

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, June 15, 2021
Commencing at 6:10 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
FRANKLIN MEDINA
JOSE GUARENO, Alternate No. 1
ALEJANDRO VELAZQUEZ, Vice Chairperson
DIANE CAPIZZI, Chairperson

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

CAROLINA FERNANDEZ
JEANNE KOEHLER
HECTOR OSEGUERA, JR., Alternate No. 2

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, 208 18th Street, LLC

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, 1224 Central Ave
Investments, LLC

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616 16TH Street, LLC
616 16th Street

WITNESSPAGE

Manuel Pereiras

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A-1 Revised Drawing, Dated 5/27/21

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519 15th Street, LLC
519 15th Street

WITNESSPAGE

Manuel Pereiras

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A-1 Revised Drawing, Dated 5/27/21

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1224 Central Ave Investments, LLC
1224 Central Avenue

WITNESSPAGE

Manuel Pereiras

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A-1 Plans, Dated 2/21/21 (2 sheets)

71

1 MAYOR STACK: Okay.

2 We could being.

3 THE SECRETARY: You ready?

4 MAYOR STACK: I'm ready.

5 THE SECRETARY: May I have your attention?

6 Please take notice that on Tuesday, June
7 15, 2021, at six p.m., a Regular Meeting is
8 scheduled for the City of Union City Planning
9 Board to be held in the Union City High School,
10 located at 2500 John F. Kennedy Boulevard, Union
11 City, New Jersey.

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

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

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

24 Before we call roll for tonight's meeting,
25 can everybody kindly rise to salute the flag.

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ROLL CALL:

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

THE SECRETARY: Thank you.

THE SECRETARY: Roll call for tonight's
meeting.

Mayor Brian P. Stack?

MAYOR STACK: Here.

THE SECRETARY: Miss Capizzi?

CHAIRPERSON CAPIZZI: Here.

THE SECRETARY: Mr. Velazquez?

VICE CHAIRPERSON VELAZQUEZ: Here.

THE SECRETARY: Commissioner Valdivia?

COMMISSIONER VALDIVIA: Here.

THE SECRETARY: Miss Genao?

MS. GENAO: Yes.

THE SECRETARY: Miss Koehler is absent.

Miss Morejon?

MS. MOREJON: Yes.

THE SECRETARY: Miss Fernandez is absent.

Mr. Medina?

1 MR. MEDINA: Here.

2 THE SECRETARY: Mr. Guareno?

3 MR. GUARENO: Here.

4 THE SECRETARY: Mr. Oseguera is absent.

5 Four, five, six, seven --

6 Let the record indicate that eight present.

7 We have a full quorum for tonight's

8 meeting.

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1 **ADOPTION OF MINUTES:**

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3 (1) Special and Regular Regular Meeting held on
4 May 17 and May 25, 2021

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6 THE SECRETARY: Adoption of Minutes.

7 Special and Regular Meeting held on May 17
8 and May 25th, 20--

9 Can I have --

10 -- 21.

11 Can I have a motion?

12 VICE CHAIRPERSON VELAZQUEZ: I make a
13 motion.

14 CHAIRPERSON CAPIZZI: Make a --

15 THE SECRETARY: Motion --

16 MS. MOREJON: Second.

17 THE SECRETARY: -- by Mr. Velazquez.

18 MS. MOREJON: Second.

19 MAYOR STACK: Second.

20 MS. MOREJON: Second the Mayor.

21 THE SECRETARY: Seconded by Miss Genao.

22 No.

23 By Miss Capizzi.

24 I'm sorry.

25 Roll call on the motion.

1 Miss Capizzi?

2 CHAIRPERSON CAPIZZI: Yes.

3 THE SECRETARY: Mr. Velazquez?

4 VICE CHAIRPERSON VELAZQUEZ: Yes.

5 THE SECRETARY: Commissioner Valdivia?

6 COMMISSIONER VALDIVIA: Yes.

7 THE SECRETARY: Miss Genao?

8 MS. GENAO: Yes.

9 THE SECRETARY: Miss Morejon?

10 MS. MOREJON: Yes.

11 THE SECRETARY: Mr. Guareno?

12 MR. GUARENO: Yes.

13 THE SECRETARY: Six in favor.

14 Motion carries.

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1 **616 16th Street, LLC - 616 16th Street;**
2 **519 15th Street, LLC - 519 15th Street;**
3 **309 10th Street, LLC - 309 10th Street; and**
4 **208 18th Street, LLC. - 208 18th Street:**

5
6 THE SECRETARY: Hearings and applications.
7 616 16th Street.

8 Miss Pereiras, please?

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

10 MR. CHEWCASKIE: I think, Miss Pereiras,
11 before you -- you begin, maybe that Mr. Spatz and
12 I could outline what -- what has occurred.

13 The three (sic) matters that are listed
14 tonight, basically, have been before the Board;
15 they've been carried. It was recommended that
16 there be some changes to the drawings; that they
17 -- that these applications undergo a technical
18 review.

19 That technical review meeting was conducted
20 by Zoom, by Mr. Spatz, myself, Miss Pereiras, and
21 Mr. Pereiras, the architect.

22 As a result of those meetings there is,
23 what I would call, aesthetic changes to these
24 applications, which are more in line, which what
25 Mr. Spatz and I perceive the Board was looking

1 for with regard to the application.

2 So we've already heard testimony on all
3 three of them; the third one on 10th Street, we'll
4 have to do something a little different.

5 But, you know, for the Board members'
6 edification, the location, the footprint, and the
7 like of these structures hasn't changed. But
8 there were some physical changes and aesthetic
9 changes that I believe we will be discussing this
10 evening.

11 This -- these were carried from the last
12 meeting, so we're certainly ready to proceed. I
13 just wanted to let the Board know what occurred.

14 I believe it was the last week of May,
15 Dave, that we conducted that technical review.
16 Revised renderings were provided with the plan
17 set, so that the Board gets a -- a flavor what is
18 occurring.

19 So, you know, what I'd like to do is I -- I
20 don't really want to start new hearings but I
21 will probably mark the drawings as -- as A-1 at
22 this hearing, the complete set for each set, so
23 we know what we're referring to when we have a
24 resolution, since it's gone through several
25 iterations.

1 So, --

2 MR. SPATZ: Right.

3 If I could just add --

4 MR. CHEWCASKIE: -- with your permission --

5 CHAIRPERSON CAPIZZI: Okay.

6 MR. SPATZ: -- one more thing to that?

7 Yes, we did have the meeting.

8 You'll see that the renderings have been
9 modified to sort of better fit in with the
10 neighborhood as was the Board's concern.

11 In addition, the rear yards were increased
12 in the three projects to create a -- a bigger
13 backyard.

14 The front yards, in -- in certain cases
15 were adjusted to sort of fit in better with the
16 streetscape in the area.
17 This -- this caused the loss of one parking space
18 within the garage because the building itself
19 became smaller.

20 However, I think the tradeoff in terms of
21 greater open space in the rear yard, front yards
22 that match it better.

23 I think that is a tradeoff that, you know,
24 I think the Board should consider.

25 We did do new reviews for those three

1 projects and I know Carlos is -- will pass those
2 out with each of the cases.

3 MS. PEREIRAS: Thank you, counsel.

4 Thank you, Mr. Spatz.

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

2 **616 16th Street:**

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4 MS. PEREIRAS: Good evening Mayor, Madam
5 Chair, members of the Board.

6 May it please the Board, Bianca Pereiras,
7 on behalf of the applicants.

8 That was summed up beautifully. This
9 application has gone through several
10 modifications. We originally came in with a
11 variance-free application to construct a three
12 family.

13 We're very thankful to this Board for the
14 dialogue that we've had, for the suggestions, for
15 the thoroughness of Mr. Chewcaskie and Mr. Spatz,
16 in their recommendations.

17 And, as mentioned, we believe that the
18 sacrifice of losing that one spot allows us to
19 really beautify this building so that it is more
20 reflective of this beautiful community.

21 Without further ado, let's call up our
22 architect, Mr. Manuel Pereiras.

23 MS. DILLON: Please raise your right hand.

24 Do you affirm the testimony you're about to
25 give this Board is the whole truth?

1 MR. PEREIRAS: I do.

2 MS. DILLON: Please state your name for the
3 record.

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

7 MS. DILLON: Thank you.

8 MS. PEREIRAS: Mr. Pereira, if you could
9 kindly mark this drawing as A-1.

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

11 For purposes of the record, I am marking
12 the top right hand corner as A-1 with today's
13 date.

14 MS. DILLON: And what is the last revision
15 date?

16 MR. PEREIRAS: The latest revision date is
17 5/27/21.

18 MS. DILLON: Thank you.

19

20 (Whereupon, Revised Drawing, Dated 5/27/21,
21 were received and marked as Exhibit A-1.)

22

23 MS. PEREIRAS: And Mr. Pereira, would you
24 kindly describe the modifications for the Board?

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

1 In essence, what we did was really make
2 this building fit the neighborhood well.

3 We -- we had the liberties to do that and I
4 appreciate that from the Board.

5 We -- in this particular situation, we
6 pushed the building back greater than the ten
7 foot front yard setback, to about 14 feet.

8 And let me just turn to the site plan. I
9 think it's easier to describe on the site --

10 MAYOR STACK: Manny, just a quick question.

11 MR. PEREIRAS: Sure.

12 MAYOR STACK: Does the building now line up
13 with the other ones?

14 MR. PEREIRAS: Yeah, so --

15 MAYOR STACK: Okay.

16 MR. PEREIRAS: -- the -- the front of our
17 bay lines up with the front bay of the other
18 buildings. So all that lines up.

19 And then when you step back, our building's
20 just about a foot over. They're not the same,
21 the two houses. So I couldn't line them up with
22 both of them. But what I did is line up the
23 front bay of both houses.

24 And the front of the porch, this porch,
25 lines up with the adjacent house perfectly as

1 well.

2 So, in essence, that's what we did. But in
3 so doing and setting the building back, the
4 stairwell had to move back; therefore, I lost
5 that parking space. So we're only having five
6 parking spaces in this building.

7 And, as Mr. Spatz pointed out, we were able
8 to increase the -- the rear yard. There's a
9 sacrifice in plan. The third bedroom became a
10 lot smaller but we were able to provide that rear
11 yard, which I think is very important, and create
12 a grass area in that portion.

13 Can you hear me?

14 MS. DILLON: I can but can you angle it my
15 way?

16 MR. PEREIRAS: Yeah.

17 MAYOR STACK: How -- how large is the rear
18 yard?

19 MR. PEREIRAS: What was that?

20 MAYOR STACK: How large is the rear yard?

21 MR. PEREIRAS: It's -- in this one it is
22 ten feet.

23 MAYOR STACK: Good.

24 MR. PEREIRAS: Yes, ten feet.

25 MAYOR STACK: Good.

1 MR. PEREIRAS: Technical difficulties here.
2 It's a ten foot rear yard.

3 And the sacrifice that we have in the
4 floorplan, I mean everything becomes smaller,
5 significantly smaller. But we made one bedroom a
6 lot smaller, which is ten foot, 11 -- 11 foot
7 eight by ten feet.

8 And then the living room space also became
9 smaller, yet it's very -- it's still a good size
10 living room, good size bedroom.

11 And as you could see in the parking layout,
12 we have room for five cars; the fifth car being a
13 compact car. But it works.

14 MAYOR STACK: At -- at least though the
15 master bedroom is big. You know, if the other
16 bedroom is 16 by -- what is it, 16-nine by 11 is
17 not bad.

18 Just one smaller bedroom.

19 MR. PEREIRAS: It's a beautiful apartment.

20 MAYOR STACK: Yeah, it is.

21 MR. PEREIRAS: It's going to be very nice.

22 MAYOR STACK: What's the square footage of
23 that one unit?

24 MR. PEREIRAS: Normally, --

25 Huh, I don't have it on the plan.

1 MAYOR STACK: And -- and each unit has two
2 stair -- access to two staircases?

3 MR. PEREIRAS: That's correct.

4 MAYOR STACK: That's good.

5 MR. PEREIRAS: Each unit has access to
6 stairwells, --

7 MAYOR STACK: Very good.

8 CHAIRPERSON CAPIZZI: Yup.

9 MR. PEREIRAS: -- front and back.

10 CHAIRPERSON CAPIZZI: Very nice.

11 MAYOR STACK: Very good.

12 CHAIRPERSON CAPIZZI: Very nice.

13 MR. CHEWCASKIE: So what we'll do, Miss
14 Pereira is, as I indicated, the plan set, which
15 was revised through May 27th, consisting of the
16 five sheets, will be marked as A-1.

17 CHAIRPERSON CAPIZZI: Um-hum.

18 MR. CHEWCASKIE: And just one question,
19 while I guess I'm still talking.

20 The rear yard is landscaped.

21 Right, Mr. Pereira?

22 MR. PEREIRAS: So, the majority of it is
23 landscaped. And I'll explain why.

24 This rear staircase leads out to the rear
25 yard and that has to be by Code a hard pavement.

1 So the first three feet of that rear yard is a
2 sidewalk and curb and then the rest of it is
3 grass.

4 MAYOR STACK: And you'll do planting back
5 there?

6 Whether it be like a smaller tree or
7 something like that?

8 MR. PEREIRAS: It -- we could do that.
9 Yes.

10 MAYOR STACK: Okay.

11 Very good.

12 CHAIRPERSON CAPIZZI: Beautiful. It is,
13 it's beautiful.

14 MAYOR STACK: Where -- where is the --
15 where is the area, Manny, in the building where
16 the people will actually keep the garbage?

17 Where is that?

18 Because that's -- that's become an issue
19 over time. Not only with newer homes but older
20 homes in the City.

21 We're trying to get them -- and, actually,
22 I was speaking to a longtime resident the other
23 day, trying to get people to get it out of their
24 front yard --

25 MR. PEREIRAS: Yup.

1 MAYOR STACK: -- and move it. Whether it
2 be inside or whether it be in the rear of the
3 house or whatever.

4 MR. PEREIRAS: We always take that into
5 consideration.

6 We're taking advantage of the space
7 underneath that rear stairwell --

8 CHAIRPERSON CAPIZZI: Um-hum.

9 MAYOR STACK: Okay, good.

10 MR. PEREIRAS: -- and we're creating a room
11 there. So we provided double doors --

12 CHAIRPERSON CAPIZZI: Mmm.

13 MR. PEREIRAS: -- and area for garbage
14 there, --

15 CHAIRPERSON CAPIZZI: Mmm.

16 MAYOR STACK: That's a good --

17 MR. PEREIRAS: -- which should suffice.

18 MAYOR STACK: -- that's a good place for
19 it.

20 CHAIRPERSON CAPIZZI: Um-hum.

21 MAYOR STACK: I -- I just want to thank you
22 for --

23 CHAIRPERSON CAPIZZI: Yup.

24 MAYOR STACK: -- taking the Board's
25 recommendations --

1 CHAIRPERSON CAPIZZI: Yes.

2 MAYOR STACK: -- and -- and modifying this.

3 It actually looks a lot better, too.

4 CHAIRPERSON CAPIZZI: Yes.

5 MR. PEREIRAS: I hope so.

6 MAYOR STACK: Yeah.

7 No, it does. It definitely does. Looks a
8 lot better.

9 MR. PEREIRAS: Thank you.

10 CHAIRPERSON CAPIZZI: Yes.

11 I like the detail. And I --

12 MAYOR STACK: Yeah, I agree.

13 CHAIRPERSON CAPIZZI: -- thank you as well.

14 Because I know that --

15 MAYOR STACK: And it blends nice with --

16 CHAIRPERSON CAPIZZI: -- it was a lot of
17 work --

18 MAYOR STACK: -- the block --

19 CHAIRPERSON CAPIZZI: It does.

20 MAYOR STACK: -- what's on the block.

21 CHAIRPERSON CAPIZZI: It's beautiful.

22 MR. PEREIRAS: Thank you.

23 CHAIRPERSON CAPIZZI: It's beautiful.

24 MR. PEREIRAS: I -- I really love the
25 opportunity to be able to do this and I think

1 | this dialogue has been --

2 | CHAIRPERSON CAPIZZI: Yup.

3 | MR. PEREIRAS: -- fantastic. I hope every
4 | project could be like this.

5 | VICE CHAIRPERSON VELAZQUEZ: I like the 3D
6 | imaging on those plans now. They pop up.

7 | MAYOR STACK: If approved, this will be one
8 | of the last three families approved in the City.

9 | CHAIRPERSON CAPIZZI: Hmm.

10 | MAYOR STACK: Any -- any Board member have
11 | any questions at this time?

12 | Any member of the public have any questions
13 | at this time on 616 16th Street?

14 | They take a motion at this time?

15 | MR. CHEWCASKIE: It would be appropriate,
16 | Mayor.

17 | MAYOR STACK: I'll make a motion to
18 | approve.

19 | Again, I appreciate listening to the Board,
20 | Manny, and coming back with a -- a much better
21 | project.

22 | We appreciate it on both of your parts.

23 | Thank you very much.

24 | I'll make a motion.

25 | THE SECRETARY: Motion on the table to

1 approve the application by Mayor Stack.

2 CHAIRPERSON CAPIZZI: Second.

3 THE SECRETARY: Seconded by Miss Capizzi.

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

6 Mayor Stack?

7 MAYOR STACK: Yes.

8 THE SECRETARY: Miss Capizzi?

9 CHAIRPERSON CAPIZZI: Yes.

10 THE SECRETARY: Commissioner Valdivia?

11 COMMISSIONER VALDIVIA: Yes.

12 THE SECRETARY: Mr. Velazquez?

13 VICE CHAIRPERSON VELAZQUEZ: Yes.

14 THE SECRETARY: Miss Genao?

15 No, I'm sorry.

16 Miss Morejon?

17 MS. MOREJON: Yes.

18 THE SECRETARY: Mr. Medina?

19 MR. MEDINA: Yes.

20 THE SECRETARY: Mr. Guareno?

21 MR. GUARENO: Yes.

22 THE SECRETARY: Seven in favor.

23 Motion carries.

24 Thank you.

25 * * *

1 **ADOPTION OF MINUTES:**

2

3 (1) Special and Regular Meeting Held on May 17
4 and May 25, 2021

5

6 MAYOR STACK: Also, Mr. Vallejo.

7 I -- I think I may have made a mistake
8 before.

9 On the -- on the minutes, one of those
10 meetings I wasn't present.

11 So I could note vote.

12 I need to abstain on the minutes of the
13 meetings.

14 THE SECRETARY: You want to recall?

15 MR. CHEWCASKIE: I don't believe you were
16 here on May 25th.

17 MAYOR STACK: No.

18 MR. CHEWCASKIE: I wasn't here. I think
19 both of us were not --

20 MAYOR STACK: Right. The 25th I --

21 MR. CHEWCASKIE: Yeah.

22 MAYOR STACK: -- wasn't here.

23 CHAIRPERSON CAPIZZI: The Special Meeting?

24 MAYOR STACK: The 17th I was, I believe.

25 MR. CHEWCASKIE: No, the --

1 MAYOR STACK: Right?

2 THE SECRETARY: On the --

3 MAYOR STACK: On the 17th I was.

4 MR. CHEWCASKIE: The --

5 THE SECRETARY: Okay, you -- you was --

6 MR. CHEWCASKIE: -- you were here the

7 17th, --

8 THE SECRETARY: -- was absent --

9 MAYOR STACK: Yes.

10 THE SECRETARY: -- on the 17th.

11 MAYOR STACK: Right.

12 MR. CHEWCASKIE: -- which was the Special
13 Meeting.

14 THE SECRETARY: That's also --

15 MR. CHEWCASKIE: But my notes --

16 THE SECRETARY: Miss Morejon was absent.

17 MR. CHEWCASKIE: -- reflect you were not
18 here --

19 MAYOR STACK: Right.

20 MR. CHEWCASKIE: -- on the 25th.

21 THE SECRETARY: That's mean --

22 MAYOR STACK: I'll abstain.

23 THE SECRETARY: Also, Miss Morejon abstain
24 on the 17th.

25 That will be four in favor on the 17th.

1 And six in favor on the 25th.

2 MAYOR STACK: Thank you.

3 THE SECRETARY: Thank you, Mayor.

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

2 **519 15th Street:**

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

6 Miss Pereiras, please?

7 MS. PEREIRAS: Again, Bianca Pereiras, on
8 behalf of the applicants.

9 This is similar to the last application
10 where we've gone through several revisions.

11 And, again, thanks to the contributions of
12 this Board, we believe that the most recent
13 modification is the most and best reflective of
14 this beautiful street, which is 15th Street.

15 I'd like to have our architect present the
16 modifications.

17 Mr. Pereiras?

18 MR. PEREIRAS: I recognize I am still under
19 oath.

20 Still Manny Pereiras.

21 MS. PEREIRAS: Mr. Pereiras, if you could
22 please describe the changes to the Board?

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

24 Again, and I've said this so many times
25 before, Union City is so diverse; every street is

1 | very different in many ways. And this street we
2 | were able to work with it as well and make the
3 | building fit into the street.

4 | We didn't think that a front yard setback
5 | was appropriate in this. We wanted to keep the
6 | -- the prevailing setback. And so what we did is
7 | we pushed the building forward to align with the
8 | other buildings along the front yard.

9 | And what we did is we kept kind of the --
10 | the height of the building of the adjacent
11 | structures, creating the front of the building
12 | two stories and then stepping back on the third
13 | and fourth story.

14 | This -- aesthetically very pleasing but
15 | then again it creates the same problem where our
16 | stairwell had to go further back, which we lose a
17 | parking space here as well.

18 | But a lot of benefits to that.

19 | The aesthetics of the building and fitting
20 | in with the streetscape and we're increasing the
21 | rear yard by bringing the building forward.

22 | So in this particular place we thought it
23 | was appropriate to create a 15 foot rear yard.
24 | It works. It matches the side yards of the
25 | neighbors, roughly. And being able to bring the

1 building forward, it gives us that opportunity.

2 So we have a 15 foot rear yard. And as you
3 could see the concrete that we do have for that
4 emergency stair, a lot smaller, so that we have a
5 lot more grass area in the back. We could
6 definitely put a tree there as well.

7 And our parking -- it sacrificed, with only
8 those five parking spaces. And, of course, the
9 apartment becomes a little bit smaller, yet it's
10 still extremely functional.

11 The bedrooms, the smallest bedroom is 11 by
12 12 7. So it's still a good size bedroom, a
13 perfect size bedroom for a family for a small --
14 for a child.

15 That concludes my presentation.

16 I could go into a lot more detail but I
17 think the Board's exhausted by that.

18 MAYOR STACK: Obviously, it will be brick
19 on the front and everything.

20 Right?

21 MR. PEREIRAS: Yes.

22 Absolutely.

23 MAYOR STACK: Okay.

24 I see that right in the picture.

25 MR. PEREIRAS: We specify that and the

1 Building Department's very good at picking that
2 up and --

3 MAYOR STACK: What -- what's the height of
4 the building, Manny?

5 MR. PEREIRAS: It's 45 feet.

6 MR. CHEWCASKIE: Mr. Pereiras, I understand
7 that since this building was pushed forward, we
8 have a larger rear yard.

9 Correct?

10 MR. PEREIRAS: Correct. We have a --

11 MAYOR STACK: Yeah.

12 MR. PEREIRAS: -- 15 foot rear yard. So
13 it's a nice rear yard.

14 MR. CHEWCASKIE: And the same question,
15 that's going to be landscaped with some
16 plantings?

17 MR. PEREIRAS: Yup.

18 MR. CHEWCASKIE: And it's also my
19 understanding that the step back is to take into
20 account, since I don't have -- I'm not looking at
21 the drawings now, would -- between north, south,
22 east and west to the buildings on the right and
23 the left, where it pushes it back it's consistent
24 --

25 MR. PEREIRAS: That is correct.

1 MR. CHEWCASKIE: -- with where the -- those
2 buildings are?

3 MR. PEREIRAS: That is correct.

4 MR. CHEWCASKIE: And, in fact, the building
5 to the right, as I'm looking at it, which would
6 be the one with the light pole in front, that is
7 actually forward of the step back that you've
8 proposed?

9 MR. PEREIRAS: That is correct.

10 MR. CHEWCASKIE: Okay.

11 VICE CHAIRPERSON VELAZQUEZ: They would
12 need to get in contact with PSE&G in regard to
13 that -- that pole in the front there, the light.

14 MR. PEREIRAS: We would. We're -- we're
15 going to have to shift it over about three feet.

16 MAYOR STACK: So this pretty much, Manny,
17 matches what the rest of the block is?

18 MR. PEREIRAS: It's -- yes.

19 MAYOR STACK: Perfect.

20 MR. PEREIRAS: It works very well with the
21 block.

22 MAYOR STACK: Yeah.

23 MR. PEREIRAS: I think it matches it, not
24 just in the bulk dimensions, but also in
25 character.

1 MAYOR STACK: Right.

2 MR. PEREIRAS: Having the brick. The
3 detailing we use. The way we're work-- making it
4 work.

5 The scale is right and the detailing is
6 right. It really works well with the
7 neighborhood.

8 MAYOR STACK: I agree.

9 MR. PEREIRAS: It's going to be a beautiful
10 addition.

11 MAYOR STACK: And the worst thing is to
12 have everything else on the block and then one is
13 set back or one is forward and the rest is set
14 back. So this --

15 MR. PEREIRAS: I agree --

16 MAYOR STACK: -- matches.

17 MR. PEREIRAS: -- a hundred percent.

18 MAYOR STACK: Yeah. Yeah.

19 MR. PEREIRAS: Yeah. When it's set back it
20 looks like a missing tooth.

21 MAYOR STACK: I agree.

22 MR. PEREIRAS: When it's set forward, it
23 pops out like a sore thumb. It's -- it's --

24 MAYOR STACK: Agree.

25 MR. PEREIRAS: -- it's great to be

1 consistent.

2 MAYOR STACK: Again, I know from the first
3 meeting back on the 17th, you've done a lot of
4 work on this and it's definitely improved.

5 MR. CHEWCASKIE: And, just for the record,
6 these drawings will also be marked as A-1.
7 They're October 20, revised through May 27th, plan
8 set is five sheets.

9
10 (Whereupon, Revised Drawing, Dated 5/27/21,
11 were received and marked as Exhibit A-1.)

12
13 MAYOR STACK: Manny, when you look at --
14 when you look at this property and you compare it
15 to the school that's on the corner, is it about
16 the same height as the school?

17 MR. PEREIRAS: It's -- I'd say the -- the
18 school would be right above that --

19 MAYOR STACK: I see.

20 MR. PEREIRAS: -- the header --

21 MAYOR STACK: Okay.

22 MR. PEREIRAS: -- of the window, --

23 MAYOR STACK: Okay.

24 MR. PEREIRAS: -- that would be roughly the
25 same.

1 MAYOR STACK: Okay, I got it.

2 MR. PEREIRAS: And -- and the school -- I
3 mean the school feels like a lot taller. Because
4 when you're going down Bergenline Avenue, --

5 MAYOR STACK: Right.

6 MR. PEREIRAS: -- Bergenline's dropping.

7 MAYOR STACK: Right. Right.

8 It slopes.

9 MR. PEREIRAS: So if you're looking at the
10 back, it looks a lot taller. But if you compare
11 it on 15th Street, it's going to be roughly around
12 like --

13 MAYOR STACK: About the same.

14 MR. PEREIRAS: -- the top of the header.
15 Yeah.

16 MAYOR STACK: Any Board member have any
17 questions at this time?

18 CHAIRPERSON CAPIZZI: No.

19 MAYOR STACK: Again, this is a big
20 improvement. And --

21 CHAIRPERSON CAPIZZI: Very nice.

22 MAYOR STACK: -- thank you for working with
23 the Board on this.

24 CHAIRPERSON CAPIZZI: Yes. Very nice.

25 MR. PEREIRAS: My pleasure.

1 CHAIRPERSON CAPIZZI: Very nice.

2 MAYOR STACK: Any members of the public
3 have any questions on this project at this time
4 at 519 15 Street?

5 I'll make a motion to approve.

6 THE SECRETARY: Motion on the table to
7 approve the application by Mayor Stack.

8 VICE CHAIRPERSON VELAZQUEZ: I'll second.

9 THE SECRETARY: Seconded by Mr. Velazquez.

10 Roll call on the motion to approve this
11 application.

12 Mayor Stack?

13 MR. CHEWCASKIE: I don't believe he heard
14 you.

15 Mayor, it's the --

16 MAYOR STACK: Yes.

17 MR. CHEWCASKIE: -- roll call.

18 MAYOR STACK: I'm sorry.

19 THE SECRETARY: Thank you, Mayor.

20 Miss Capizzi?

21 CHAIRPERSON CAPIZZI: Yes.

22 THE SECRETARY: Mr. Velazquez?

23 VICE CHAIRPERSON VELAZQUEZ: Yes.

24 THE SECRETARY: Commissioner Valdivia?

25 COMMISSIONER VALDIVIA: Yes.

1 THE SECRETARY: Miss Morejon?

2 MS. MOREJON: Yes.

3 THE SECRETARY: Mr. Medina?

4 MR. MEDINA: Yes.

5 THE SECRETARY: Mr. Guareno?

6 MR. MEDINA: Guareno?

7 MR. GUARENO: Yes.

8 THE SECRETARY: Seven in favor.

9 Motion carries.

10 MS. PEREIRAS: Thank you very much.

11 MAYOR STACK: Thank you very much.

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

2 **309 10th Street:**

3

4 MR. CHEWCASKIE: All right.

5 So, if you call the next case, I'll -- I'll
6 tee it up, Carlos.

7 MR. SPATZ: Call -- call the next one.

8 THE SECRETARY: Yeah.

9 MR. SPATZ: And he -- he'll --

10 THE SECRETARY: Next application on
11 tonight's agenda, 309 10th Street.

12 MR. SPATZ: Okay.

13 He'll -- because it's a little different
14 process because --

15 MR. CHEWCASKIE: All right.

16 MR. SPATZ: -- they have to --

17 MR. CHEWCASKIE: So, this -- this was a
18 case where the Board took an action to deny the
19 application.

20 Prior to the Resolution being adopted,
21 there was a request for reconsideration.

22 As part of the technical review meeting, we
23 agreed to review the proposed drawing. So
24 there's a two-step process here.

25 The first step is, is the Board willing to

1 reconsider its prior decision to review the
2 current drawing.

3 So, prior to any testimony on this, we
4 received a letter from Miss Pereiras outlining
5 the reasons behind it, that there really wasn't
6 an opportunity to work with the Board based upon
7 the action that was taken.

8 I recommend that the Board can certainly
9 reconsider the application under the
10 circumstances. But before we get there, we would
11 need a motion to reconsider the application,
12 since there was an action by the Board but not
13 formally memorialized.

14 So, I don't know how the Board feels but
15 certainly a motion would be appropriate and then
16 we can consider the application if that's the
17 Board's desire.

18 Thank you.

19 MAYOR STACK: Want a motion to reconsider?

20 MR. CHEWCASKIE: That is correct.

21 MAYOR STACK: Motion.

22 THE SECRETARY: Motion to reconsider the
23 application by Mayor Stack.

24 MS. MOREJON: Second.

25 Second.

1 THE SECRETARY: Second by Miss Morejon.

2 Roll call on the motion.

3 Mayor Stack?

4 MAYOR STACK: Yes.

5 THE SECRETARY: Miss Capizzi?

6 CHAIRPERSON CAPIZZI: Yes.

7 THE SECRETARY: Mr. Velazquez?

8 VICE CHAIRMAN VELAZQUEZ: Yes.

9 THE SECRETARY: Commissioner Valdivia?

10 COMMISSIONER VALDIVIA: Yes.

11 THE SECRETARY: Miss Morejon?

12 MS. MOREJON: Yes.

13 THE SECRETARY: Mr. Medina?

14 MR. MEDINA: Yes.

15 THE SECRETARY: Mr. Guareno?

16 MR. GUARENO: Yes.

17 THE SECRETARY: Seven in favor.

18 Motion carries.

19

20 (Whereupon, Revised Drawing, Dated 5/27/21
21 were Pre-marked as Exhibit A-1.)

22

23 MR. CHEWCASKIE: All right.

24 So, now that the Board has indicated that
25 it would reconsider, we do have a new plan and

1 | certainly, Miss Pereiras, you can proceed.

2 | MS. PEREIRAS: Thank you very much.

3 | Thank you for the opportunity to present
4 | this application again.

5 | Also, thank you to -- for the suggestions
6 | from this Board.

7 | We think that the project that is before
8 | you this evening is truly much more reflective of
9 | the neighborhood and it's a better design.

10 | Again, we have a three family before the
11 | Board.

12 | And I'd like to provide the testimony of
13 | our architect, Mr. Manuel Pereiras.

14 | MR. PEREIRAS: Many Pereiras and I
15 | recognize that I am still under oath.

16 | MS. PEREIRAS: Mr. Pereiras, are you
17 | familiar with the property at 309 10th Street?

18 | MR. PEREIRAS: I am.

19 | MS. PEREIRAS: And did you prepare the
20 | drawings that are before this evening?

21 | MR. PEREIRAS: I have.

22 | MS. PEREIRAS: And would you kindly walk us
23 | through the application.

24 | MR. PEREIRAS: I'd be very happy to.

25 | Since this is a reconsideration, I'm going

1 | to try to give a very brief overview testimony of
2 | everything.

3 | This is an interesting block; 10th Street.
4 | And -- and it's particularly interesting because
5 | we have a lot of new construction there and
6 | there's buildings of different scales.

7 | So you have some extremely tall buildings
8 | that are taller than our 45 feet proposal that we
9 | have. You have buildings that have a lot of
10 | decoration on them. There's buildings -- it's a
11 | very strange block but it's a very beautiful
12 | block and it's characterized -- I think one of
13 | the prominent things are the three new three
14 | families that we did across the street from it.

15 | So, in our design we wanted to do something
16 | that fits into the block well and matches it as
17 | closely as we can to the bulk dimensions.

18 | So, we kept a three story frontage and what
19 | we did is we aligned the building with the rest
20 | of the houses at seven feet. They're all set
21 | back at seven feet. And we created a front part
22 | at three stories and then recessed the back part.

23 | This does something that kind of reflects
24 | what's happening right across the street so that
25 | there's a direct relationship in scale. When

1 | you're coming down the street, they're going to
2 | feel very similar, as far as scale, and -- and --
3 | and it works well.

4 | MAYOR STACK: I -- I was going to ask that.
5 | Not to interrupt you.

6 | That's pretty much the same.

7 | Right?

8 | The same size right there.

9 | Right?

10 | If you looked at --

11 | MR. PEREIRAS: Pretty close to it.

12 | MAYOR STACK: -- 308 -- 308 10th Street, --

13 | MR. PEREIRAS: It --

14 | MAYOR STACK: -- and then you looked at the
15 | building that faces Palisade Avenue, 1001, --

16 | MR. PEREIRAS: Yeah.

17 | MAYOR STACK: -- it's pretty much the same
18 | height.

19 | Right?

20 | MR. PEREIRAS: Pretty much the same height.

21 | MAYOR STACK: Yeah, I thought so.

22 | MR. PEREIRAS: It's very close.

23 | And so by bringing the building forward a
24 | couple feet, we also sacrificed and made the
25 | building smaller so that we create a rear yard.

1 And what I did is a little bit interesting,
2 we made that first story an eight foot rear yard
3 setback. And then as you go up higher, it
4 becomes a ten foot setback.

5 Why?

6 I really wanted to give this Board a ten
7 foot setback but if we lost those two feet, we
8 lost another car. So I didn't think it was worth
9 losing another car for those two feet.

10 So we have five cars in this design. And
11 it's eight feet at the base. The majority of it,
12 more than 50 percent, being grass in the
13 backyard.

14 And then as you go up, it setbacks more so
15 you have a full ten feet of rear yard in -- in
16 this location.

17 MAYOR STACK: Manny, on this house -- on
18 this house, the -- this is 309 10th -- 10th
19 Street. The house next door would be 311. You
20 matched their -- their home or you match where
21 their front porch is where the building is.

22 MR. PEREIRAS: We match the front porch.

23 MAYOR STACK: The front porch.

24 MR. PEREIRAS: Yeah.

25 MAYOR STACK: Because there's like a small

1 front porch area, that when you come up that
2 house.

3 MR. PEREIRAS: Yeah. We match that.

4 MAYOR STACK: Okay.

5 MR. PEREIRAS: That's at seven feet.

6 The house to the -- to the --

7 You said 310?

8 No, 3 -- 312?

9 MAYOR STACK: It would be 311.

10 MR. PEREIRAS: 311.

11 MAYOR STACK: So they have a small --

12 When you walk up, they have a small front
13 steps that you walk up and then there's a small
14 -- for lack of a better term, looked like a front
15 porch at one time. I don't think it was ever
16 used as such.

17 MR. PEREIRAS: No.

18 But it's enclosed.

19 Right?

20 MAYOR STACK: It's -- yeah.

21 MR. PEREIRAS: I'm trying to think of it
22 right now.

23 MAYOR STACK: It -- no, it's open. It's
24 open.

25 MR. PEREIRAS: It's open.

1 MAYOR STACK: It's an open area.

2 That's -- I was just wondering about that.

3 MR. PEREIRAS: I'm not a hundred percent
4 sure.

5 MAYOR STACK: And then the newer homes that
6 are built on the other side of the street, this
7 matches their height.

8 Right?

9 MR. PEREIRAS: Yes.

10 MAYOR STACK: Right.

11 The only concern that I have is this --
12 this design is -- and I -- I like -- it's much
13 improvement again from our first meeting that we
14 had.

15 But when you look at the house next door
16 I'm just concerned, does it match up with their
17 home or does it come past their home and match
18 the porch?

19 I'm just concerned about the front porch
20 being blocked. That they don't walk out of their
21 house and see the side of this structure.

22 You're only talking a couple feet if we had
23 to bring it back a little bit.

24 How big is the rear yard now you said?

25 MR. PEREIRAS: It's eight feet at the base

1 and ten feet at the top.

2 MAYOR STACK: Okay.

3 MR. PEREIRAS: So, it's hard to tell from
4 the photograph. It's -- it looks like a really
5 small front --

6 MAYOR STACK: It is.

7 MR. PEREIRAS: -- porch.

8 It's kind of -- it's only a foot off the
9 ground.

10 MAYOR STACK: Right.

11 MR. PEREIRAS: I actually didn't even
12 notice it --

13 MAYOR STACK: Right.

14 MR. PEREIRAS: -- until I'm looking at
15 this.

16 It's hard to judge whether -- it looks like
17 I aligned it with the actual building itself and
18 not the front porch. Because that front porch
19 is --

20 MAYOR STACK: That's --

21 MR. PEREIRAS: -- only about --

22 MAYOR STACK: -- that's the only thing I
23 would ask. And I think the Board members would
24 most likely agree.

25 MR. PEREIRAS: Yeah.

1 MAYOR STACK: As long as the -- as long as
2 it's matched up, --

3 You might be talking about a foot or two.

4 MR. PEREIRAS: Yeah.

5 MAYOR STACK: As long as it's matched up
6 with the structure and not the front little porch
7 area. For lack of a better term. It's not even
8 really a front porch.

9 MR. PEREIRAS: I feel 99 percent confident
10 that we're --

11 MAYOR STACK: Good.

12 MR. PEREIRAS: -- lining it up with the
13 building itself.

14 MAYOR STACK: Right.

15 MR. PEREIRAS: If I could approach you, --

16 MAYOR STACK: Just line it up with the
17 building.

18 MR. PEREIRAS: -- I could -- I could
19 show --

20 MAYOR STACK: Sure.

21 MR. PEREIRAS: -- what it looks like.

22 It looks like the front is -- that's only
23 like two or three feet right there in the front
24 and then the porch starts.

25 And my setback is seven feet. So it looks

1 | like I'm like lining it up with --

2 | MAYOR STACK: You see it right there?

3 | MR. PEREIRAS: Yeah. That's the other
4 | one further.

5 | MAYOR STACK: Yeah.

6 | MR. PEREIRAS: This is the neighbor. This
7 | is the one we're --

8 | MAYOR STACK: Yeah. Well this is Palisade
9 | Avenue.

10 | MR. PEREIRAS: Yup.

11 | MAYOR STACK: This is the house that you're
12 | doing.

13 | MR. PEREIRAS: Yup. Yup.

14 | MAYOR STACK: Gongora's (phonetic) old
15 | house.

16 | And this one right here --

17 | MR. PEREIRAS: Yup.

18 | MAYOR STACK: Just as long as we're
19 | matching it to -- to this --

20 | MR. PEREIRAS: Yup.

21 | MAYOR STACK: -- and not to the front
22 | porch.

23 | MR. PEREIRAS: I'm --

24 | MAYOR STACK: All right?

25 | MR. PEREIRAS: -- pretty sure we are.

1 MAYOR STACK: Okay.

2 MR. PEREIRAS: And we could make that just
3 verified.

4 MAYOR STACK: Yeah.

5 There's a small front porch area, Brian, in
6 the picture -- in the picture that Manny had just
7 showed me on his cell phone.

8 MR. CHEWCASKIE: Um-hum.

9 MAYOR STACK: As long as it's to the
10 structure and it doesn't come out to the porch
11 though. Because then you get that blocking feel
12 again. When you come out of the house, your
13 block -- the view of Palisade Avenue would be
14 blocked --

15 MR. CHEWCASKIE: So the front.

16 MAYOR STACK: -- and you feel closed in.

17 MR. CHEWCASKIE: So the -- so just so I'm
18 saying it right, Mr. Pereiras, based upon what I
19 heard from the Mayor, the building will be set
20 back to match the existing building on the
21 easterly --

22 MAYOR STACK: 311.

23 MR. CHEWCASKIE: -- side.

24 MAYOR STACK: Because 3 --

25 MR. CHEWCASKIE: 311.

1 MAYOR STACK: -- 915 Palisade is being
2 knocked down. They have an application in to
3 knock the structure down. Because they're
4 building -- they're building new houses on that
5 property.

6 MR. PEREIRAS: Um-hum.

7 MS. PEREIRAS: Okay.

8 MAYOR STACK: That's what I've heard.

9 MR. PEREIRAS: Yeah. I saw some activity
10 there this morning.

11 MAYOR STACK: Right. Right.

12 MR. CHEWCASKIE: Right.

13 So, that's it.

14 That's the easterly side. We're going to
15 match the existing building and not the porch.

16 Got it.

17 MR. PEREIRAS: Okay.

18 MS. PEREIRAS: That's fine.

19 MR. PEREIRAS: Okay.

20 MAYOR STACK: On the west side of the
21 structure.

22 MR. CHEWCASKIE: Correct.

23 MAYOR STACK: On the west side. Right.

24 Yeah, that was my only concern. Otherwise
25 it's a major improvement.

1 CHAIRPERSON CAPIZZI: Yes.

2 MAYOR STACK: Any member of the Board have
3 any questions at this time?

4 CHAIRPERSON CAPIZZI: No.

5 MAYOR STACK: Any member of the public have
6 any questions at 309 --

7 CHAIRPERSON CAPIZZI: No.

8 MAYOR STACK: -- 10th Street?

9 I knew the family that lived there for
10 many, many years. Gongora was their last name.
11 Many, many years. He used to volunteer in my
12 office.

13 CHAIRPERSON CAPIZZI: Hmm.

14 MAYOR STACK: Many, many years ago.

15 I'll make a motion to approve.

16 THE SECRETARY: Motion to approve the
17 application by Mayor Stack.

18 MS. MOREJON: Second.

19 THE SECRETARY: Seconded by Miss Morejon.

20 Roll call on the motion to approve this
21 application.

22 Mayor Stack?

23 MAYOR STACK: Yes.

24 THE SECRETARY: Miss Capizzi?

25 CHAIRPERSON CAPIZZI: Yes.

1 THE SECRETARY: Mr. Velazquez?

2 VICE CHAIRPERSON VELAZQUEZ: Yes.

3 THE SECRETARY: Commissioner Valdivia?

4 COMMISSIONER VALDIVIA: Yes.

5 THE SECRETARY: Miss Morejon?

6 MS. MOREJON: Yes. Yes.

7 THE SECRETARY: Mr. Medina?

8 MR. MEDINA: Yes.

9 THE SECRETARY: Mr. Guareno?

10 MR. GUARENO: Yes.

11 THE SECRETARY: Seven in favor.

12 Motion carries.

13 MAYOR STACK: Let me tell you, the setback
14 on the top is really nice, --

15 CHAIRPERSON CAPIZZI: Um-hum.

16 MAYOR STACK: -- with that little -- that
17 little area. And the window, if that's carried
18 out and that window is put in with the second and
19 the third floor, that really --

20 MR. PEREIRAS: Um-hum.

21 MAYOR STACK: -- looks nice.

22 CHAIRPERSON CAPIZZI: Beautiful.

23 MAYOR STACK: That will have a nice effect.

24 And that's a nice block. A really --

25 CHAIRPERSON CAPIZZI: Um-hum.

1 MAYOR STACK: -- nice block.

2 MR. PEREIRAS: Think so.

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

2 **208 18th Street:**

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

6 Miss Pereiras, please?

7 MS. PEREIRAS: Bianca Pereiras, on behalf
8 of the applicants.

9 In regards to this application, a neighbor
10 reached out to us through his counsel and wanted
11 some additional time to review the drawings.

12 We have no objection, obviously. It's
13 always been our position to work with our
14 neighbors.

15 So I have discussed with his attorney.
16 We're going to set up a meeting prior to having a
17 formal meeting in front of this Board, so we can
18 discuss the application with them in an informal
19 setting.

20 So I'm respectfully requesting that this
21 matter be carried to the July meeting.

22 CHAIRPERSON CAPIZZI: Um-hum.

23 MR. CHEWCASKIE: It's my --

24 MAYOR STACK: And I --

25 MR. CHEWCASKIE: -- under--

1 MAYOR STACK: -- I think that's a good --
2 I'm sorry, Brian.

3 MR. CHEWCASKIE: Mmm.

4 MAYOR STACK: I think that's a good idea.
5 I received a lot of calls in opposition to
6 this --

7 MS. PEREIRAS: Okay.

8 MAYOR STACK: -- this project.

9 And I think if you work with the
10 neighbors, --

11 You have people that have lived there for a
12 very long period of time. People who truly care
13 about the neighborhood, like most of Union City
14 do.

15 But if you could meet with them informally
16 and go over this project, it would be very
17 helpful to the Board.

18 MR. CHEWCASKIE: Right.

19 MS. PEREIRAS: We're happy to do so.

20 MR. CHEWCASKIE: And my understanding, --

21 MAYOR STACK: Absolutely.

22 MR. CHEWCASKIE: -- you're going to
23 re-notice, --

24 MS. PEREIRAS: I will --

25 MR. CHEWCASKIE: -- Miss Pereiras?

1 MS. PEREIRAS: -- re-notice.

2 MR. CHEWCASKIE: And -- and who is the
3 attorney who's representing the objector?

4 Do --

5 MS. PEREIRAS: I don't recall the name but
6 I'll ask the neighbor who's here.

7 A CITIZEN: His name is Jaime Placek.

8 MR. CHEWCASKIE: Okay.

9 A CITIZEN: P-L-A-C-E-K.

10 MR. CHEWCASKIE: I -- I know Jaime.

11 Thank you.

12 All right, so it would be appropriate for a
13 motion to carry this to the July meeting.

14 MAYOR STACK: Absolutely.

15 THE SECRETARY: July 27?

16 MR. SPATZ: Yes.

17 MAYOR STACK: What's the date of that
18 meeting, Carlos?

19 THE SECRETARY: July 27.

20 MAYOR STACK: Okay, great.

21 And notice will be sent out again to the
22 area.

23 MS. PEREIRAS: I will re-notice.

24 MAYOR STACK: Great.

25 MS. PEREIRAS: Yes.

1 THE SECRETARY: Can I have a motion to --

2 CHAIRPERSON CAPIZZI: I'll make a motion.

3 MAYOR STACK: Motion.

4 THE SECRETARY: Motion by Mayor Stack.

5 Seconded by Miss Capizzi.

6 CHAIRPERSON CAPIZZI: Um-hum.

7 THE SECRETARY: Roll call on the motion to

8 adjourn this application for July 27.

9 Mayor Stack?

10 MAYOR STACK: Yes.

11 THE SECRETARY: Miss Capizzi?

12 CHAIRPERSON CAPIZZI: Yes.

13 THE SECRETARY: Mr. Velazquez?

14 VICE CHAIRPERSON VELAZQUEZ: Yes.

15 THE SECRETARY: Commissioner Valdivia?

16 COMMISSIONER VALDIVIA: Yes.

17 THE SECRETARY: Miss Morejon?

18 MS. MOREJON: Yes.

19 THE SECRETARY: Mr. Medina?

20 MR. MEDINA: Yes.

21 THE SECRETARY: Mr. Guareno?

22 MR. GUARENO: Yes.

23 THE SECRETARY: Seven in favor.

24 Motion carries.

25 It require new notice.

1 Right?

2 MS. PEREIRAS: Yes.

3 CHAIRPERSON CAPIZZI: Um-hum.

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1 **1224 Central Ave Investments, LLC -**

2 **1224 Central Avenue:**

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4 MR. CHEWCASKIE: Thank you.

5 THE SECRETARY: Next application on
6 tonight's agenda, 1224 Central Avenue.

7 Miss Pereiras please?

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

9 Bianca Pereiras, on behalf of the applicant
10 for 1224 Central Avenue, also known as Block 59,
11 Lot 13.

12 MR. CHEWCASKIE: Miss Pereiras did provide
13 me with her affidavit of service. I had the
14 opportunity to review the notice and the
15 publication; same is appropriate.

16 The Board has jurisdiction to hear this
17 case.

18 This is not part of the other trilogy.
19 This is a new case.

20 CHAIRPERSON CAPIZZI: Thank you.

21 MS. PEREIRAS: The application before the
22 Board this evening is to legalize a third floor
23 apartment in an existing building.

24 We have one expert to testify before the
25 Board and that is our architect, Mr. Manuel

1 Pereiras.

2 Mr. Pereiras, are you familiar with the
3 property --

4 MR. PEREIRAS: Oh. Manny Pereiras.

5 I recognize I am still under oath.

6 MS. PEREIRAS: Are you familiar with the
7 property at 1224 Central Avenue?

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 have.

12 MS. PEREIRAS: And would you kindly
13 describe the proposal for the Board?

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

15 This -- there's a little bit of history to
16 this project.

17 I was retained by the applicant to prepare
18 construction documents for a renovation of the
19 first and second floor.

20 When we submitted for permits, he then
21 discovered that the -- there was an illegal
22 apartment on the third floor. This was like a
23 preexisting apartment. It looks like in the same
24 condition as the rest of the house. The house
25 itself was in really horrible condition. There

1 was a fire there.

2 And -- and we're here before this Board
3 just to make sure everything's clear and that
4 we're legalizing that third unit in this house.

5 It's -- like I said before, this is a
6 preexisting structure. The three apartments are
7 there. We're not looking to make any
8 modifications to the exterior of the building.

9 And I'm just going to walk you through the
10 apartment so that you know what's there.

11 First and foremost, there are three parking
12 spaces that are preexisting on the site. That's
13 going to remain as well.

14 We have a series of existing
15 nonconformities, including side yard, front yard,
16 rear yard.

17 We have, of course, a parking variance that
18 we're expanding because this new unit will not
19 have additional parking spaces.

20 And, let's see, there's nothing for
21 impervious.

22 And there is a preexisting nonconformance
23 for lot depth as well. So we need a variance for
24 lot depth, which is 70.47 feet; as opposed to the
25 100 feet that's required.

1 The third floor apartment that you see here
2 to my -- on the righthand side of the drawing is
3 the same as the apartment below it.

4 You come up the stairs. It's a large, open
5 kitchen/dining room space. And there are three
6 bedrooms located as such, with two bathrooms
7 within it.

8 One of the great positive criteria of
9 approving this project is that it's going to meet
10 all Building Code standards. It is considered a
11 new apartment; therefore, it's going to be
12 brought up to all Code standards.

13 This building is going to have to be
14 sprinklered. That does mean a new fire line that
15 they're going to have to bring into -- into here.
16 And they'll apply through all the process that
17 Union City has, a long process in order to get
18 that fire line and where they're going to have to
19 repave the sidewalk and the -- the street
20 accordingly.

21 And they have to go through all the proper
22 conditions of Building Code, including fire-rated
23 separations between apartments, alarm systems,
24 and everything else that goes along with that.

25 MAYOR STACK: The one -- the one thing that

1 | bothers me a lot about this -- about this
2 | project, I have to tell you, is that he's left
3 | this property vacant, unattended when it snowed.

4 | And this is not your problem or Bianca's
5 | problem.

6 | But when it snowed, Alex can tell you, we
7 | had to send people over there many times to
8 | shovel the property.

9 | MR. PEREIRAS: Hmm.

10 | MAYOR STACK: And then, to top it all off,
11 | he's not even here tonight.

12 | MR. PEREIRAS: Yeah.

13 | MAYOR STACK: He needs to come. He needs
14 | to come before the Board.

15 | MR. PEREIRAS: Okay.

16 | MAYOR STACK: And he also needs to show us
17 | what improvements he's going to do on the
18 | exterior of the building.

19 | MR. PEREIRAS: Okay.

20 | MAYOR STACK: Because that little balcony
21 | at the top, that looks terrible. The -- the
22 | vinyl siding on this building looks terrible.
23 | The windows look terrible. The entrance, the way
24 | it is, looks terrible.

25 | And obviously the impression he's given us,

1 is that he hasn't cared about the property.

2 I was at the fire. It had to be ten years
3 ago.

4 MR. PEREIRAS: I think it's a new owner.
5 This is a --

6 MAYOR STACK: Okay.

7 I --

8 MR. PEREIRAS: -- new applica--

9 I'm not sure if the problems that you have
10 are -- are within the last few months but he
11 purchased this property --

12 Bianca could tell you exactly when.

13 MS. PEREIRAS: My client purchased on July
14 9th, 2020.

15 MAYOR STACK: Oh. Okay.

16 MR. PEREIRAS: So, -- and -- and
17 immediately --

18 MAYOR STACK: It was the previous --

19 MR. PEREIRAS: -- when he purchased, --

20 MAYOR STACK: -- owner then.

21 Yeah, I mean we've even reached out, I
22 guess it was the previous person, saying look,
23 what are you planning to do with this? Because
24 it's a great location; why isn't the building
25 being occupied?

1 MR. PEREIRAS: I believe it's the previous
2 person.

3 The -- the applicant, right before closing,
4 he hired me. We prepared drawings very quickly.
5 He submitted to the Building Department. It took
6 a long time to figure out that we -- this unit
7 was illegal.

8 It's very strange -- the records in the
9 Building Department were strange. Because there
10 was already the beginning of a sprinkler system
11 in this building, --

12 MAYOR STACK: Wow.

13 MR. PEREIRAS: -- which was very odd. And
14 it was built in a strange way.

15 So we had to go through and try to find the
16 documents for that.

17 So, he -- he has been very diligent with
18 the Building Department. And as soon as they
19 made that realization that it wasn't a legal
20 unit, we immediately submitted for approval,
21 which takes a -- a few months also.

22 So, he has been on top of it. I don't know
23 how well it's been kept during snow and other
24 aspects.

25 MAYOR STACK: No, he -- so he's a newer

1 owner?

2 MR. PEREIRAS: He is a new owner.

3 MS. PEREIRAS: Yes.

4 MR. PEREIRAS: Yeah.

5 MAYOR STACK: Okay.

6 Yeah, no, my comments were about the
7 previous owner.

8 MR. PEREIRAS: And I think what we could
9 do, subject to approval, is fix up this façade a
10 little bit, too.

11 I think it's --

12 MAYOR STACK: Yeah.

13 MR. PEREIRAS: -- it's -- it will benefit
14 the owner if we could say that there's some new
15 siding that's going to go up and -- and an
16 aesthetic improvement.

17 And I could prepare an elevation for that
18 and -- and share it with our planner, David Spatz
19 and -- and -- for his review and subject to
20 approval and we'd be happy to do that.

21 MAYOR STACK: Thank you, Alex.

22 MR. CHEWCASKIE: Just for the record, we
23 have a plan set dated A-1 --

24 I'm sorry.

25 -- marked A-1, dated February 21,

1 consisting of two sheets.

2 MR. PEREIRAS: Um-hum.

3 MR. CHEWCASKIE: Correct, Mr. Pereiras?

4 MS. PEREIRAS: Yes.

5 MR. PEREIRAS: That's correct.

6

7 (Whereupon, Plans, Dated 2/21/21, were
8 received and marked as Exhibit A-1.)

9

10 MAYOR STACK: What -- what type of
11 improvements is he doing to the units?

12 What is he doing?

13 MR. PEREIRAS: He's, basically, correcting
14 everything and bringing it up to Code.

15 MAYOR STACK: Okay.

16 MR. PEREIRAS: So everything that was
17 damaged for the fire, --

18 And, unfortunately, he thought this was
19 going to be a lot easier than it really is.

20 When I walked through the space, the
21 previous owner did a lot of kind of atrocities
22 there.

23 MAYOR STACK: Yeah.

24 MR. PEREIRAS: He did a lot of things that
25 were structurally unsound that I directed him he

1 | has to rip out and replace.

2 | So there's a lot of construction that he
3 | has to do just to bring it up to Code standards.

4 | MAYOR STACK: I got it.

5 | MR. PEREIRAS: So it's going to be a
6 | significant improvement in this building.

7 | The previous owner definitely was a -- did
8 | things not correctly.

9 | MAYOR STACK: Okay.

10 | And you'll do work to the outside of the
11 | building to fix it up?

12 | MR. PEREIRAS: We'll be happy to do that,
13 | yes.

14 | MAYOR STACK: All right.

15 | And change the front door. Maybe put some
16 | type of a nice front door on the building.

17 | MR. PEREIRAS: We -- we have -- that's in
18 | our plans already. We will --

19 | MAYOR STACK: Okay.

20 | MR. PEREIRAS: -- be replacing the front
21 | door.

22 | MAYOR STACK: Okay.

23 | VICE CHAIRPERSON VELAZQUEZ: Can we just
24 | make sure, please during the summer, --

25 | Because I know a poor soul once that had to

1 clean the back of that yard once when the weeds
2 were overgrowing --

3 MR. PEREIRAS: Okay.

4 VICE CHAIRPERSON VELAZQUEZ: -- on the side
5 and everything.

6 MAYOR STACK: Maintain it, yeah.

7 VICE CHAIRPERSON VELAZQUEZ: We have to
8 have that maintained.

9 MAYOR STACK: Maintain it.

10 MS. PEREIRAS: I will let him know.

11 MAYOR STACK: And just -- Manny, also if we
12 could get this in the resolution, lighting in the
13 rear, lighting on the side, lighting in the
14 front, change the front door, do improvements to
15 the -- the -- the outside exterior of the
16 structure.

17 CHAIRPERSON CAPIZZI: Um-hum.

18 MR. PEREIRAS: We concede to that. I think
19 these are all things that he probably would have
20 done already and --

21 MAYOR STACK: Good.

22 MR. PEREIRAS: -- with this construction.

23 MAYOR STACK: Good.

24 Otherwise, I'd just like to see it occupied
25 and people living there.

1 CHAIRPERSON CAPIZZI: Um-hum.

2 MS. PEREIRAS: Absolutely.

3 MR. PEREIRAS: Yeah.

4 MAYOR STACK: It's been a long time.

5 MR. PEREIRAS: It's been a very long time.

6 MAYOR STACK: The fire may have been ten
7 years ago. Maybe a little longer.

8 MR. PEREIRAS: And that affects the entire
9 block. You know, --

10 MAYOR STACK: It does.

11 MR. PEREIRAS: -- broken windows.

12 MAYOR STACK: It does. It's an eyesore
13 right now.

14 MR. PEREIRAS: Yeah.

15 MS. PEREIRAS: Um-hum.

16 MAYOR STACK: It's a nice neighborhood.

17 CHAIRPERSON CAPIZZI: Um-hum.

18 MAYOR STACK: Okay.

19 Just with the items that I mentioned,
20 Brian, all right?

21 MR. CHEWCASKIE: I -- I have them and I'll
22 restate them, Mayor.

23 MAYOR STACK: You want to make a motion,
24 you'll restate them?

25 MR. CHEWCASKIE: Yeah. Yeah.

1 MAYOR STACK: Okay.

2 I'll make a motion to approve.

3 THE SECRETARY: Can you open to the public
4 first, Mayor?

5 VICE CHAIRPERSON VELAZQUEZ: Second.

6 THE SECRETARY: You open to the public
7 first, right?

8 CHAIRPERSON CAPIZZI: Oh.

9 MR. CHEWCASKIE: Oh, yeah. We need the --

10 MAYOR STACK: Oh, I'm sorry.

11 Any member of the --

12 MR. CHEWCASKIE: -- we need the Board and
13 the public.

14 MAYOR STACK: -- public at this time --

15 CHAIRPERSON CAPIZZI: Yeah.

16 MAYOR STACK: -- that would like to comment
17 on this application, please step forward.

18 This would be at 1224 Central Avenue. And
19 this would be legalization of a third floor
20 apartment.

21 Any member of the Board that would like to
22 make comments at this time?

23 CHAIRPERSON CAPIZZI: No.

24 MAYOR STACK: Again, any member of the
25 public that would like to make any comments?

1 Seeing none.

2 I'll make a motion.

3 THE SECRETARY: Motion to approve the
4 application with the --

5 MAYOR STACK: Thank you, Carlos.

6 THE SECRETARY: -- conditions by Mayor
7 Stack.

8 VICE CHAIRPERSON VELAZQUEZ: Second.

9 THE SECRETARY: Seconded by Mr. Velazquez.

10 MR. CHEWCASKIE: Right.

11 Before the roll call, my understanding is
12 is that the application will be approved as
13 presented, subject to the conditions that there
14 will be exterior improvements to the façade,
15 including the siding and the balcony.

16 The front door will be replaced.

17 And there will be lighting provided on the
18 side and the front of the building.

19 Is that appropriate, Mayor?

20 MAYOR STACK: Yes, it is.

21 MR. CHEWCASKIE: Okay.

22 And -- all right, based upon that, --

23 THE SECRETARY: Motion on --

24 MR. CHEWCASKIE: -- the roll call.

25 THE SECRETARY: -- the table to approve

1 | this application by Mayor Stack.

2 | Seconded by Mr. Velazquez.

3 | Roll call on the motion.

4 | Mayor Stack?

5 | MAYOR STACK: Yes.

6 | THE SECRETARY: Miss Capizzi?

7 | CHAIRPERSON CAPIZZI: Yes.

8 | THE SECRETARY: Mr. Velazquez?

9 | VICE CHAIRPERSON VELAZQUEZ: Yes.

10 | THE SECRETARY: Commissioner Valdivia?

11 | COMMISSIONER VALDIVIA: Yes.

12 | THE SECRETARY: Miss Morejon?

13 | MS. MOREJON: Yes.

14 | THE SECRETARY: Mr. Medina?

15 | MR. MEDINA: Yes.

16 | THE SECRETARY: Mr. Guareno?

17 | MR. GUARENO: Yes.

18 | THE SECRETARY: Seven in favor.

19 | Motion carries.

20 | MS. PEREIRAS: Thank you all very much.

21 | MAYOR STACK: Thank you very much.

22 | MR. CHEWCASKIE: Goodnight all.

23 | MS. PEREIRAS: Have a good night.

24 | CHAIRPERSON CAPIZZI: Thank you.

25 | MAYOR STACK: Thank you.

1 Have a good evening.

2 MS. PEREIRAS: Thank you.

3 MAYOR STACK: Thank you.

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1 **ADOPTION OF RESOLUTIONS:**

2

3 (1) Cesar Cespedes. 316 6th Street Block: 26
4 Lot: 25. Conversion from two family to three
5 family by legalizing the existing basement unit.

6 **Approved**

7

8 THE SECRETARY: Adoption of Resolutions.
9 Cedar Cespedes, 316 6th Street.

10 Can I have a motion?

11 Motion by Miss Capizzi.

12 VICE CHAIRPERSON VELAZQUEZ: Second.

13 THE SECRETARY: Seconded by Mr. Velazquez.

14 Roll call on the motion to adopt this
15 Resolution.

16 Miss Capizzi?

17 CHAIRPERSON CAPIZZI: Yes.

18 THE SECRETARY: Mr. Velazquez?

19 VICE CHAIRPERSON VELAZQUEZ: Yes.

20 THE SECRETARY: Commissioner Valdivia?

21 COMMISSIONER VALDIVIA: Yes.

22 THE SECRETARY: Miss Genao?

23 MS. GENAO: Yes.

24 THE SECRETARY: Miss Morejon?

25 MS. MOREJON: Yes.

1 THE SECRETARY: Mr. Guareno?

2 MR. GUARENO: Yes.

3 THE SECRETARY: Six in favor.

4 Motion carries.

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1 **ADOPTION OF RESOLUTIONS:**

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3 (2) Purnima & Rasesh Chauhan. 208-210 35th
4 Street. Block 211. Lot 6, 7. Applicant
5 proposes the legalization of a basement
6 apartment. The applicant also proposes changing
7 the existing slope roof to a flat roof. **Approved**

8

9 THE SECRETARY: Resolution number 2.

10 Purnima and Rasesh Chauhan, 208-210 35th
11 Street.

12 Can I have a motion?

13 CHAIRPERSON CAPIZZI: I'll move it.

14 THE SECRETARY: Motion by Miss Capizzi.

15 VICE CHAIRPERSON VELAZQUEZ: Second.

16 THE SECRETARY: Seconded by Miss Genao.

17 Roll call on the motion to adopt this --
18 the Resolution.

19 Miss Capizzi?

20 CHAIRPERSON CAPIZZI: Yes.

21 THE SECRETARY: Mr. Velazquez?

22 VICE CHAIRPERSON VELAZQUEZ: Yes.

23 THE SECRETARY: Commissioner Valdivia?

24 COMMISSIONER VALDIVIA: Yes.

25 THE SECRETARY: Miss Genao?

1 MS. GENAO: Yes.

2 THE SECRETARY: Miss Morejon?

3 MS. MOREJON: Yes.

4 THE SECRETARY: Mr. Guareno?

5 MR. GUARENO: Yes.

6 THE SECRETARY: Six in favor.

7 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 Capizzi.

8 VICE CHAIRPERSON VELAZQUEZ: Second.

9 THE SECRETARY: Seconded by Mr. Velazquez.

10 Roll call on the motion.

11 All in favor?

12

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

14

15 THE SECRETARY: The ayes have it.

16 Motion carries.

17 Thank you and goodnight, everyone.

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

20

21 (Whereupon, the proceedings were concluded
22 at 6:57 p.m.)

23

24

25

1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

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, June 15, 2021 and digitally recorded.

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25 Monitored by and proofread by: Deborah Dillon