez?
14 VICE CHAIRPERSON VELAZQUEZ: Yes.
15 THE SECRETARY: Mr. Oseguera?
16 MR. OSEGUERA: Yes.
17 THE SECRETARY: Nine in favor.
18 Motion carries.
19 MAYOR STACK: Congratulations.
20 MS. PEREIRAS: Thank you all very much.
21 MAYOR STACK: Manny, please, --
22 CHAIRPERSON CAPIZZI: Good.
23 MAYOR STACK: -- the utility cuts.
24 Sewer.
25 Sewer, gas, and water, please.

1 If you have any trouble getting them done,
2 just reach out to me.

3 MR. PEREIRAS: Very good.

4 MAYOR STACK: Okay?

5 Congratulations to you and --

6 CHAIRPERSON CAPIZZI: Yes, --

7 MAYOR STACK: -- congratulations --

8 CHAIRPERSON CAPIZZI: -- very nice.

9 MAYOR STACK: -- to your client.

10 Good job, Mike.

11 CHAIRPERSON CAPIZZI: Very nice.

12 It's a beautiful -- beautiful location.

13 MAYOR STACK: Did a nice job. Very nice
14 job.

15 CHAIRPERSON CAPIZZI: Very nice.

16 MAYOR STACK: Very nice job there.

17

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

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1 **135 JPM Properties, LLC - 135 44th Street:**

2

3 THE SECRETARY: Next application on
4 tonight's agenda, 135 JPM Properties, LLC.

5 Ms. Pereiras, please?

6 MS. PEREIRAS: Again, Bianca Pereiras, on
7 behalf of the applicant, 135 JPM Properties, LLC,
8 for property located at 135 44th Street, Lot 22 in
9 Block 253.

10 So we're traveling north now.

11 The property, in particular, is a small one
12 family dwelling that is a bit of an eyesore on
13 this street.

14 The application before the Board is to
15 construct a new three family home.

16 We have one expert to testify before the
17 Board and that is our architect, Mr. Manuel
18 Pereiras.

19 MR. PEREIRAS: Manny Pereiras.

20 I recognize that I am still under oath.

21 MR. CHEWCASKIE: I've -- before you start,
22 Mr. Pereiras.

23 I've had the opportunity to review the
24 notice, the form of notice both served on
25 property owners and published, is sufficient.

1 The Board has jurisdiction to hear the
2 application.

3 MS. PEREIRAS: Thank you, counsel.

4 MR. CHEWCASKIE: Yeah, you might as well do
5 something there.

6 MS. PEREIRAS: Mr. Pereira, are you
7 familiar with the property at 135 44th Street?

8 MR. PEREIRAS: I am.

9 MS. PEREIRAS: And did you prepare the
10 drawings that are before the Board this evening?

11 MR. PEREIRAS: I did.

12 MS. PEREIRAS: And would you kindly
13 describe the project?

14 MR. PEREIRAS: Be very happy to.

15 The drawings that I am referencing are
16 revision number 3, March 1st, 2021, titled site
17 plan application. It is project number 20179 in
18 the bottom right hand corner.

19 And I apologize to the Board, I did not
20 have this up on the easel. It was -- I missed it
21 for some reason.

22 What we have here is an existing building
23 that looks terribly out of place.

24 If you look at the photograph on the left
25 hand side of my drawing, you have this little

1 house that just doesn't fit in with the next two
2 buildings.

3 What we're proposing to do is tear that
4 down and we're providing a new three family
5 house.

6 In this situation, we're basically matching
7 the front yard setback of the house to the right.
8 They're both very close to our front yard. The
9 house to the left is sitting on the front yard
10 setback; the house on the right is set back.

11 We're match-- matching that -- that right
12 house, which is a front yard setback of two foot
13 four inches.

14 The side yards are what's typical; two feet
15 on one side; three feet on the other.

16 The rear yard is five feet.

17 We do have a little bit of an inconvenience
18 on this project, which is that we do not have a
19 conforming lot.

20 Our lot is 25 feet wide; however, it's only
21 99. --

22 I'm sorry.

23 -- our lot is 99.74 feet in length. So .26
24 of a foot; basically, about three and half, four
25 inches that we're shy of lot depth.

1 And we are asking for a variance for lot
2 depth.

3 And then, consequently, that translates to
4 lot area. Our lot area is 2,493 square feet.
5 Those few inches translate to seven square feet.

6 So we have a variance request for both lot
7 area and lot depth.

8 Beyond that, there are no other variance
9 that we request of this Board.

10 Let me walk you through the plans.

11 This is very similar to other three
12 families that you have seen. The design of this
13 is different from the other ones we did tonight
14 in the sense that our parking does not work out
15 in the same way as the other ones did.

16 We do have six parking spaces; however,
17 this is following the Master Plan of the City.

18 Above, -- we walk up the stairs, --

19 No elevator in this building.

20 You walk up the stairs and you have a large
21 living room, dining room, kitchen area.

22 You have two bedrooms that share a
23 bathroom. And then you have the master back in
24 the rear, with the stairs at the -- at the end of
25 the building. Three floors of that exactly the

1 same.

2 And then our façade.

3 What we're proposing on our façade is a
4 brick base and then above that a panelized system
5 of fiber cement panels. So that makes it --
6 gives it like a -- a stone look.

7 So it will look like a brick base on the
8 bottom. And then above it's going to look like a
9 -- like a grayish stone, which is that fiber
10 cement system, with a very simple, modern window
11 treatment along there.

12 I'm open for questions.

13 MAYOR STACK: What -- what about working
14 with us and giving us a brick façade?

15 I'm not really in-- I'm not really into
16 panels and -- and these different materials.
17 Because after a while --

18 Nothing is like brick, Manny, in my
19 opinion. It's just my opinion. Nothing lasts
20 like brick. I mean you see old buildings in the
21 City, they look better sometimes when their older
22 than when they're newer. People even put brick
23 in their homes when it looks older.

24 MR. PEREIRAS: I agree with you, Mayor.

25 This is the first time I worked with this

1 applicant.

2 MAYOR STACK: Okay.

3 MR. PEREIRAS: However, I'm sure I could
4 twist his arm a little bit and make him do that.

5 So if this Board requires it, we'll be
6 happy to provide a brick façade.

7 MAYOR STACK: And -- and on the garage
8 door, right, on the garage door, if you don't do
9 -- if you do a garage door -- a normal garage
10 door, which would be a traditional one with the
11 squares on it, if you do something other than
12 that -- maybe a mesh door.

13 MR. PEREIRAS: A mesh door.

14 MAYOR STACK: Yeah, something that you
15 could have ventilation out of.

16 Or, do something a traditional garage door
17 that you've done on other projects.

18 MR. PEREIRAS: Um-hum.

19 MAYOR STACK: Not where it -- it doesn't
20 look like, you know, a roll down door.

21 CHAIRPERSON CAPIZZI: Um-hum.

22 MR. PEREIRAS: Oh, yeah, absolutely.

23 MAYOR STACK: You know what I mean?

24 MR. PEREIRAS: Yeah. Absolutely.

25 MAYOR STACK: Yeah.

1 MR. PEREIRAS: There -- there are -- there
2 are doors now that look like old barn doors, --

3 MAYOR STACK: That's nice. I like that.

4 CHAIRPERSON CAPIZZI: Right. Right.

5 MR. PEREIRAS: -- yes, they're a garage
6 door.

7 MAYOR STACK: I've seen that. That looks
8 nice.

9 MR. PEREIRAS: We could definitely do
10 something like that.

11 MAYOR STACK: That looks really nice.

12 CHAIRPERSON CAPIZZI: Yes.

13 MAYOR STACK: What -- what about giving us
14 some -- some more of a setback in the backyard?
15 Working with us on that.

16 MR. PEREIRAS: We -- we -- I think the
17 applicant would be happy to. We're requesting a
18 variance on this and we'd be happy, as a give and
19 take, to provide more of set -- rear yard
20 setback.

21 How much do you think is --

22 MAYOR STACK: What -- what do you -- what
23 do you --

24 Does any Board members or David, anyone
25 have an opinion on that?

1 I'm just looking for a little more of a
2 setback in the rear yard, so there's access for
3 fire and stuff like that.

4 MR. SPATZ: Right.

5 I mean they're providing a --

6 MAYOR STACK: It's five right now.

7 MR. SPATZ: They're providing a five yard
8 (sic) rear yard.

9 Can you get a little bit more rear yard, --

10 MAYOR STACK: Ten.

11 MR. SPATZ: -- either by moving the whole
12 building forward; is that possible, you know, and
13 still meet the setback?

14 MAYOR STACK: So, --

15 MR. SPATZ: Or, you know, --

16 MAYOR STACK: So, if you move the building
17 forward, you would be the same as the old --

18 It used to be the Johnny's Go-Go Bar.

19 MR. PEREIRAS: Yup.

20 MAYOR STACK: Remember?

21 On the corner? You remember this. It used
22 to be right on the corner. And thank God it's no
23 longer a go-go bar but -- we worked hard on that.

24 MR. PEREIRAS: Yeah. Yeah, I worked on
25 that a lot.

1 MAYOR STACK: But now it's apartments.
2 They actually did a good job and they put
3 apartments there. Which it looks nice. It
4 really does.

5 MR. PEREIRAS: We did a good -- yup. Yup.

6 MAYOR STACK: Could -- if you -- if you --
7 would that line up --

8 I'm not familiar --

9 Manny, I know that little house; I actually
10 know the people who live there and everything.
11 Who lived there. I don't know if they sold and
12 moved.

13 But it -- if you brought it out to the --
14 to the -- you would match the old Johnny's Go-Go
15 --

16 MR. PEREIRAS: Yup.

17 MAYOR STACK: -- but would you match the
18 other side?

19 MR. PEREIRAS: No, the other side is set
20 back about three feet.

21 MAYOR STACK: It is.

22 MR. PEREIRAS: So we're -- what we're doing
23 is we're matching that -- that one right now.

24 MAYOR STACK: You're matching -- you're
25 matching which one?

1 MR. PEREIRAS: The -- the house to the
2 right of this.

3 MAYOR STACK: Yeah.

4 MR. CHEWCASKIE: You -- you have a two foot
5 four inch setback --

6 MR. PEREIRAS: Right.

7 MR. CHEWCASKIE: -- for that.

8 MR. PEREIRAS: Because we're matching that
9 house.

10 MR. CHEWCASKIE: You match that one house.

11 MR. PEREIRAS: Yup.

12 MR. CHEWCASKIE: And then you have a five
13 foot rear yard.

14 MR. PEREIRAS: Yes.

15 MR. CHEWCASKIE: So, I mean I heard Mr.
16 Spatz, is it possible if you leave that two foot
17 four, to have a rear yard setback of ten feet?

18 MR. PEREIRAS: I -- I think my -- the
19 applicant will not be happy about this
20 whatsoever. But I think that's what should be
21 done.

22 So I propose a zero foot setback and a ten
23 foot rear yard setback. If we could get this
24 done today, I -- I -- I think --

25 CHAIRPERSON CAPIZZI: Um-hum.

1 MR. PEREIRAS: But that's going to trigger,
2 potentially, a parking variance. Maybe instead
3 of six spaces we have five parking spaces.

4 CHAIRPERSON CAPIZZI: Yeah, that's good.

5 MR. PEREIRAS: So I would request a
6 variance for parking as well.

7 MAYOR STACK: This block -- this block
8 needs the -- the improvement.

9 VICE CHAIRPERSON VELAZQUEZ: It does.

10 MR. PEREIRAS: Yes.

11 MS. PEREIRAS: Yes.

12 CHAIRPERSON CAPIZZI: Yeah.

13 MR. CHEWCASKIE: Yes.

14 CHAIRPERSON CAPIZZI: Yeah.

15 MAYOR STACK: I mean we've had other
16 stuff -- we've had 123 go up on the block and we
17 were happy that the building went up. It'd be
18 nice to get a lot more done on this block.

19 I was actually looking at the property
20 across the street for public recreation but we
21 have a contamination issue on the other side.

22 Okay.

23 And lighting in the rear?

24 Maybe a tree planting in the rear of some
25 landscaping?

1 MR. PEREIRAS: We'd be happy to do that.

2 MAYOR STACK: Okay.

3 And you'll do brick façade?

4 MR. PEREIRAS: Brick façade.

5 CHAIRPERSON CAPIZZI: Um-hum.

6 MAYOR STACK: Okay. Okay.

7 CHAIRPERSON CAPIZZI: Good.

8 MAYOR STACK: Any Board members have any
9 questions or any recommendations on this
10 application?

11 CHAIRPERSON CAPIZZI: No.

12 MR. CHEWCASKIE: I think we need -- we need
13 the public.

14 MAYOR STACK: Any member of the public at
15 this time --

16 MR. PEREIRAS: Oh, he's here.

17 MAYOR STACK: -- have any questions on this
18 application?

19 MR. PEREIRAS: Actually, --

20 MS. PEREIRAS: Mayor?

21 MR. PEREIRAS: -- Mayor Stack, I didn't
22 realize he was here.

23 If you give me two minutes to just get
24 his --

25 MAYOR STACK: Absolutely.

1 MR. PEREIRAS: -- nod of okay --

2 MAYOR STACK: Absolutely.

3 MR. PEREIRAS: -- before we move forward.

4 MS. PEREIRAS: Thank you.

5 MAYOR STACK: Go right ahead. No problem
6 at all.

7 THE SECRETARY: Off the record?

8 MAYOR STACK: Yeah, a couple minutes.

9 MR. CHEWCASKIE: Yeah, let's go off.

10

11 (Off the record at 7:18 p.m.)

12 (On the record at 7:20 p.m.)

13

14 MS. DILLON: Okay.

15 On the record.

16 MS. PEREIRAS: We had an opportunity to
17 discuss the modifications with our client. The
18 client is very thankful to this Board and to the
19 Mayor and he's happy to comply with those
20 changes.

21 MAYOR STACK: Thank you very much.

22 Thank you for your cooperation.

23 MR. CHEWCASKIE: So, Mayor, I guess if we
24 open to the public, then it would be appropriate
25 for a motion.

1 MAYOR STACK: Yes.

2 Anyone from the public that would like to
3 comment on this application this evening, at 135
4 44th Street, please step forward, state your name
5 and address for the record.

6 Seeing no members of the public here at
7 this point, I'll make a motion.

8 THE SECRETARY: Motion to --

9 MR. CHEWCASKIE: Before the --

10 MAYOR STACK: Motion to approve.

11 I'm sorry.

12 MR. CHEWCASKIE: Before the -- before the
13 vote, Carlos, I have a brick façade, a more
14 traditional garage door, a zero foot front yard,
15 a ten foot rear yard, five parking spaces would
16 be the variances that are required, in addition
17 to the lot size and lot depth, provide
18 appropriate lighting and landscaping as discussed
19 by the Board.

20 I think I covered everything.

21 CHAIRPERSON CAPIZZI: Um-hum.

22 MAYOR STACK: Yes.

23 THE SECRETARY: Also, revised plan
24 required.

25 Right?

1 MR. CHEWCASKIE: Yes.

2 THE SECRETARY: Thank you.

3 MS. DILLON: Excuse me?

4 THE SECRETARY: Motion on the table to
5 approve this applic--

6 MS. DILLON: One second.

7 The documents are A-1?

8 MR. CHEWCASKIE: All right.

9 A-1 was the drawings --

10 MS. DILLON: Okay.

11 MR. CHEWCASKIE: -- dated March 1st, 2021,
12 consisting of four sheets.

13 MS. DILLON: It was implied, it wasn't
14 exactly stated. I just want to --

15 MR. CHEWCASKIE: Okay.

16 MS. DILLON: -- make sure --

17 MR. CHEWCASKIE: Then I missed that.

18 I thank you.

19 MS. DILLON: Okay.

20

21 (Whereupon, Site Plan, Revision No. 3,
22 Dated 3/1/21, Project 20179, was received and
23 marked Exhibit as A-1.)

24

25 THE SECRETARY: Motion on the table to

1 approve this application by Mayor Stack.

2 MAYOR STACK: Yes.

3 THE SECRETARY: Any second the motion?

4 MAYOR STACK: Yes.

5 MS. MOREJON: Second.

6 THE SECRETARY: Seconded by Miss Morejon.

7 Roll call on the motion.

8 Mayor Stack?

9 MAYOR STACK: Yes.

10 THE SECRETARY: Miss Capizzi?

11 THE CHAIRPERSON CAPIZZI: Yes.

12 THE SECRETARY: Miss Genao?

13 MS. GENAO: Yes.

14 THE SECRETARY: Miss Fernandez?

15 MS. FERNANDEZ: Yes.

16 THE SECRETARY: Mr. Medina?

17 MR. MEDINA: Yes.

18 THE SECRETARY: Miss Morejon?

19 MS. MOREJON: Yes.

20 THE SECRETARY: Commissioner Valdivia?

21 COMMISSIONER VALDIVIA: Yes.

22 THE SECRETARY: Mr. Velazquez?

23 VICE CHAIRPERSON VELAZQUEZ: Yes.

24 THE SECRETARY: Mr. Oseguera?

25 MR. OSEGUERA: Yes.

1 THE SECRETARY: Nine in favor.

2 Motion carries.

3 MS. PEREIRAS: Thank you all very much.

4 Thank you.

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1 **ADOPTION OF RESOLUTIONS:**

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3 (2) 309 10th Street, LLC. 309 10th Street.

4 Block 49 Lot 8. Applicant proposes new three (3)
5 family home. Denied.

6 **No action taken on Resolution**

7

8 MR. CHEWCASKIE: All right.

9 There is -- there is some other Board
10 business tonight.

11 We do have Resolutions.

12 While Miss Pereiras is here, as you -- we
13 had the discussion --

14 CHAIRPERSON CAPIZZI: Um-hum.

15 MR. CHEWCASKIE: -- in the middle of the
16 meeting about 309 10th Street.

17 I'm going to recommend to the Board not to
18 act on that Resolution. I would ask that the
19 Board act on the reconsideration at the May 25th
20 meeting.

21 Miss Pereiras, please do a notice that the
22 Board will review your reconsideration at the May
23 25th meeting and may take action at that time.

24 MS. PEREIRAS: Understood and will do.

25 MR. CHEWCASKIE: So I will recommend to the

1 Board not to consider the Resolution on 309 10th
2 Street.

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1 **ADOPTION OF RESOLUTIONS:**

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3 (3) 3605 Bergenline, LLC. 3605 Bergenline
4 Avenue. Block 218 Lot 30. Conversion of office
5 space into two (2) residential apartments.

6 **Approved**

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8 MR. CHEWCASKIE: We have two other
9 Resolutions.

10 One is 3605 Bergenline.

11 That was the conversion of office space
12 into residential apartments. Those are one
13 bedroom apartments.

14 Those members that were present --

15 And I'm going to have to rely on Carlos;
16 no, I have it here.

17 -- on March 23rd would be eligible to vote.

18 Miss Capizzi, Miss Genao, Miss Fernandez, Mr.

19 Medina, Miss Morejon, Mr. Velazquez, and Mr.

20 Guareno would be able to vote on that Resolution.

21 Do we have a motion on that?

22 CHAIRPERSON CAPIZZI: I make a motion.

23 THE SECRETARY: Motion by Miss Capizzi.

24 MS. MOREJON: Second.

25 VICE CHAIRPERSON VELAZQUEZ: I second.

1 THE SECRETARY: Seconded by Miss Morejon.

2 Roll call on the motion to memorialize this
3 applica-- this resolution.

4 Miss Capizzi?

5 CHAIRPERSON CAPIZZI: Yes.

6 THE SECRETARY: Miss Genao?

7 MS. GENAO: Yes.

8 THE SECRETARY: Miss Fernandez?

9 MS. FERNANDEZ: Yes.

10 THE SECRETARY: Mr. Medina?

11 MR. MEDINA: Yes.

12 THE SECRETARY: Miss Morejon?

13 MS. MOREJON: Yes.

14 THE SECRETARY: Mr. Velazquez?

15 VICE CHAIRPERSON VELAZQUEZ: Yes.

16 THE SECRETARY: Mr. Guareno?

17 MR. GUARENO: Yes.

18 THE SECRETARY: Seven in favor.

19 Motion carries.

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1 **ADOPTION OF RESOLUTIONS:**

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3 (4) West 13, LLC. 409 4th Street. Block 12
4 Lot 9. Client proposes to construct a new three
5 family house in the R-Zone. Applicant will
6 require Preliminary and Final site plans (sic)
7 approval as well as any other variances required
8 by the board. **Denied**

9

10 MR. CHEWCASKIE: Okay.

11 And then the next Resolution was a denial.

12 It was West 13, LLC. This was a denial of a
13 three family home at 409 4th Street.

14 Again, the same individuals I identified
15 can vote on this Resolution.

16 THE SECRETARY: Can I have a motion?

17 CHAIRPERSON CAPIZZI: I'll make a motion.

18 THE SECRETARY: Motion by Miss Capizzi.

19 VICE CHAIRPERSON VELAZQUEZ: Second.

20 THE SECRETARY: Seconded by Mr. Velazquez.

21 Roll call on the motion to memorialize this
22 Resolution.

23 Miss Capizzi?

24 CHAIRPERSON CAPIZZI: Yes.

25 THE SECRETARY: Miss Genao?

1 MS. GENAO: Yes.

2 THE SECRETARY: Miss Fernandez?

3 MS. FERNANDEZ: Yes.

4 THE SECRETARY: Mr. Medina?

5 MR. MEDINA: Yes.

6 THE SECRETARY: Miss Morejon?

7 MS. MOREJON: Yes.

8 THE SECRETARY: Mr. Velazquez?

9 VICE CHAIRPERSON VELAZQUEZ: Yes.

10 THE SECRETARY: Mr. Guareno?

11 MR. GUARENO: Yes.

12 THE SECRETARY: Seven in favor.

13 Motion carries.

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1 **ADOPTION OF RESOLUTIONS:**

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3 (1) Planning Board Revised Schedule for the
4 year 2021. The regular meeting for June 22nd,
5 2021 has been rescheduled for June 15th, 2021.

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7 MR. CHEWCASKIE: And then we have one last
8 motion for the revised schedule to change the
9 June meeting date from June 22nd to June 15th.

10 CHAIRPERSON CAPIZZI: I make a motion.

11 THE SECRETARY: Can I have a motion?

12 Motion by --

13 VICE CHAIRPERSON VELAZQUEZ: I make a
14 motion.

15 THE SECRETARY: -- Miss Capizzi.

16 VICE CHAIRPERSON VELAZQUEZ: Second.

17 THE SECRETARY: Seconded by Mr. Velazquez?

18 VICE CHAIRPERSON VELAZQUEZ: Yes.

19 THE SECRETARY: Roll call on the -- roll
20 call on the motion.

21 Miss Capizzi?

22 CHAIRPERSON CAPIZZI: Yes.

23 THE SECRETARY: Miss Genao?

24 MS. GENAO: Yes.

25 THE SECRETARY: Miss Fernandez?

1 MS. FERNANDEZ: Yes.

2 THE SECRETARY: Mr. Medina?

3 MR. MEDINA: Yes.

4 THE SECRETARY: Miss Morejon?

5 MS. MOREJON: Yes.

6 THE SECRETARY: Mr. Velazquez?

7 VICE CHAIRPERSON VELAZQUEZ: Yes.

8 THE SECRETARY: Mr. Guareno?

9 MR. GUARENO: Yes.

10 THE SECRETARY: Seven in favor.

11 Motion carries.

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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 MS. MOREJON: Motion.

7 THE SECRETARY: Motion by Miss Morejon.

8 MAYOR STACK: Second.

9 MR. GUARENO: Second.

10 THE SECRETARY: Second by Mayor Stack.

11 Roll call on the motion to adjourn the --
12 to close this meeting.

13 Mayor Stack?

14 MAYOR STACK: Yes.

15 THE SECRETARY: Miss Capizzi?

16 (No response.)

17 THE SECRETARY: Miss Genao?

18 MS. GENAO: Yes.

19 THE SECRETARY: Commissioner Valdivia?

20 COMMISSIONER VALDIVIA: Yes.

21 THE SECRETARY: Miss Fernandez?

22 MS. FERNANDEZ: Yes.

23 THE SECRETARY: Mr. Medina?

24 MR. MEDINA: Yes.

25 THE SECRETARY: Miss Morejon?

1 MS. MOREJON: Yes.

2 THE SECRETARY: Mr. Velazquez?

3 VICE CHAIRPERSON VELAZQUEZ: Yes.

4 THE SECRETARY: Mr. Oseguera?

5 MR. OSEGUERA: Yes.

6 THE SECRETARY: And Mr. Guareno?

7 (No response.)

8 THE SECRETARY: All in favor.

9 Motion carries.

10 Let the record show that the meeting has
11 ended.

12 Thank you and goodnight, everyone.

13 MAYOR STACK: I -- I would just like to --
14 I would just like to thank the professionals that
15 are here tonight, Manny and Bianca, and those
16 that came to the meeting.

17 Any members that came from the public, I'd
18 also like to thank them also.

19 Thank all the Board members.

20 Thank you for being on time to the meeting
21 and thank you for being here with a full quorum.

22 I'll be coming to the Planning Board
23 meetings from now on. And I just wanted to thank
24 everyone participating and being a Board member
25 on this Board.

1 Thank you very much to all of you.

2 CHAIRPERSON CAPIZZI: Thank you.

3 MAYOR STACK: Also a very special thank you
4 to Brian Chewcaskie. We now have the best
5 lawyer --

6 CHAIRPERSON CAPIZZI: Yes.

7 MAYOR STACK: -- in the State as our --

8 CHAIRPERSON CAPIZZI: Yay!

9 MAYOR STACK: -- as our attorney and I'm
10 very happy to sit here with him.

11 CHAIRPERSON CAPIZZI: Yup.

12 MAYOR STACK: Good job, Brian.

13 MR. CHEWCASKIE: I should ask for more
14 money, --

15 MAYOR STACK: Hear that.

16 Thank you -- Manny and Bianca, thank you.

17 MR. CHEWCASKIE: -- based upon that
18 compliment.

19 Thank you, Mayor.

20 MAYOR STACK: Manny, I owe you a phone
21 call. I'll call you tomorrow.

22

23 (Whereupon, the proceedings were concluded
24 at 7:27 p.m.)

25

1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

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5 I, KAREN A. MARINO, 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, April 27, 2021 and digitally recorded.

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25 Monitored by and proofread by: Deborah Dillon