

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, July 27, 2021
Commencing at 6:01 p.m.

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

BRIAN P. STACK, Mayor
YDALIA GENAO, Mayor's Designee
FRANKLIN MEDINA
JOSE GUARENO, Alternate No. 1
HECTOR OSEGUERA, Alternate No. 2
ALEJANDRO VELAZQUEZ, Vice Chairperson
DIANE CAPIZZI, Chairperson

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

CELIN VALDIVIA, Commissioner
CAROLINA FERNANDEZ
JEANNE KOEHLER
ALICIA MOREJON

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, 208 18th Street, LLC

JAMES J. BURKE, ESQ.,
Attorney for Applicant, Valente & Valente

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

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, 655 39th Street, LLC

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, Palisade Vista

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, 910 Palisade Avenue, LLC

BIANCA P. PEREIRAS, ESQ.,
Attorney for Applicant, 915 Palisade Avenue, LLC

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Valente & Valente
804 Kennedy Boulevard

WITNESSPAGE

Antonio Valente (Not Sworn)

18

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1 MAYOR STACK: We're ready, Carlos.

2 THE SECRETARY: All right.

3 May I have your attention please?

4 Please take notice that on Tuesday, July
5 27th, 2021, at six p.m., a Regular Meeting is
6 scheduled for the City of Union City Planning
7 Board to be held in the Union City High School
8 located at 2500 John F. Kennedy Boulevard, Union
9 City, New Jersey.

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

13 Adequate notice of this meeting has been
14 provided as follows:

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

22 Before we call roll for this evening
23 meeting, can everybody kindly rise to salute the
24 flag please?

25

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

3

4 THE SECRETARY: Thank you.

5

6 **ROLL CALL:**

7

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

10 Mayor Brian Stack?

11 MAYOR STACK: Here.

12 THE SECRETARY: Ms. Diane Capizzi?

13 CHAIRPERSON CAPIZZI: Here.

14 THE SECRETARY: Mr. Velazquez?

15 VICE CHAIRPERSON VELAZQUEZ: Here.

16 THE SECRETARY: Commissioner Celin Valdivia
17 is absent.

18 Ms. Genao?

19 MS. GENAO: Yes.

20 THE SECRETARY: Ms. Koehler is absent.

21 Ms. Morejon is absent.

22 MAYOR STACK: She's on vacation.

23 THE SECRETARY: Ms. Fernandez is absent.

24 MAYOR STACK: She's on vacation.

25 THE SECRETARY: Ms. Fernandez is absent.

1 Mr. Medina is absent.

2 Mr. Guareno?

3 CHAIRPERSON CAPIZZI: Mr. Medina's here.

4 MAYOR STACK: Here he is. Right here.

5 THE SECRETARY: Oh, I'm sorry. Mr. Medina
6 is present.

7 MAYOR STACK: Franklin is here. He just
8 walked in.

9 MR. CHEWCASKIE: Yeah, I thought he was
10 here.

11 THE SECRETARY: I didn't see you. Sorry.

12 Mr. Guareno?

13 MR. GUARENO: Yes.

14 THE SECRETARY: Mr. Oseguera?

15 MR. OSEGUERA: Here.

16 THE SECRETARY: Let the record indicate
17 there are six members present.

18 MR. SPATZ: Seven.

19 THE SECRETARY: Seven, seven, sorry.

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1 **ADOPTION OF MINUTES:**

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3 Regular Meeting Held on June 15, 2021

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5 THE SECRETARY: Adoption of previous
6 meeting Minutes of June 15 --

7 MAYOR STACK: Carlos, if you could just --
8 I know because of the room, if you could just
9 keep your voice up, just so the public can hear
10 you.

11 THE SECRETARY: Yes.

12 Adoption of Minutes.

13 Regular Meeting held on June 15th, 2021.

14 Can I have a motion?

15 CHAIRPERSON CAPIZZI: Make a motion.

16 VICE CHAIRPERSON VELAZQUEZ: I make a
17 motion.

18 THE SECRETARY: Motion by Ms. Capizzi.

19 VICE CHAIRPERSON VELAZQUEZ: Second.

20 THE SECRETARY: Seconded by Mr. Velazquez.

21 Roll call on the motion.

22 Mayor Stack?

23 MAYOR STACK: Yes.

24 THE SECRETARY: Ms. Capizzi?

25 CHAIRPERSON CAPIZZI: Yes.

1 THE SECRETARY: Mr. Velazquez?

2 VICE CHAIRPERSON VELAZQUEZ: Yes.

3 THE SECRETARY: Ms. Genao?

4 MS. GENAO: Yes.

5 THE SECRETARY: I'm sorry -- sorry, you
6 have to --

7 Mr. Medina?

8 MR. MEDINA: Yes.

9 THE SECRETARY: Mr. Guareno?

10 MR. GUARENO: Yes.

11 THE SECRETARY: Mr. Oseguera?

12 MR. OSEGUERA: Yes.

13 THE SECRETARY: Seven in favor.

14 Motion carries.

15 I'm sorry, six in favor.

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

2 **208 18th Street:**

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4 THE SECRETARY: Hearings, Applications and
5 Extensions.

6 MR. CHEWCASKIE: Carlos, if perhaps we
7 could just skip to number 2, the adjournment, so
8 we could let anybody here know.

9 THE SECRETARY: Oh yeah.

10 Okay, let's go to -- to the extension?

11 MR. CHEWCASKIE: The number 2, 208 18th
12 Street.

13 MR. SPATZ: 208 18th Street.

14 MR. CHEWCASKIE: If you would call that
15 case, please?

16 THE SECRETARY: We're going first to 208
17 18th Street. Go ahead Ms. --

18 MAYOR STACK: Right.

19 Just to let the members of the public know,
20 that has been adjourned.

21 MR. CHEWCASKIE: Okay.

22 THE SECRETARY: Right. The application of
23 208 18th Street has been adjourned --

24 MAYOR STACK: Or postponed. I'm sorry.

25 THE SECRETARY: -- for September 28th.

1 MR. CHEWCASKIE: All right, so just that I
2 know Ms. Pereiras is here. We did communicate
3 late yesterday. I know there is an attorney that
4 represents some of the adjoining property owners
5 that is involved. I have emails to that effect.

6 Based upon that representation that the
7 parties are discussing the proposed application,
8 I recommend to the Board that the matter be
9 adjourned to September 28th, 2021 without further
10 notice.

11 And Ms. Pereiras, if we need a -- an
12 extension of time, do we have it?

13 MS. PEREIRAS: Absolutely.

14 MR. CHEWCASKIE: Okay. So with that, if
15 there would be a motion there?

16 MAYOR STACK: Sure. Just before we do,
17 just for the members of the public that are here
18 this evening on 208 18th Street, that matter has
19 been adjourned until September 28th.

20 I'll make a motion.

21 VICE CHAIRPERSON VELAZQUEZ: Second.

22 THE SECRETARY: Motion to adjourn.

23 Seconded by Mr. Velazquez.

24 Motion by Mayor Stack.

25 Roll call on the motion.

1 Mayor Stack?

2 MAYOR STACK: Yes.

3 THE SECRETARY: Ms. Capizzi?

4 CHAIRPERSON CAPIZZI: Yes.

5 THE SECRETARY: Mr. Velazquez?

6 VICE CHAIRPERSON VELAZQUEZ: Yes.

7 THE SECRETARY: Mr. Medina?

8 MR. MEDINA: Yes.

9 THE SECRETARY: Mr. Guareno?

10 MR. GUARENO: Yes.

11 THE SECRETARY: Mr. Oseguera?

12 MR. OSEGUERA: Yes.

13 THE SECRETARY: Six in favor.

14 Motion carries.

15 MS. PEREIRAS: And Counsel, I have my
16 jurisdictional submissions. Should I pass those
17 to the Board Secretary?

18 MR. CHEWCASKIE: If you could bring them up
19 to me I'll look at them.

20 MS. PEREIRAS: Absolutely.

21 MR. CHEWCASKIE: And I will get them to Mr.
22 Vallejo.

23 Thank you.

24 (Whereupon, there was a pause in the
25 proceedings.)

1 MR. CHEWCASKIE: And just for the record, I
2 had the opportunity to review the affidavit of
3 service.

4 Jurisdiction rests with the Board.

5 THE SECRETARY: Go to the extension now.

6 MR. CHEWCASKIE: We'll do the extension,
7 then do the other ones.

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1 **Valente & Valente -**

2 **804 Kennedy Boulevard:**

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4 THE SECRETARY: We're moving now to Valente
5 and Valente, 804 Kennedy Boulevard.

6 Mr. Burke?

7 MR. BURKE: Do you want me to put my mask
8 on if there's any problem?

9 Good evening, Mr. Mayor and Board.

10 I'm here seeking an extension.

11 MS. DILLON: Your appearance please.

12 MR. BURKE: Oh, James Burke, B-U-R-K-E.

13 I'm an attorney representing the applicant. And
14 to my left is the owner, Antonio Valente.

15 Would you spell your name please?

16 MR. VALENTE: Sure. A-N-T-O-N-I-O. Last
17 name Valente, V-A-L-E-N-T-E.

18 MR. CHEWCASKIE: And Mr. Burke, maybe to
19 save some time, also please keep your voice up
20 and hopefully everyone can hear -- hear me.

21 Mr. Burke reached out to me today. He made
22 an application on behalf of Mr. Valente for an
23 extension of time regarding approval that was
24 granted regarding 804 Kennedy Boulevard.

25 I reviewed the request and I -- I also

1 reviewed the Statute with regard to the pandemic
2 in which approvals were stayed during the period
3 of the health emergency which expired in June of
4 this year.

5 I would recommend that the Board grant an
6 extension; however, I do have a question for Mr.
7 Burke.

8 My recommendation, based upon when this was
9 approved, that the extension go to the end of
10 this year.

11 Is that practical?

12 MR. VALENTE: Yeah, absolutely.

13 MR. CHEWCASKIE: All right.

14 MR. BURKE: We accept that.

15 MR. CHEWCASKIE: I would recommend to the
16 Board that they -- they grant an extension until
17 December 31st, 2021, based upon my review of the
18 record.

19 MAYOR STACK: So, normally I would grant
20 the request, and Mr. Burke, I have a lot of
21 respect for you as an attorney and your ability.

22 But I have to tell you, granting a request
23 and extending this would mean another five months
24 of the City cleaning the backyard, shoveling the
25 property, and maintaining it. So therefore, I'm

1 going to deny it.

2 Your client has not come forward once to
3 clean that property.

4 You know who cleans the property? The
5 Department of Public Works.

6 You know who shovels the property? The
7 Department of Public Works.

8 Do you know who suffers? The residents who
9 live in that area.

10 So I'm very sorry but I'm making a motion
11 to deny that extension. You can maintain the
12 property and come back with a new application,
13 sir.

14 Thank you.

15 I'll make a motion to deny.

16 THE SECRETARY: Motion on the table to deny
17 the extension --

18 MR. OSEGUERA: Second.

19 THE SECRETARY: -- by Mayor Stack.

20 Seconded by Ms. Capizzi.

21 Roll call on the motion to deny the
22 extension.

23 Mayor Stack?

24 MAYOR STACK: Yes. Denied.

25 THE SECRETARY: Ms. Capizzi?

1 CHAIRPERSON CAPIZZI: Yes.

2 THE SECRETARY: Mr. Velazquez?

3 VICE CHAIRPERSON VELAZQUEZ: Yes.

4 MR. BURKE: Mayor Stack --

5 THE SECRETARY: Mr. Medina?

6 MR. BURKE: Oh, I'm sorry.

7 MR. MEDINA: Yes.

8 THE SECRETARY: Mr. Guareno?

9 MR. GUARENO: Yes.

10 THE SECRETARY: Mr. Oseguera?

11 MR. OSEGUERA: Yes.

12 THE SECRETARY: Six in favor.

13 Motion carried.

14 That -- the extension will be denied.

15 MAYOR STACK: Sir, we cleaned the yard
16 about a week ago. So now, from this point on, I
17 expect never to get a complaint on that property
18 again.

19 Thank you.

20 MR. BURKE: I would only say, Mr. Mayor,
21 I'm -- he -- he seems surprised that that
22 happened. I don't -- has there been any fines
23 issued?

24 MR. VALENTE: No, absolutely not. And I
25 clean the snow every time --

1 MS. DILLON: Please step in front of the --

2 MR. VALENTE: -- it does snow.

3 MS. DILLON: -- microphone please, sir.

4 MR. BURKE: Oh.

5 MR. VALENTE: So I'm not too sure how
6 that's happening here, but --

7 MR. CHEWCASKIE: I think I would suggest
8 based upon the action of the Board, Mr. Burke,
9 that you contact me and we could have a
10 discussion about this --

11 MAYOR STACK: Right.

12 MR. CHEWCASKIE: -- once I communicate with
13 the City.

14 MR. BURKE: All right.

15 Thank you very much.

16 MAYOR STACK: Thank you.

17 MR. BURKE: Yeah, we will do that, and
18 hopefully we can come back with a better tale to
19 tell.

20 MR. CHEWCASKIE: You -- you can reach out
21 to me tomorrow. I'll be available later in the
22 day tomorrow.

23 MR. BURKE: All right.

24 Thank you. Thank you.

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1 **Way to Win -**

2 **1215 Morris Street:**

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4 THE SECRETARY: Next application on
5 tonight's agenda, Way to Win, 1215 Morris Street.

6 Ms. Pereiras, please?

7 MR. CHEWCASKIE: Mayor, if I may?

8 As you were -- as the Board is aware, the
9 ordinances were revised for the City, and there
10 were certain applications that were filed prior
11 to the ordinances being changed.

12 The applications, and I believe there are
13 five, are for three-family homes. They were
14 filed under the prior ordinance. And in
15 accordance with instructions received by the
16 Board, based upon what we did prior to the last
17 meeting in June.

18 We also had a meeting with Mr. Pereiras and
19 Ms. Pereiras, Mr. Spatz and I, to go through the
20 applications to see if there was a way that we
21 can fit the various proposals into the
22 neighborhoods.

23 So, that technical review meeting occurred
24 on July 8th and revised drawings were provided.
25 So that's -- that pretty much sets -- sets us up

1 | where we're at with respect to the next five
2 | applications.

3 | I do not believe there are any more three-
4 | family applications that this Board will hear
5 | based upon my conversations with Mr. Spatz and
6 | Mr. Vallejo.

7 | MAYOR STACK: The property in question
8 | right now is 1215 Morris.

9 | MS. PEREIRAS: That's correct.

10 | MAYOR STACK: Is the owner of the property
11 | here?

12 | MS. PEREIRAS: He is not. He's actually
13 | out of the State --

14 | MAYOR STACK: Okay.

15 | MS. PEREIRAS: -- (indiscernible).

16 | MAYOR STACK: We'll -- we'll have you come
17 | back in September on this application, because
18 | I'd like to speak to him also about a chicken
19 | coop on the property.

20 | Okay?

21 | A pigeon coop on the property, never
22 | shoveling the property, the property being open
23 | and exposed and Union City Police checking it on
24 | a daily basis.

25 | So I think, Ms. Pereira, it's best if the

1 owner comes back and speaks to the Board before
2 he comes forward with an application like this.

3 MS. PEREIRAS: Mayor, I have no problem
4 with that.

5 MAYOR STACK: That's the way all of these
6 are going to be handled from now on, so if we
7 could spread the word to the clients.

8 MR. PEREIRAS: Okay.

9 MAYOR STACK: The property has to be
10 maintained. We're going to look at that also.

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

12 MR. PEREIRAS: Great idea.

13 MAYOR STACK: I appreciate it.

14 MR. CHEWCASKIE: And if -- if I --

15 CHAIRPERSON CAPIZZI: Yup.

16 MR. CHEWCASKIE: -- if I may, Mayor? The
17 -- let me just check a date here.

18 I've reviewed the notice. The notice is
19 appropriate, and the Board does have
20 jurisdiction, and it would be appropriate to
21 adjourn the application to 9/28.

22 MAYOR STACK: And I'm going to request that
23 the residents in the area be notified again.

24 CHAIRPERSON CAPIZZI: Um-hum. Um-hum.

25 MR. CHEWCASKIE: So is there -- is there a

1 motion, Mayor?

2 MAYOR STACK: Motion.

3 THE SECRETARY: Motion to adjourn this
4 application for September 28th.

5 VICE CHAIRPERSON VELAZQUEZ: Second.

6 THE SECRETARY: New notice required.

7 VICE CHAIRPERSON VELAZQUEZ: Second.

8 THE SECRETARY: Motion by Mayor Stack.

9 Seconded by Ms. Capizzi.

10 Roll call on the motion to adjourn this
11 application for September 28th, 2021.

12 Mayor Stack?

13 MAYOR STACK: Yes.

14 THE SECRETARY: Ms. Capizzi?

15 CHAIRPERSON CAPIZZI: Yes.

16 THE SECRETARY: Mr. Velazquez?

17 VICE CHAIRPERSON VELAZQUEZ: Yes.

18 THE SECRETARY: Mr. Medina?

19 MR. MEDINA: Yes.

20 THE SECRETARY: Mr. Guareno?

21 MR. GUARENO: Yes.

22 THE SECRETARY: Mr. Oseguera?

23 MR. OSEGUERA: Yes.

24 THE SECRETARY: Six in favor.

25 Motion carries.

1 We are going to move now onto --

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

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1 **655 39th Street, LLC -**

2 **655 39th Street:**

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4 THE SECRETARY: Next application on
5 tonight's agenda, 655 39th Street, LLC.

6 Ms. Pereiras, please?

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

8 I did submit my jurisdictional submissions
9 to Counsel.

10 MR. CHEWCASKIE: Yes, I've had the
11 opportunity to review the affidavit of service
12 which included the publication and the certified
13 mail list. Same is appropriate. The Board does
14 have jurisdiction.

15 MS. PEREIRAS: Thank you very much.

16 Good evening Mayor, members of the Board.

17 May it please the Board, Bianca Pereiras on
18 behalf of the applicant for property at 655 39th
19 Street, also known as Lot 36 in Block 261.

20 I'd like to extend my gratitude to Mr.
21 Chewcaskie and Mr. Spatz for having our technical
22 review meeting.

23 We do have a variance free application
24 before the Board this evening. Currently on site
25 there is a commercial structure, one story, that

1 will be replaced by a new three-family home.

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

5 MS. DILLON: Please raise your right hand.

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

8 MR. PEREIRAS: I do.

9 MS. DILLON: Please state your name for the
10 record.

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

14 MS. PEREIRAS: And simply for purposes of
15 the record, Mr. Pereiras has testified before the
16 Board in the past, and I ask that he be --

17 CHAIRPERSON CAPIZZI: Yes.

18 MS. PEREIRAS: -- accepted as an expert.

19 Thank you very much, Ms. Capizzi.

20 CHAIRPERSON CAPIZZI: You're welcome.

21 MS. PEREIRAS: Mr. Pereiras, are you
22 familiar with the property in question?

23 MR. PEREIRAS: I am.

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

1 MR. PEREIRAS: I did.

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

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

5 Mayor Stack, Counsel, Madam Chairwoman,
6 thank you for the opportunity to present.

7 As Counsel stated, we're replacing an
8 existing structure that's on the site that's in
9 pretty poor condition. It's an old grocery
10 store. I'm sure you're all familiar with it.
11 There's even an illegal unit in the rear of the
12 unit.

13 The applicant just purchased this property
14 and he's looking to develop it in a -- in a safe
15 way that's way that's going to benefit the
16 neighborhood.

17 After our technical review meeting, we
18 modified our application. And I'm sorry, I'm
19 turning my back to you, and simply I'm talking
20 into the mic.

21 We modified our application by increasing
22 that front yard so that will keep it in line with
23 the adjacent structures of the block. So, you
24 see that we created two levels of our building.
25 And then at the fourth floor, we stepped that

1 back even further.

2 So even though we had the right to bring it
3 up to the template property line, we chose to --
4 as a result of our meeting, to bring it back, and
5 I think it makes a beautiful street line with the
6 block, and it really fits in well with the block.

7 Also, if you're looking at this property
8 more to the west, there's commercial properties
9 there, so it -- it really does fit in very well,
10 and it keeps the residential nature of moving
11 further up the block to the east.

12 Just to walk you through it very quickly,
13 we have three foot setbacks on the right -- on
14 the -- on the west side; two foot on the rear;
15 five foot on the rear yard. The front yard
16 setback is set back 13 feet, and then it steps
17 back additionally on the -- the top floor.

18 We're adding landscaping to the front which
19 I think is a very important thing that's missing
20 on that block, so we have three different
21 landscaping areas; one on each side of the
22 driveway entrance, and one by the three foot side
23 yard setback.

24 As a result of reducing the size of our
25 parking -- of our house, we do have a little bit

1 of difficulty getting the park -- the cars in
2 there. We're showing six cars. I believe that
3 should be technical variance just, you know,
4 because those are very difficult to maneuver.
5 However, we have the space for the six cars, and
6 we have three-bedroom apartments on each of the
7 floors above.

8 And as you can see on our elevations, what
9 we did is, we added a lot of technical interests
10 and architectural interests to the elevation,
11 showing a mixture of materials.

12 The fundamental material is brick, so we
13 have the brick base that wraps all around the
14 building on all the levels.

15 And then we have a detail around the -- the
16 windows that are stucco, and that's a hard
17 stucco, not the EIFS that we have trouble with.
18 It's a hard Roman stucco that they've used for
19 thousands of years, and that works really
20 beautifully.

21 We have introduced a few elements to break
22 up the scale of the building. These different
23 elements here break down the building in height.
24 And by breaking down these vertical lines, we
25 break it down in width-wise as well so that we

1 | have a nice pedestrian level entryway for -- for
2 | the residents, and then the vehicle entrance next
3 | to it.

4 | That concludes my testimony. I could
5 | expand as necessary.

6 | MAYOR STACK: Mr. Pereiras, what is -- what
7 | is the width of the building?

8 | MR. PEREIRAS: The building is 19 feet 11
9 | inches wide.

10 | MR. OSEGUERA: How does that compare with
11 | the edifice that's currently there?

12 | MR. PEREIRAS: It's less than what is
13 | currently there. The current building that's
14 | there is on the property line along the east
15 | side, and then it's slightly set back on the
16 | right, so.

17 | As you could see along in -- in my existing
18 | site plan, this is the existing structure that's
19 | there. You could see that ours is significantly
20 | more narrow. It actually occupies less square
21 | footage. We are over the property line with the
22 | existing building on the west side, and we are a
23 | few inches away on the -- on the west -- on the
24 | east side.

25 | MR. OSEGUERA: Okay.

1 MR. CHEWCASKIE: And Mayor, before any
2 other questions, just the record, the entire
3 architectural set that Mr. Pereiras testified to,
4 we'll mark as A-1, consisting of four sheets,
5 dated February, 2021 with last revision of July
6 16, 2021.

7
8 (Whereupon, Drawings, Dated February, 2021,
9 Revised 7-16-21 (4 pages), was received and
10 marked as Exhibit A-1.)

11
12 MR. PEREIRAS: For the record, I marked the
13 top right hand corner in the signature block as
14 A-1 with today's date.

15 MAYOR STACK: The one issue that I have is,
16 and I don't think it's practical, is the parking
17 situation. I don't see anyone getting in -- and
18 let me just pull it up real quick.

19 I don't see anyone getting in six cars
20 here, and that's my concern. I just don't see
21 that as practical. That's why I asked what's the
22 width of the building. I just don't see it as
23 practical.

24 And in that area, if there's any area, the
25 City is hard in itself to find parking, but in

1 | that area, I would say that's one of the tougher
2 | areas.

3 | MR. PEREIRAS: By reducing the depth of the
4 | building, we can no longer fit the cars on the
5 | side the way we do on other applications. That's
6 | why it looks very tight there, and that's why I
7 | think it's safe to request a parking variance
8 | from that aspect, but that's only a result of
9 | setting the building back and not going with ten
10 | foot that's provided.

11 | MAYOR STACK: But -- but Manny, you don't
12 | think that this is the perfect building to do a
13 | two-family house, and that's the reason that we
14 | -- we're doing the ordinance that we've done?
15 | You don't think this is the perfect location for
16 | that?

17 | MR. PEREIRAS: I can't convince my
18 | applicant to lose that money when he -- he's as
19 | of right.

20 | MAYOR STACK: I mean, I like the setback.
21 | Don't get me wrong. I like the setback on -- in
22 | the front and I -- and of course the side yard is
23 | good, but what's -- what's the rear setback?

24 | MR. PEREIRAS: It -- it's five feet here.

25 | And Mayor Stack, we have a lot of beautiful

1 two-families coming up, and -- and that's going
2 to be -- this Board's going to love them, but
3 right now we're working still with the older
4 ordinance.

5 MR. OSEGUERA: Manny, my only thing would
6 be along what the Mayor said, is the parking.
7 Because I live right around the corner from
8 there, and the parking situation, you can never
9 get the last car in, so because of the width that
10 you have. And so, I would have to agree that the
11 parking scenario, you know, it -- it just to me,
12 seems unworkable.

13 MR. PEREIRAS: And I don't disagree with
14 you at all.

15 The -- the alternative though, is the
16 variance free application that makes the building
17 longer, and then it complies exactly with the
18 parking diagram that was provided in the master
19 plan at the type of applica -- time of
20 application.

21 So we look to this Board to understand that
22 there's a give a take in this aspect, and by
23 reducing the building back, we're going to need
24 that parking variance, and we're going to going
25 to understand its difficulty in parking there.

1 I will say this. It's Union City; lived
2 here all my life. I know it doesn't matter how
3 tight the spot is. We'll figure out a way of
4 getting in there. A spot is very valuable in
5 Union City. And in this type of housing, we have
6 a serious five parking spaces in this -- in this
7 project that work. I think that those five
8 parking spaces are completely doable. You have
9 one car on the side in the front --

10 MAYOR STACK: Five?

11 MR. PEREIRAS: -- for one unit, five.

12 Five. I don't think six is realistic. It
13 really isn't, and I think it's fair to request a
14 variance there. But that's where we have the
15 give and take because we pushed the building
16 back.

17 If we were to keep the building that ten
18 foot setback, I could fit the six using the
19 diagram that the City's provided us. I don't
20 think that's great either. I think there's
21 difficulties with that and that's why we changed
22 the ordinance. I think it makes -- I think the
23 changes that we made make perfect sense, but
24 we're not working with that right now. We're
25 working with the older one and --

1 MAYOR STACK: No, I got it. Yeah, of
2 course.

3 MR. PEREIRAS: -- and we're trying to get
4 this through.

5 MAYOR STACK: And -- and the front of the
6 structure, you said it's brick? I -- I couldn't
7 hear what you had said. You said it's brick and?

8 MR. PEREIRAS: So, I'm using multiple
9 materials. The majority of the building is
10 brick. We have the first floor is fully brick,
11 and then there's a frame around the entire
12 building that's brick.

13 And then the inset -- and what I wanted to
14 do is break up the scale a little bit. We have
15 stucco, and that's Roman stucco. And then for
16 the finishes on the top, we like using a metal
17 coping simply because it -- it weathers very
18 well.

19 So that metal coping stops the rain from
20 hitting and penetrating through the building.
21 There is stucco along the edge as a trim, then
22 the brick again, and then then the stucco inside
23 as the inset. It works very beautifully.

24 I actually have a -- a picture of it.
25 Let's see.

1 This is --

2 Counsel, may I mark this as A-2?

3 MR. CHEWCASKIE: Yes.

4 MR. PEREIRAS: Okay.

5 For the record, I am marking a rendering as
6 A-2.

7

8 (Whereupon, Rendering, (1 page), was
9 received and marked as Exhibit A-2.)

10

11 MR. PEREIRAS: This is actually a rendering
12 that I prepared for Morris because I was
13 concerned in how it would fit into the
14 neighborhood. However, it's the same finishes of
15 the building. So just as a reference, you could
16 see that the majority of the building is brick,
17 and then we have the stucco outlines around that
18 building with the windows inset there.

19 MAYOR STACK: Why not just do it all in
20 brick?

21 MR. PEREIRAS: We can. It's just that it
22 doesn't create that difference of material.

23 MAYOR STACK: The reason -- the reason I
24 say that is because if you were looking to match
25 the area, the buildings across the street, are

1 obviously they're all brick, and you have some
2 others on that block, probably not a lot on that
3 one side. There might be one that might be half
4 brick, or whatever, but.

5 MR. PEREIRAS: Mayor Stack, I think it's a
6 beautiful idea. Let's do that.

7 MAYOR STACK: And lighting around the
8 structure?

9 MR. PEREIRAS: We have lighting on both of
10 the side yards, and lighting in the rear, as well
11 as a light above each of the doors.

12 MAYOR STACK: How big -- how big is each --
13 how big is each unit? What do you have, three
14 bedrooms?

15 MR. PEREIRAS: We have three-bedroom units.
16 I'll walk you through the plans so that we know
17 exactly how -- how it is.

18 The master bedroom is 13 feet by 12 foot
19 five. And then the -- the next bedroom is 12
20 foot six by ten foot six. And then the last
21 bedroom is 12 foot six by ten feet. The entire
22 square footage of the unit is 1,404 square feet,
23 and it is the same square footage on the three
24 units.

25 MAYOR STACK: Okay.

1 Any other members of the Board have any
2 questions at this point?

3 CHAIRPERSON CAPIZZI: What's in the
4 backyard?

5 MR. PEREIRAS: Sorry?

6 CHAIRPERSON CAPIZZI: What is -- what's
7 going to be in the backyard?

8 MR. PEREIRAS: Right now we have concrete
9 only because there's not enough space to really
10 do grass or put a tree. We have the garbage
11 coming out of there, so it -- it's important to
12 keep it as -- as concrete.

13 MAYOR STACK: Where -- where is the garbage
14 room going to be?

15 CHAIRPERSON CAPIZZI: Yeah, where is the
16 garbage?

17 MR. PEREIRAS: There is a garbage room
18 along the rear. We want to keep it away from the
19 front of the building. I think it's one of the
20 most unattractive things --

21 MAYOR STACK: Along the rear outside?

22 MR. PEREIRAS: -- all over. It's contained
23 within the building. So --

24 MAYOR STACK: Oh, it's contained.

25 MR. PEREIRAS: Yes.

1 MAYOR STACK: Okay.

2 MR. PEREIRAS: It's within the building in
3 a door you have to open, and it's inside the
4 building. We seal that completely --

5 MAYOR STACK: That's important.

6 MR. PEREIRAS: -- so that there's no
7 insects or anything coming through. It's a new
8 system that we're doing, and it's working really
9 beautifully, and it keeps it away from the front.
10 It keeps it away from neighbors. The door's
11 along the rear. It really works very well.

12 MAYOR STACK: Okay.

13 Any other members of the Board have any
14 questions?

15 Diane, do you have anything further?

16 No?

17 Any members of the public have any
18 questions at this point, on 655 39th Street?

19 Okay.

20 I -- I'd like to make a motion to reserve a
21 decision on this until our next meeting. And I'd
22 like to go to the property and visit it too.

23 MR. CHEWCASKIE: All right, just so that
24 the --

25 THE SECRETARY: Next meeting will be

1 September 28th.

2 MR. CHEWCASKIE: -- just so the Board is
3 aware, then the public hearing is closed. Board
4 members are free to visit the property and there
5 will be a vote at the next meeting.

6 So there's a motion to reserve decision by
7 the Mayor on the table.

8 MAYOR STACK: Yes.

9 Motion to -- for a decision on the 28th.

10 CHAIRPERSON CAPIZZI: Um-hum.

11 MAYOR STACK: We can make that our first
12 one or whatever.

13 MR. CHEWCASKIE: Yeah, it will be number 1.

14 CHAIRPERSON CAPIZZI: Um-hum.

15 THE SECRETARY: All right.

16 Motion -- motion to adjourn to the 28th
17 vote, --

18 MAYOR STACK: That's fine.

19 THE SECRETARY: -- by Mayor Stack.

20 VICE CHAIRPERSON VELAZQUEZ: Second.

21 THE SECRETARY: Seconded by Mr. Velazquez.

22 Roll call on the motion.

23 Mayor Stack?

24 MAYOR STACK: Yes.

25 THE SECRETARY: Ms. Capizzi?

1 CHAIRPERSON CAPIZZI: Yes.

2 THE SECRETARY: Mr. Velazquez?

3 VICE CHAIRPERSON VELAZQUEZ: Yes.

4 THE SECRETARY: Mr. Medina?

5 MR. MEDINA: Yes.

6 THE SECRETARY: Mr. Guareno?

7 MR. GUARENO: Yes.

8 THE SECRETARY: Mr. Oseguera?

9 MR. OSEGUERA: Yes.

10 THE SECRETARY: Six in favor.

11 Motion carries.

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

14

15 * * *

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1 **Palisade Vista, LLC -**

2 **2113-2115 Palisade Avenue:**

3

4 THE SECRETARY: Next application on
5 tonight's agenda, Palisade Vista, LLC, 2113-2115
6 Palisade Avenue.

7 Ms. Pereiras, please?

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

9 Counsel, just to confirm, my jurisdictional
10 submissions --

11 MR. CHEWCASKIE: Yeah, I had the
12 opportunity to review the affidavit of service,
13 the affidavit of publication, and the mailing, is
14 in appropriate order. The Board does have
15 jurisdiction to proceed.

16 MS. PEREIRAS: Thank you very much,
17 Counsel.

18 Again, Bianca Pereiras on behalf of the
19 applicant for property at 2113-2115 Palisade
20 Avenue, also known as Lots 15 and 16 in Block
21 112.

22 The application before the Board this
23 evening is to create a subdivision and two new
24 three-family homes on the property.

25 This is a very beautiful area of Union

1 City, so we're very excited to present this
2 application to the Board this evening.

3 We do have a few variances that were
4 triggered following our technical review meeting,
5 and I'll have our architect discuss those
6 further.

7 Mr. Pereiras?

8 MR. PEREIRAS: Manny Pereiras. I recognize
9 that I am still under oath.

10 The documents to my right are the same
11 documents that were submitted to the Board.

12 MS. PEREIRAS: Mr. Pereiras, are you
13 familiar with 2113-2115 Palisade Avenue?

14 MR. PEREIRAS: I am.

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

17 MR. PEREIRAS: I did.

18 MS. PEREIRAS: And would you kindly
19 describe the proposal to the Board?

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

21 It -- it's an absolute pleasure to work on
22 this project. I think it's in a great
23 neighborhood. I -- I think that there's a lot of
24 love in this neighborhood; that's why so many
25 neighbors are here.

1 It -- it's an important location in Union
2 City. And I actually think this is going to be a
3 very important structure for that whole block.
4 It really defines that corner, really defines
5 that block across from the reservoir.

6 We had presented an as of right application
7 that were -- were really boxes that fit in
8 conformance with the Zoning Ordinance, and -- and
9 they were fully as of right.

10 Following our technical review meeting,
11 there were some fantastic suggestions that were
12 made by Counsel and -- and Mr. Spatz.

13 The first, and most important of which, I
14 think is the changing of how cars enter this
15 vehicle (sic). Rather than going on Palisade
16 Avenue and entering from Palisade Avenue, we're
17 changing that and doing that from the side
18 street. And I'm going to show that on the site
19 plan.

20 And what that does, it creates a much more
21 residential feel in the front yard. And what we
22 did, is we created balconies and porches along
23 the front of the building.

24 In addition to that, we created a lot of
25 architectural detail. And since of course, and

1 we saw this in the previous application, since
2 parking is such a serious issue in Union City, we
3 wanted to tackle that in this project and made
4 the building a little bit wider. Since we're
5 building two of these together instead of
6 creating both two feet and -- and between each
7 one, we reduced that down to three feet on -- on
8 the buildings between the buildings and brought
9 one of the buildings closer to the property line
10 along the side street, and created some
11 indentures for landscaping that creates a little
12 bit of a wider space so that cars fit a little
13 bit more comfortably inside there.

14 And I'd like to start with the site plan
15 and discuss the changes from the existing to the
16 proposed.

17 MAYOR STACK: How much -- how much space do
18 you have between the two homes, those two homes?

19 MR. PEREIRAS: There feet in total.

20 MAYOR STACK: How much?

21 MR. PEREIRAS: Three feet.

22 MAYOR STACK: Three feet.

23 MR. PEREIRAS: Yeah. And -- and that's a
24 difference from what would normally be submitted.
25 Normally we would have four feet between the two

1 homes because we would have a two foot side yard
2 setback and a two foot side yard setback.

3 I thought it was very important to keep the
4 three foot side yard setback to the neighbors
5 along the south, so we created that as a three
6 foot side, and then this structure will be one
7 foot from the property line.

8 The next structure will be another two feet
9 from the structure -- property line, keeping that
10 side yard setback, and then creating it, meeting
11 the property line along the side with those
12 indentures for landscaping.

13 I think it's a very beautiful result that
14 came out of the technical review meeting that --
15 that is able to solve a lot of issues on this
16 project.

17 As you can see, we have the bus stop along
18 Palisade Avenue, and we wanted to remove all the
19 vehicle entrances from Palisade Avenue and we
20 brought them to the back. So we're introducing a
21 new curb cut that's 16 foot wide along the rear
22 of the property.

23 We set the building back from the rear
24 yard. Of course, all we were required to do is
25 five feet as a rear yard setback, but we thought

1 | it was very important there to have the 15 foot
2 | rear yard setback. So we're introducing a new 15
3 | foot rear yard setback to the property. And
4 | that's also where the vehicles are entering the
5 | property.

6 | We were also able to add some landscaping
7 | back there and put a small tree in the center of
8 | that. So between the -- the two buildings,
9 | there's going to be a small tree and some
10 | landscaping there, between the two driveway
11 | entrances.

12 | And just as a note, and you can see that
13 | the existing structure occupies a good portion of
14 | the site as well. So from a footprint standpoint
15 | it's actually not that different. And the garage
16 | in the back is further to the -- to the east --
17 | further to the west in our building.

18 | As you can see here with our parking
19 | layout, we are requesting a variance, and that's
20 | as a result of the changes from the technical
21 | review meeting.

22 | We can only fit five cars. We have two in
23 | tandem along the front, two pairs for each
24 | apartment, and room for a compact car on the
25 | corner, so that each of the three apartments gets

1 at least one vehicle. One -- one apartment gets
2 one and then the other two remaining get two
3 each. And their exit is through the driveway out
4 to 22nd Street.

5 If you go upstairs to the floors above, you
6 see that the main pedestrian entrance is kept on
7 Palisade Avenue, so that the mail is received
8 there and it keeps that dominant pedestrian
9 entrance there on Palisade Avenue. It keeps the
10 character of the neighborhood with porches along
11 both of the properties, and somewhat symmetrical,
12 creating this octagonal shape in front of both
13 sides of the -- each of the structures.

14 The apartment layouts are a typical three-
15 family layout. It -- it is -- and I'll just walk
16 through the sizes of the bedrooms.

17 The master bedrooms is 12 foot ten by 13
18 foot six. The second bedroom is 12 foot ten by
19 ten feet. And the third bedroom is 12 foot ten
20 by ten feet.

21 The kitchen, living room, dining area, is
22 an open floor plan design, all open with
23 beautiful views of the Reservoir and Manhattan
24 beyond.

25 The floors above are very similar. And

1 | what you see here are the elevations for each of
2 | the structures separately. I have two separate
3 | sheets for each of the elevations.

4 | This is the elevation for the building to
5 | the south where the dominant elevation is that on
6 | Palisade Avenue. We have a fully brick building,
7 | so every -- every square inch of that façade is
8 | brick and cast stone with beautiful detailing and
9 | a cornice on top with the porch, the -- the white
10 | porch features and railings.

11 | And then the corner building is brick, not
12 | only on Palisade Avenue, but also on 22nd Street.
13 | We thought it was very important to maintain the
14 | brick façade on everything that's visible there.
15 | So we wrapped the brick along 22nd Street as well,
16 | and creating that octagonal tower in the corner
17 | for architectural features.

18 | The Board -- and -- and I know you -- you
19 | know I could keep on talking, but I'd like to
20 | conclude my testimony here and open it up for
21 | questions.

22 | MR. CHEWCASKIE: Just for the record, if
23 | you would mark as A-1, the set of drawings which
24 | is dated May 21, 2021, Revised through July 16th,
25 | 2021, consisting of eight sheets.

1 MR. PEREIRAS: For purposes of the record,
2 I am marking the first sheet, which is Z001, on
3 the top right hand corner, as A-1, with today's
4 date.

5
6 (Whereupon, Plans, Dated May 21, 2021,
7 Revised July 16, 2021, (8 pages) was received and
8 marked as Exhibit A-1.)

9
10 CHAIRPERSON CAPIZZI: Is there a backyard?

11 MR. PEREIRAS: Yes, there is. There is a
12 15 foot rear yard.

13 CHAIRPERSON CAPIZZI: Okay.

14 And what is -- what does it look like?
15 What's the design? How did it -- where is that?

16 MR. CHEWCASKIE: If you look at 2, Z02.

17 MR. PEREIRAS: So we have pavers --

18 MAYOR STACK: Z02.

19 MR. PEREIRAS: -- and we have the center
20 portion which is landscaped with a small tree.

21 MAYOR STACK: It's a driveway, Diane.

22 I just feel -- I -- I feel that the project
23 is too big, too bulky, compared to what's there
24 right now. I think you have a beautiful home
25 that's there right now. Something that's been in

1 | that neighborhood for many, many years, that
2 | should be -- if anything, it should be taken care
3 | of. It should be nurtured, and taken care of,
4 | and renovated if it needs to -- I've never been
5 | inside.

6 | (Whereupon, there was applause from the
7 | audience.)

8 | MAYOR STACK: But I -- I've never been
9 | inside. I've never been inside the structure,
10 | but I think it's something that -- I think it's
11 | something we should be looking to take care of
12 | and improve, and keep it in our City. I just
13 | don't think we should be doing something this big
14 | and so imposing on Palisade Avenue and on 22nd
15 | Street.

16 | MR. PEREIRAS: Mayor Stack, as you know,
17 | and you know my feelings towards architecture and
18 | towards Union City. I don't disagree with you.
19 | The problem is, that we have an applicant that
20 | has an as of right application. He has the right
21 | to do this, and -- and he's moving forward with
22 | this. And what we're trying to do is change the
23 | application in order to suit the City and make
24 | everyone feel more comfortable with this project.
25 | But he does have the right to proceed with --

1 with these --

2 MAYOR STACK: I --

3 MR. PEREIRAS: -- (indiscernible).

4 MAYOR STACK: -- I understand. I just
5 think the parking is insufficient for a structure
6 of this size. I just think the light, the air
7 that's blocked by the structure on the sides of
8 the property where people live, and I don't know,
9 I just feel -- I feel that it's maximizing
10 whatever the developer wants to get on this
11 property --

12 MR. PEREIRAS: It is.

13 MAYOR STACK: -- with no regard for the
14 neighborhood --

15 MR. PEREIRAS: Quite frankly, it is.

16 MAYOR STACK: -- and I just don't think
17 that's fair.

18 MR. PEREIRAS: It's -- it's maximizing what
19 is permitted on the property. That's a hundred
20 percent true. And the parking is -- the as of
21 right application that we submitted is in
22 compliance with the master plan layout that was
23 provided by the City. I don't disagree with any
24 of the points you're saying --

25 MAYOR STACK: That may be --

1 MR. PEREIRAS: -- Mayor Stack --

2 MAYOR STACK: -- Manny, that may be --

3 MR. PEREIRAS: -- but it's an as of right
4 application.

5 MAYOR STACK: -- but you come into a
6 neighborhood, especially when I don't think this
7 person's going to live in this property, but you
8 come in and work with the neighbors that are in
9 the area --

10 MR. PEREIRAS: Actually, I hope he's here
11 because --

12 MAYOR STACK: -- work with the neighbors
13 that are there and talk to the neighbors, because
14 everybody that lives in that area -- not
15 everybody, but most of them are there for many,
16 many years that live in that neighborhood. And
17 they also -- yeah, that person owns the property,
18 but also have a little bit of a dialogue with the
19 people who live in that area. It would go a long
20 way.

21 MS. PEREIRAS: Mayor --

22 MR. PEREIRAS: I think it's very important
23 for this Board to know that for the past three
24 weeks we have been designing his apartment in
25 this building, where his wife has been giving me

1 details of how she wants a closet and how
2 different things are going. So he has every
3 intention to live there, and -- and we're
4 designing the building for that.

5 I could tell you the unit that he has.
6 It's the top unit on the corner structure, and
7 we've been working for that. So this is an owner
8 occupied building. This is someone from Union
9 City who has worked in Union City, that this is
10 not an outsider developer trying to make a buck
11 and leave. This is someone who wants to live
12 here and -- and grow with the community, and be a
13 good neighbor.

14 CHAIRPERSON CAPIZZI: Has he reached out to
15 his neighbors or she?

16 MR. PEREIRAS: I don't know.

17 MS. PEREIRAS: No.

18 CHAIRPERSON CAPIZZI: Oh. I mean --

19 MS. PEREIRAS: No.

20 CHAIRPERSON CAPIZZI: -- just based on what
21 we're --

22 MR. PEREIRAS: But we have noticed the
23 neighbors --

24 CHAIRPERSON CAPIZZI: -- seeing and hearing
25 now --

1 MR. PEREIRAS: -- and -- and they're here
2 today.

3 CHAIRPERSON CAPIZZI: -- it doesn't sound
4 like --

5 MS. PEREIRAS: And Mayor, if I may?

6 CHAIRPERSON CAPIZZI: -- there was too much
7 communication.

8 MS. PEREIRAS: I actually received a phone
9 call from one of the neighbors --

10 CHAIRPERSON CAPIZZI: Excuse me?

11 MS. PEREIRAS: I'm sorry, Ms. Capizzi.

12 I received a phone call from one of the
13 neighbors actually in support of the application.
14 But you know what --

15 CHAIRPERSON CAPIZZI: Okay.

16 MS. PEREIRAS: -- I actually don't remember
17 the name now, but it was in support of the
18 application --

19 MAYOR STACK: But I --

20 MS. PEREIRAS: -- which was the only phone
21 call I received.

22 MAYOR STACK: Right. But I have to tell
23 you, on -- on this application, no other
24 application that's on tonight, on this
25 application, I've received probably close to 35

1 phone calls --

2 CHAIRPERSON CAPIZZI: Um-hum.

3 MAYOR STACK: -- over the last week. No
4 one was in favor of it. No one.

5 MS. PEREIRAS: I didn't receive any phone
6 calls. And Mayor, you know my position always on
7 any application, if there is --

8 (Whereupon, there were shouts from the
9 audience.)

10 MR. CHEWCASKIE: All right, please.

11 MAYOR STACK: Just -- just --

12 MR. CHEWCASKIE: We can let just one person
13 at a time.

14 MAYOR STACK: -- everybody will be given an
15 opportunity. Sure.

16 Does any other Board members have any
17 questions at this point?

18 CHAIRPERSON CAPIZZI: No.

19 MAYOR STACK: Diane, did you?

20 CHAIRPERSON CAPIZZI: No.

21 MAYOR STACK: No?

22 Okay.

23 Any members of the public at this time, if
24 you could please step forward. Maybe Manny and
25 Bianca, could you just step to the side one

1 second please?

2 MS. PEREIRAS: Absolutely.

3 MS. DILLON: I'd ask that you come in front
4 of --

5 MAYOR STACK: Just any members of the
6 public that are coming up to speak on this
7 application, just please, if you could mention --
8 if you could put on the record your name and your
9 address.

10 MS. DILLON: Hang on one second.

11 MS. IACOVELLI: Sure.

12 MS. DILLON: Please raise your right hand.

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

15 MS. IACOVELLI: Yes.

16 MS. DILLON: Please state your name and
17 spell it for the record --

18 MS. IACOVELLI: Sure.

19 MS. DILLON: -- and give your address.

20 MS. IACOVELLI: Michele Iacovelli. It's M-
21 I-C-H-E-L-E. Last name is I-A-C-O-V-E-L-L-I.

22 And my address is 2203 Palisade Avenue.

23 I am a lifelong resident of Union City.

24 I'll divulge my age, 57 years. I've lived in the
25 same house, so I know Palisade Avenue very well.

1 MAYOR STACK: Thank you, Michele, for
2 coming.

3 MS. IACOVELLI: Great. But thank you,
4 Mayor Stack and the Planning Board, for giving us
5 this opportunity, and I'm happy to see many of my
6 neighbors here as well.

7 To some of the points the gentleman made
8 about the architecture of our area, that's
9 exactly right. We have one of the most charming
10 areas in all of Union City, with the historic
11 architecture and pride of ownership. And you see
12 everyone that's here tonight owns our homes and
13 we're all taxpayers here in Union City.

14 The site it's on, was always a one family
15 house. So for those of you that know Union City
16 well, it was Dr. Francis' house. That's what we
17 referred to it for many years, until Jim bought
18 it some -- some years ago, and now transferred to
19 the new owner, who we've never met by the way.
20 And nor did we know that the house was even up
21 for sale. But that's not why we're here tonight.

22 The infrastructure can't support it, as you
23 guys already discussed the parking situation. If
24 you have six families, most likely you're going
25 to have three cars per family, which means you

1 need space for 18 cars. And I appreciate that
2 the plan has space for some, but it doesn't have
3 space for all.

4 And the other thing is the sewer system.
5 Union City's pipes are getting a little old. I
6 noticed it last week when we had all that rain.

7 CHAIRPERSON CAPIZZI: Um-hum.

8 MS. IACOVELLI: I started to get water in
9 my basement. I don't really know how we can
10 handle six more families on the corner of 22nd and
11 Palisade Avenue.

12 All of the homes in our area are one and
13 two-family houses. And to have something like
14 this, which quite frankly, and no offense to the
15 architect, is really an apartment building in my
16 opinion --

17 It's not a home.

18 -- really works against the whole area in
19 terms of the look and feel, and really what gives
20 us property value.

21 And as you can see, just now with everybody
22 leaving New York and coming to Union City, our
23 values have gone through the ceiling, and all the
24 work that Mayor Stack has done to beautify
25 Palisade Avenue. And this just looks like an

1 | apartment building kind of coming in the midst of
2 | this oasis.

3 | The other thing is the disruption of the
4 | bus lines. As we mentioned, the 123 comes from
5 | New York every 15 minutes literally, right in
6 | front of that doorstep on 22nd and Palisade. And
7 | then you have the other New Jersey line, the 22,
8 | which comes down 22nd Street and then turns onto
9 | Palisade.

10 | So you're going to have an issue obviously
11 | with New Jersey Transit if you have this massive
12 | construction project going on, because you're
13 | going to need to reroute two major bus lines.

14 | The other thing is the plan, from what I
15 | understand, calls for four stories, and the
16 | building right now is only three stories. So
17 | again, that's going to affect all of the light in
18 | everybody's house, all around 21st Street,
19 | Palisade, New York Avenue, 22nd, and even casting
20 | out over to 23rd Street, because the building
21 | would be so high.

22 | So it obviously also not only has an effect
23 | on light, but it also environmentally it has an
24 | effect just in our overall area between the
25 | reservoir and then the park being up on twenty --

1 on 23rd Street.

2 So just, you know, to kind of summarize,
3 it's our quality of life to have everything that
4 we hold and so valuable and dear to us, will be
5 completely interrupted, between the noise and
6 pollution from all of the construction that will
7 be happening.

8 Our infrastructure as it exists today
9 cannot support the project.

10 And it's about the architectural integrity
11 of our neighborhood. I really feel like our
12 homes will be devalued if this -- if this project
13 is greenlighted. And really, you know, it's --

14 (Whereupon, there was applause from the
15 audience.)

16 MS. IACOVELLI: Thank you.

17 And you know, I haven't been out of my
18 house in 17 months because of COVID, but I'm
19 willing to take the chance to take my mask off to
20 talk to you guys tonight. I haven't seen my
21 friends. I haven't seen my family. And this --
22 this issue means that much to me that I'm willing
23 to put my own personal health at risk to come to
24 -- to talk to all of you.

25 So, I thank you for your time, and I hope

1 | that you hear --

2 | MAYOR STACK: No, thank -- thank you for
3 | coming to the meeting.

4 | MS. IACOVELLI: -- what we're saying. So
5 | thank you.

6 | (Whereupon, there was applause from the
7 | audience.)

8 | MAYOR STACK: Thank you for coming to the
9 | meeting.

10 | Any -- any other member of the public would
11 | like to speak at this time, please step forward,
12 | state your name and address for the record.

13 | MR. PEREIRAS: The neighbor stated some
14 | concerns that I think are very valid, and I'd
15 | like to be able to address them if possible.

16 | MAYOR STACK: Oh sure.

17 | MR. CHEWCASKIE: Well Man -- Manny, why
18 | don't we see if there's anybody else --

19 | CHAIRPERSON CAPIZZI: Yeah. Yeah. Right.

20 | MR. CHEWCASKIE: -- who wants to speak.

21 | MAYOR STACK: Let me just see if there's
22 | anyone else --

23 | MR. PEREIRAS: Sure. I'm sure there's
24 | more.

25 | CHAIRPERSON CAPIZZI: Let the other people

1 talk.

2 MAYOR STACK: -- so we could address
3 everything at one time.

4 Sure, if we could please -- please.
5 Everyone who would like to speak can have an
6 opportunity to speak. No problem at all.

7 MS. BECKER: This is the first time I did
8 this, so I don't know what --

9 MAYOR STACK: Sure.

10 MS. BECKER: -- do I just talk?

11 MS. DILLON: I'm going to swear you in.

12 MR. CHEWCASKIE: We just need --

13 MS. DILLON: So please raise your right
14 hand.

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

17 MS. BECKER: Yes.

18 MS. DILLON: Okay. I need you to state
19 your name, spell it slowly for me, and give me
20 your address.

21 MS. BECKER: Yes. My name is Grace, middle
22 initial C for Cusomano (phonetic), but I just use
23 C, Becker, B-E-C-K-E-R.

24 MS. DILLON: And your address?

25 MS. BECKER: 314 22nd Street.

1 MS. DILLON: Thank you.

2 MS. BECKER: That's it?

3 MAYOR STACK: Thank you.

4 MS. DILLON: That's it.

5 MS. BECKER: Okay.

6 MAYOR STACK: Please begin.

7 MS. BECKER: First of all, Michele covered
8 almost every -- everything that I wanted to talk
9 about. I'm extremely concerned about the
10 environmental impact of a structure of six more
11 families on that little corner right there, two
12 three-family houses.

13 I am concerned about the height, the light.
14 If all -- all those six families, and I don't
15 know if they have one or two bathrooms; they all
16 flush their toilet at the same time. God knows
17 what's going to happen with our sewer systems.
18 It's old.

19 I took a chance on Union City almost 30
20 years ago. I bought my house with almost --
21 without a penny in my pocket. It was so run
22 down. Thank you, Brian. Since you -- I have
23 voted for you every time you have run. You're
24 only the third Mayor that's been there since I've
25 been there, and it's like night and day.

1 My house was blue and ugly. The steps were
2 crumbling. If you go past my house now, every
3 time I needed work done, I used the equity which
4 is why I still have a mortgage on that house, a
5 high mortgage, because I bought my house over and
6 over again to keep it up to look beautiful, and I
7 got compliments on it. Any of these people who
8 walk past my house, I am out there.

9 I work full time. I am a registered nurse.
10 I work two jobs, and I do not want my property
11 value go down. I don't want that apartment
12 building. This is a neighborhood. I know my
13 neighbors. I don't want six families, and God
14 knows how many more -- the parking is an issue.

15 The -- everything, the noise, the health.
16 We -- it just can't be. We -- if -- if they have
17 to make major, major changes on that structure.
18 It cannot be.

19 Thank you.

20 MAYOR STACK: Thank you very much, Grace.

21 CHAIRPERSON CAPIZZI: Thank you.

22 MAYOR STACK: Thank you.

23 (Whereupon, there was applause from the
24 audience.)

25 MAYOR STACK: Anyone else wishing to speak

1 at this time?

2 Please, Peter?

3 MS. DILLON: Please raise your right hand.

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

6 MR. BORTEN: Yes, I do.

7 MS. DILLON: Please state your name and
8 spell it for the record.

9 MR. BORTEN: It's Peter Elliot Borten.
10 Last name is spelled B-O-R-T-E-N.

11 MS. DILLON: And your address?

12 MR. BORTEN: 317 22nd Street.

13 MS. DILLON: And you said Peter Elliot?

14 MR. BORTEN: Yeah.

15 MS. DILLON: Okay. Just wanted to make
16 sure.

17 MR. BORTEN: Middle initial E.

18 MS. DILLON: Thank you.

19 MR. BORTEN: Whatever you want to write
20 down.

21 So like Grace, about 11, 12 years ago,
22 after living as renters in Union City between 20th
23 and 21st Street in our neighborhood for 15 years,
24 we finally cobbled together the -- the means to
25 buy a house. And we were talking a lot about,

1 well, where should we buy this house? Should we
2 stay in Union City? Should we go to the suburbs?
3 Should we -- we didn't have kids yet.

4 We, like Grace, took a chance on Union
5 City, and we bought an 1892 row-house type
6 structure. Got a little alley on either side, on
7 22nd Street in the Reservoir neighborhood.

8 Why did we pick the Reservoir neighborhood?
9 Because it was one of the few architecturally --

10 What's the word I'm looking for?

11 -- homogenous or, you know, has a certain
12 architectural integrity to it because of a
13 cluster of Victorian beautiful brick Victorian
14 structures there.

15 Along the north side of 22nd Street where
16 Grace's house is, is a line of eight or ten
17 three-story brick absolutely beautiful row-houses
18 that have been in varying degrees, maintained and
19 improved. Grace has done a beautiful job, and so
20 has some of the other owners, but.

21 I tried to do my best with my house, taking
22 off metal supports and putting in beautiful hand-
23 created columns on the front of my house. We did
24 a renovation to try to, in the sense, restore the
25 19th Century character of the elevation of the

1 house. And little by little as I can, I'm
2 putting in money to paint the -- you know, to
3 preserve the wood trim and the decoration.

4 I'm trying to -- the -- the look of the
5 house and the feel of the neighborhood, this sort
6 of late Victorian feel, epitomized by this corner
7 house, was very important to us in buying and
8 choosing to stay here.

9 Now, two years ago, three years ago, they
10 took our neighbor's house to the west, the
11 building immediately adjacent to ours. They
12 didn't knock it down, but they redid it in such a
13 way that it looks like a prison.

14 MAYOR STACK: He's right.

15 MR. BORTEN: It looks like a place, a
16 maximum security prison with black walls.

17 MAYOR STACK: He's right.

18 MR. BORTEN: I was very upset. If I had
19 known about the Planning Board I would have come
20 here and --

21 MAYOR STACK: He's right. He's right.

22 MR. BORTEN: -- you know, tried to look at
23 the -- the drawings.

24 MAYOR STACK: I agree with him. I thought
25 the same thing.

1 MR. BORTEN: But it's -- it's ugly, really
2 ugly. I'm sure this building will be, you know,
3 nicer, what's -- what's being planned. But it's
4 not going to have the character that our block
5 has now.

6 And there have been enough changes sort of
7 -- there was the house next to ours, the large
8 old trees, I know Mayor Stack, you and I disagree
9 about this, but the large old trees along
10 Palisade Avenue at the Reservoir, all being gone
11 now. Those yellow -- they're protect -- they're
12 like concrete protector barricades --

13 MAYOR STACK: Bollards, yeah.

14 MR. BORTEN: -- whatever they're called,
15 they're ugly. So there's like little ugly things
16 that have crept in along with the beautification,
17 and many new trees, and the new sidewalks.
18 There's also some things not so nice. I think
19 that --

20 MAYOR STACK: But the side -- the sidewalks
21 are nice. The street is nice.

22 MR. BORTEN: The sidewalks are nice, and
23 the little trees are like little twiggy trees.
24 Okay, so I like the big old trees.

25 MAYOR STACK: I tried to save the tree on

1 the side of this house but it died.

2 MR. BORTEN: I know you did. It died.

3 MAYOR STACK: Right.

4 MR. BORTEN: I know. But you could -- you
5 did your best.

6 MAYOR STACK: We did.

7 MR. BORTEN: I think that taking down Jim's
8 house at the corner and replacing it with a new
9 structure that is of this size, would in a sort
10 of fundamental way because of how corner
11 properties are very important to the
12 architectural feel of a neighborhood, it would do
13 something not good, not good from an
14 architectural point of view, even if it's
15 beautiful and even if it has detail that sort of
16 mimics older styles. And that's -- that's the
17 basis of my concern.

18 I mean, obviously I share the concerns
19 about parking and all the other sewage and, you
20 know, the -- the infrastructure impact.

21 But the main thing is the character of the
22 neighborhood. The character of the neighborhood
23 is very important to me and to everybody here.
24 And it's -- it's under attack in a sense. So I
25 would like to defend it against that.

1 Thank you very much.

2 CHAIRPERSON CAPIZZI: Thank you.

3 (Whereupon, there was applause from the
4 audience.)

5 MS. DILLON: Hello.

6 MS. VALDEZ: Hello.

7 MS. DILLON: Please raise your right hand.

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

10 MS. VALDEZ: Yes, I do.

11 MS. DILLON: Please state your name and
12 spell it for me.

13 MS. VALDEZ: Nelsa Valdez. N-E-L-S-A. The
14 last name Valdez, V-A-L-D-E-S (sic).

15 MS. DILLON: And your address?

16 MS. VALDEZ: 2205 Palisade Avenue, Union
17 City side.

18 MS. DILLON: Thank you.

19 Thank you.

20 MAYOR STACK: Good evening.

21 MS. VALDEZ: Thank you.

22 Good evening, Mr. Mayor.

23 This is the first time I come to -- you
24 know, to -- to put my face in a situation like
25 this.

1 MAYOR STACK: Sure.

2 MS. VALDEZ: The only thing I can ask you,
3 Mr. Mayor, and I hope you, like always, do
4 something in our favor. Now, you always do for
5 the whole City of Union City. I ask you now,
6 please help us to keep our neighborhood the same
7 way it is since I came to this country 50 years
8 ago.

9 (Whereupon, there was applause from the
10 audience.)

11 MS. VALDEZ: Please, don't destroy, don't
12 allow the big companies, the powerful companies,
13 to destroy our City. We -- the -- the quality of
14 life is going to be so different five or six year
15 from now when they finish that ugly building.
16 Because it is a building. They tried to sell us
17 like a two three-family houses. It's not two
18 three-family houses. It's a building and they
19 are going to tear down such a beautiful house,
20 the most beautiful house in our neighborhood.

21 Please help us, Mr. Mayor. Please.

22 MAYOR STACK: Thank you.

23 MS. VALDEZ: Thank you.

24 MAYOR STACK: Thank you very much.

25 CHAIRPERSON CAPIZZI: Thank you.

1 (Whereupon, there was applause from the
2 audience.)

3 MS. DILLON: Please raise your right hand.

4 MR. TAYLOR: Sure.

5 MS. DILLON: Do you affirm the testimony --

6 MR. TAYLOR: My name is JR Taylor.

7 MS. DILLON: I'm sorry?

8 MR. TAYLOR: JR Taylor.

9 MS. DILLON: And your address? Your
10 address?

11 MR. TAYLOR: I'm sorry?

12 MS. DILLON: Your address? Your address?
13 Where you live?

14 MR. TAYLOR: Oh. 2202 Palisade Avenue, in
15 Weehawken. So I'm a guest here.

16 MS. DILLON: Okay.

17 And please raise your right hand.

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

20 MR. TAYLOR: I do. I do.

21 MS. DILLON: Thank you.

22 MR. TAYLOR: Thank you.

23 Everybody's made some really fine points
24 here.

25 As a guest from Weehawken, I just want to

1 take this opportunity to talk about something
2 that I really love about Union City and
3 Weehawken, which is that for decades, really over
4 a century, these cities have both built a fine
5 reputation as cities of homes.

6 And because of that, Weehawken and Union
7 City have both been able to thrive, whether New
8 York City is doing well or doing poorly; where
9 we've been this amazing alternative to offer
10 people. That's how I came here.

11 The past few years, with Union City having
12 an incredible turnaround, we've seen even more
13 obvious how important it is to be able to offer
14 that to people and continue to grow.

15 I just can't think of a better illustration
16 of how important that can be, than to look at the
17 property that's currently sitting, and looking at
18 the building that's currently sitting on this
19 property, and then look at this generic cube that
20 these people want to build that just screams,
21 hey, we're just another place that can warehouse
22 a bunch of humans. Come on, come on, buy a
23 house, where maybe we'll go build one of these
24 ugly things next to you.

25 It just seems like a terrible setback where

1 | it's during what -- it could be a huge time for
2 | Union City. Again, it's -- you guys have a lot
3 | of momentum going. I just cannot imagine a -- a
4 | worse symbol that turns back on what's been, you
5 | know, so many years of offering alternatives and
6 | -- and an outstanding place to live across the
7 | river.

8 | Thank you.

9 | (Whereupon, there was applause from the
10 | audience.)

11 | MAYOR STACK: Thank you very much.

12 | CHAIRPERSON CAPIZZI: Thank you.

13 | MAYOR STACK: Thank you.

14 | Anyone else wishing to comment, please step
15 | forward. State your name and address for the
16 | record.

17 | MS. DILLON: Please raise your right hand.

18 | Do you affirm the testimony you're about to
19 | give this Board is the whole truth?

20 | MS. LAFOND: Yes.

21 | MS. DILLON: Name for the record?

22 | MS. LAFOND: Bernadette LaFond.

23 | MS. DILLON: Spell your last name.

24 | MS. LAFOND: L-A-F-O-N-D.

25 | MS. DILLON: And your address?

1 MS. LAFOND: 317 22nd Street.

2 MS. DILLON: Thank you.

3 MAYOR STACK: Good evening.

4 MS. LAFOND: Yeah, I don't have much to
5 add.

6 I just wanted to say that you've done such
7 an amazing job with the reservoir, and it's just
8 such a pleasure to walk around there and see
9 everybody enjoying it so much.

10 And one of the things that's beautiful is
11 the view as you're walking around. You're seeing
12 all these beautiful houses on that, you know, on
13 that street right where that would be.

14 And what would it -- imagine it would look
15 like to walk around and then see all these nice
16 houses and that -- that one that's on the other
17 corner that's just, you know, they're
18 symmetrical. They just look like these two
19 beautiful old Victorian houses --

20 MAYOR STACK: I agree.

21 MS. LAFOND: -- you know, and to see the
22 one. And then you're walking around and then you
23 see this sort of big box, you know.

24 I just wanted to point that out, that it's
25 a shame because so much wonderful work has been

1 done, and I think so many people enjoy the
2 reservoir and -- so just walking down the street.
3 But even with that also I think is a big draw for
4 Union City.

5 So yeah, like the others said, anything you
6 can do, we would appreciate it.

7 MAYOR STACK: Thank you very much.

8 MS. LAFOND: Thank you.

9 CHAIRPERSON CAPIZZI: Thank you.

10 MAYOR STACK: Thank you. Thank you for
11 your testimony.

12 (Whereupon, there was applause from the
13 audience.)

14 MR. OTON: Hi, everyone.

15 MAYOR STACK: Good evening.

16 MMS. DILLON: Please raise your right hand.

17 MR. OTON: Good evening.

18 MS. DILLON: Do you affirm that the
19 testimony you're about to give this Board is the
20 whole truth?

21 MR. OTON: Yes, I do.

22 MS. DILLON: Please state your name and
23 spell it for me.

24 MR. OTON: Sure.

25 My name is Akan Oton, A-K-A-N. And the

1 last name is Oton, O-T-O-N.

2 MS. DILLON: O-T --

3 I'm sorry.

4 MR. OTON: I live actually across --

5 MS. DILLON: You were a little fast. O-T?

6 MR. OTON: O-T-O-N.

7 MS. DILLON: As in Nancy?

8 MR. OTON: As in Nancy.

9 MS. DILLON: And your address?

10 MR. OTON: And so I -- my address is 2204
11 Palisade.

12 MS. DILLON: Thank you.

13 MR. OTON: In Weehawken, so I live on the
14 other side of the street.

15 MAYOR STACK: Sure.

16 MR. OTON: And I bought the property about,
17 I'm going to say, my son is five, so probably
18 three and a half years ago. I lived in Weehawken
19 for about 12 to 15 years.

20 And I bought in -- when I walked into that
21 -- that area, I moved from the other side. And
22 what I saw was what looked like the classic
23 Victorian historic neighborhoods, if you go to
24 Newport, et cetera. They had that sort of vibe.

25 And what I think you have is an opportunity

1 to basically create more of an historic feel
2 neighborhood. Most folks who have those kinds of
3 structures -- I'm a former mechanical engineer; I
4 come from a family of architects -- save those
5 types of buildings. They don't build apartment
6 complexes.

7 And the reason they do that is because then
8 they make a destination. People come in, walk
9 through. If you go through Cape May, you know,
10 another part of New Jersey, those sorts of
11 properties are there.

12 And you have this very dense neighborhood,
13 and you walk to this other side by the reservoir,
14 and then you have basically a historic home, all
15 Victorian style neighborhood. And people pay for
16 that.

17 And people, you know, you could very easily
18 see a Weehawken/Union City walking tour
19 preserving those sorts of -- sorts of buildings.

20 And it's just sad if you start to erode
21 that. And it's sad that the owner doesn't
22 appreciate what he could actually develop and
23 foster.

24 So, I wanted to share that, and I'm hoping
25 that through this process, there's just a

1 different thought by the owner and maybe by the
2 Planning Board about what they could do.

3 So, I'll leave it there.

4 Thank you.

5 MAYOR STACK: Thank you very much.

6 (Whereupon, there was applause from the
7 audience.)

8 MAYOR STACK: Any other member of the
9 public would like to comment?

10 MS. DILLON: Please raise your right hand.

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

13 MR. IACOVELLI: I do.

14 MS. DILLON: Your name?

15 MR. IACOVELLI: Lou Iacovelli, I-A-C-O-V-E-
16 L-L-I.

17 And my address is 2203 Palisade Avenue.

18 MS. DILLON: Thank you.

19 MAYOR STACK: Good evening.

20 MR. IACOVELLI: And I'm really here -- nice
21 to meet everybody this evening and address you
22 all, but I'm really here to be the voice of the
23 seniors in our neighborhood.

24 We have several people across the street,
25 my mom who's been in Union City her whole life,

1 | who's 89 and a few our neighbors who couldn't
2 | make it here because they were concerned about
3 | COVID.

4 | And basically, the feeling is unanimous.
5 | We love our neighborhood. The architect had such
6 | wonderful glee in his voice when he said he got
7 | to a do a project in this beautiful area.

8 | And that's exactly what it is, a beautiful
9 | area. And all of us as neighbors, taxpayers, and
10 | shareholders in our community, care about each
11 | other.

12 | And the reason why we have so many
13 | beautiful one-family homes is, there's a sense of
14 | security. We all know our neighbors. We all
15 | know what's going on. We try to help each other.

16 | Bringing in a commercial apartment building
17 | into one of the grand dames, you know, the Ardito
18 | (phonetic) house on one corner and Dr. Francis'
19 | house, are considered the grand dames of West
20 | Hoboken, across the street from the reservoir.

21 | To architecturally lose that presence
22 | forever would be a horrific mistake, not only for
23 | the area of ourselves in our immediate
24 | neighborhood, but for Union City in general,
25 | because those buildings stand as historical

1 | landmark.

2 | Right now, it's with great pride that a
3 | house in Weehawken on our neighbor's side, a
4 | single family home, just went for one million
5 | four hundred thousand dollars. I never thought
6 | I'd live long enough to see that property price
7 | in Union City. But it's a testament to
8 | everyone's work, our beatification, our
9 | gentrification, in the right way. But with
10 | gentrification also has to come preservation.

11 | So I just wish that the Board take into
12 | consideration that even though it's a single
13 | building, and it could be a really beautiful
14 | building in another area on a vacant lot or
15 | whatever, to bring this edifice, this apartment
16 | building into our neighborhood, will be a
17 | destruction for blocks both north and south, east
18 | and west.

19 | Thank you.

20 | CHAIRPERSON CAPIZZI: Thank you.

21 | MAYOR STACK: Thank you very much.

22 | (Whereupon, there was applause from the
23 | audience.)

24 | MAYOR STACK: Any other member of the
25 | public would like to comment at this point on

1 2115 Palisade Avenue?

2 I believe, Manny, you wanted to come back
3 up?

4 MR. PEREIRAS: I -- I'd like to make a
5 comment before I even start addressing the
6 public.

7 Union City's my home, and I am extremely
8 proud of Union City, and I want to thank you all,
9 because I do this every week.

10 I go before one or two Boards. And
11 generally, people are extremely disrespectful.
12 They insult, they slander us, and I did not hear
13 one person say anything remotely like that. And
14 I appreciate that so deeply because this is a
15 rare phenomenon, and I'm proud to call Union City
16 home, and I'm proud to call you my neighbors.

17 So thank you very much, the way you spoke
18 and the -- and the comments that you said.

19 So, thank you very much.

20 (Whereupon, there was applause from the
21 audience.)

22 MR. PEREIRAS: There -- there's a few
23 things I'd like to address.

24 Some things I -- I want to kind of educate,
25 because this is a technical field and there are

1 | things that we don't understand, and something --
2 | and -- and also from a zoning standpoint. And --
3 | and I hope the public can hear all my comments.

4 | There's a few things, comments that were
5 | made.

6 | First, the impact on the sewer system and
7 | -- and toilets flushing. There is a serious
8 | problem with our sewer infrastructure.

9 | Okay?

10 | North Hudson Sewer and Passaic Valley are
11 | overwhelmed. We have one of the oldest sewer
12 | systems in the entire nation actually. And
13 | because of that, there are extremely strict
14 | restrictions on how we handle our sewer system
15 | and with new development.

16 | There are also extremely high fees for new
17 | development to help maintain the sewer systems
18 | that we have.

19 | So -- and very different from the existing
20 | house that has no form of storm water management,
21 | right now the water that flows off this building
22 | goes into the sewer or goes -- roll -- rolls off
23 | into the street.

24 | When we have new development, we have to
25 | address that using engineering. And what we do

1 is, we create a storm water management system,
2 where we create underwater tanks, that when we
3 have rainfalls and we calculate for the worst
4 rainfalls, we calculate for what's called hundred
5 year storms.

6 That water, instead of going into our sewer
7 system, goes into these detention systems, and
8 then it gets slowly dissipated into the ground.
9 And if there's an overflow, and only if there's
10 an overflow, it goes into a sewer system.

11 So -- and -- and I understand your
12 concerns, but new development like this reduces
13 the impact to your sewer system, reduces the
14 problems, and creates fees that helps fix the
15 problems in these older structures.

16 So that's an important comment to make, and
17 I think it's important to understand with this
18 development.

19 One of the -- there were several comments
20 that have to do with what we call from the Zoning
21 Board as variances.

22 For example, I understand you're not
23 comfortable with the height of the structure.
24 The reality is that at the time of this
25 application, we submitted an application that is

1 | in complete conformance with the height that's
2 | permitted.

3 | So we're not asking for any variance from
4 | this Board. We're not asking for any changes.
5 | We're not asking for anything other than is what
6 | is respectfully allowed by the ordinance of the
7 | City.

8 | Now let me tell you something. This City
9 | realized that maybe a four-story structure isn't
10 | the best thing, and the Mayor and this Planning
11 | Board made changes to that. And they passed an
12 | ordinance about two and a half months ago that
13 | reduces this height of structures to three
14 | stories. They made that correction. They saw
15 | that we need to do this.

16 | But this application, and the applicant
17 | that -- that came before this Board, submitted
18 | prior to that happening, so projects like this
19 | will happen in the future. But this application,
20 | the applicant did it as of right, and what his
21 | rights are at that four-story structure. And
22 | this Board approved that -- that master plan over
23 | two years ago.

24 | It's -- it's a big deal having a master
25 | plan for the City. There were very few people

1 | who showed up from the public to -- to question
2 | it. I was one of them. I actually -- and -- and
3 | I put a feather in my hat that I disagreed with
4 | the four-story structure. But we did it and now
5 | we're correcting it, and in the future that's not
6 | going to happen.

7 | However, our applicant is submitting an
8 | application that is not requesting any variances
9 | whatsoever.

10 | We're not requesting variances for height.

11 | We're not requesting variances for parking.

12 | We're not requesting variances for side
13 | yard or anything.

14 | The density of the building and -- and I'd
15 | like to correct -- a couple of people said six-
16 | story structure -- six-unit structure. And I
17 | understand these are six units, but they're two
18 | separate buildings. So we have a three-family
19 | and a three-family and they're in -- they're each
20 | independent lots.

21 | Okay?

22 | And what we did is, we met with the City
23 | multiple times to modify this building to really
24 | fit in character as much as we can. And we
25 | understand it's not this old beautiful point

1 structure. It's new. It's different. There's a
2 lot of differences in it.

3 We used to be okay with eight foot
4 ceilings. That was normal. My house, I grew up
5 in Union City. There was a room that had the
6 seven foot six ceiling, and that was okay. I
7 never questioned it.

8 Today, in the new house, if you have less
9 than nine feet, there's something odd with the
10 house. It's a new way of living. We want larger
11 rooms. We want more closet space. We want more
12 bathrooms. It's the future, and it's permitted
13 under the ordinance that we have.

14 So I -- I hope this Board -- and --- and I
15 hate that we put it on them, because you know,
16 they're vote is really to -- to see if we comply
17 with the ordinance, and in this case, we do.

18 And -- and we might -- every single person
19 on this Board might not want that. I might not
20 want it. But it's in compliance with the
21 ordinance.

22 MAYOR STACK: Right.

23 Manny, I understand everything that you're
24 saying. It's in compliance with the ordinance.
25 And if that was the case and it was just, well,

1 | it's in compliance and it's approved, then it
2 | wouldn't be -- it wouldn't be necessary to have
3 | public input. This Board wouldn't be necessary.

4 | The reason that we sit here is because you
5 | got to listen to -- you got to look at each
6 | individual neighborhood of the City, number one.

7 | Number two, you got to listen to the
8 | public's input. That's why we're here as a
9 | Planning Board.

10 | CHAIRPERSON CAPIZZI: Um-hum.

11 | MAYOR STACK: And that's part of what we
12 | have to do.

13 | This project is much too big for that
14 | neighborhood. It may work somewhere else.

15 | I agree with whoever -- somebody made a
16 | statement, it may work somewhere else in the City
17 | nice, and I agree with that. It's much too big.
18 | I think you even need more parking than what you
19 | have on this property right now.

20 | The house that's there, I mean you're an
21 | architect. It's a beautiful home. You know it's
22 | a beautiful home.

23 | MR. PEREIRAS: I do.

24 | MAYOR STACK: If anything, maybe put an
25 | addition on the back --

1 CHAIRPERSON CAPIZZI: Right.

2 MAYOR STACK: -- a small addition on the
3 back, but keep the structure there. It's a
4 beautiful structure.

5 When your client bought the house, he had
6 to know -- he had to know he was going to face
7 opposition. Look at how beautiful the
8 neighborhood is. You can go from 18th Street to
9 28th Street, and you have all -- all homes that
10 are pretty much equal in size. I mean, he had to
11 realize that coming in.

12 And I just don't think it -- you look at
13 the reservoir. You look at the neighborhood,
14 what was mentioned by the -- by the gentleman
15 that was here from Weehawken. You look at the
16 whole neighborhood. It just doesn't -- it's much
17 too big. It looks like an apartment building. I
18 agree with that assessment. I thought the same
19 thing. It looks like an apartment building.

20 And just because, well, as a right I can go
21 up this many feet, but we also have a say as
22 Board members here.

23 And me myself, I can only speak for myself.
24 I wasn't happy when I heard that they were taking
25 down the house. I wasn't happy with that they

1 | were taking it down.

2 | (Whereupon, there was applause from the
3 | audience.)

4 | CHAIRPERSON CAPIZZI: Me either.

5 | MAYOR STACK: I wasn't.

6 | CHAIRPERSON CAPIZZI: Right.

7 | MAYOR STACK: I'm a person -- listen, we
8 | should have changed the ordinance a long time ago
9 | to two-family houses in Union City because
10 | there's too much of an incentive to knock down
11 | beautiful homes that are in the City.

12 | What's next then? The people that sell the
13 | house at 2101 Palisade, the beautiful gray house
14 | on the corner, --

15 | CHAIRPERSON CAPIZZI: Um-hum.

16 | MAYOR STACK: -- that's next? That will go
17 | up to be another two or three units on that
18 | property? It's not the way to go. It's just not
19 | the way to go.

20 | (Whereupon, there was applause and shouts
21 | from the audience.)

22 | MAYOR STACK: I -- I really do.

23 | CHAIRPERSON CAPIZZI: So, Manny, maybe --

24 | MAYOR STACK: I really believe --

25 | CHAIRPERSON CAPIZZI: -- maybe your client

1 | can -- you can take back these comments, because
2 | it's part of a neighborhood. That's what we're
3 | hearing.

4 | This is not, we're living in New York City
5 | and it's, you know, block after block of dense
6 | building after dense building. We're hearing
7 | what they're saying.

8 | You should bring these comments back to
9 | your client because he's part of this -- your
10 | client is going to be part of a neighborhood, not
11 | just self-standing building that does not fit in
12 | to the neighborhood, that these neighbors have
13 | come out. They've spoken. They've lived here
14 | all their lives.

15 | MAYOR STACK: Exactly.

16 | CHAIRPERSON CAPIZZI: It's part of our
17 | responsibility is to listen to that and to weigh
18 | that. And we are going to do that; weigh that.

19 | (Whereupon, there was applause from the
20 | audience.)

21 | MAYOR STACK: I just think from my
22 | standpoint, the approval of this size of a
23 | structure would send the wrong message.

24 | CHAIRPERSON CAPIZZI: Right.

25 | MAYOR STACK: It would send the wrong

1 message in this neighborhood.

2 You look at -- Manny, you look around. You
3 look at Palisade Avenue. I mentioned 18 to 28.
4 You look at the other side of Weehawken. Got to
5 be respectful even it's -- you got to be
6 respectful to the people who live in Weehawken.

7 You look at 20th Street. Go all the way
8 down, 19, 20th, 21st, 22nd, 23rd, 24th, 25th 26th,
9 it's pretty much all that neighborhood.

10 And your client should look to maybe put an
11 addition on the house in the back, whatever he
12 can do as a right on the back of the house. Put
13 an addition on. Move into the house and live
14 there, obviously, if you said that's what he's
15 going to do.

16 But I mean, really, this is not something
17 that I would support.

18 CHAIRPERSON CAPIZZI: No.

19 MAYOR STACK: I wouldn't support it.

20 MS. PEREIRAS: Mayor, if I may take --

21 (Whereupon, there was applause from the
22 audience.)

23 MAYOR STACK: And I think the people in
24 this neighborhood are right.

25 CHAIRPERSON CAPIZZI: They are right.

1 MS. PEREIRAS: Mayor, if the Board would
2 allow, if I can a short recess just to speak to
3 my client and see what -- how he would like to
4 proceed on this matter?

5 I would greatly appreciate that.

6 MAYOR STACK: Yeah, but I just don't want
7 to continue with three-family application on
8 this.

9 CHAIRPERSON CAPIZZI: No.

10 MAYOR STACK: I'm looking to make a
11 decision tonight.

12 CHAIRPERSON CAPIZZI: Right.

13 MAYOR STACK: I'm being very honest with
14 you.

15 CHAIRPERSON CAPIZZI: Right.

16 MS. PEREIRAS: I'm comfortable with that.

17 CHAIRPERSON CAPIZZI: Definitely.

18 MS. PEREIRAS: I would just like to address
19 that with my client real quickly.

20 CHAIRPERSON CAPIZZI: Um-hum.

21 MAYOR STACK: Okay. No problem.

22 MS. PEREIRAS: Thank you.

23 MAYOR STACK: Sure.

24 MS. DILLON: Off the record?

25 MR. CHEWCASKIE: Yes.

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

2 (On the record at 7:24 p.m.)

3 MS. DILLON: On the record.

4 MR. CHEWCASKIE: Okay.

5 MS. PEREIRAS: Thank you, Mayor, Madam
6 Chair, for the opportunity to recess.

7 My client, I think it's important to put a
8 name to the applicant, a face to the applicant.
9 And my client would briefly like to address this
10 Board.

11 MAYOR STACK: Sure.

12 MS. PEREIRAS: Mr. Alicea?

13 MS. DILLON: Sir, please raise your right
14 hand.

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

17 MR. ALICEA: Yes, ma'am.

18 MS. DILLON: You've got to speak up.

19 MR. ALICEA: Yes, I do.

20 MS. DILLON: Okay.

21 Can you state your name and spell it for
22 the record?

23 MR. ALICEA: Alexander Alicea. Last name
24 is spelled A-L-I-C-E-A.

25 MS. DILLON: Thank you.

1 MS. PEREIRAS: Mr. Alicea, feel to address
2 the Board.

3 MAYOR STACK: Good evening.

4 MR. ALICEA: Good evening, Mayor. How are
5 you, sir?

6 Community, Board members.

7 I really wasn't planning on -- on
8 testifying, but I just wanted to let them know
9 exactly who it is that owns the house.

10 I'm also a pretty much a lifelong resident
11 of Union City. I'm a retired detective. I've
12 been a detective here for 15 years.

13 MR. CHEWCASKIE: I don't know if we can
14 hear you, sir --

15 MS. DILLON: Sir?

16 MS. PEREIRAS: They may not be able to hear
17 you.

18 MS. DILLON: Sir?

19 CHAIRPERSON CAPIZZI: Can't hear.

20 MR. CHEWCASKIE: -- for the record.

21 MR. ALICEA: I'm sorry.

22 MS. DILLON: I'm trying to make a record,
23 so you have to face that microphone.

24 MR. ALICEA: I'm sorry.

25 I apologize.

1 MS. DILLON: Just keep your voice up.

2 MR. ALICEA: Sure. I'll speak to the
3 Board.

4 I'm sorry. I apologize.

5 I lived in Union City my whole adult life.
6 I'm a retired detective from Union City. I
7 retired years ago. And I still have interests in
8 this town.

9 My parents still live here. My wife still
10 works in town. I'm in Union City every other
11 day, so I'm not an outsider. I'm someone who's
12 looking to do better for my family.

13 Because of COVID, when I originally bought
14 this house, we had our plans of what we wanted to
15 do, which was move back into town.

16 We've taken a beating with this COVID.
17 I've had -- maybe the Mayor -- I'm -- I'm sure
18 the Mayor knows of -- of a lot, of every --
19 everything that goes on in town.

20 That place, that residence was, number one,
21 a rooming house. It was a crack house. I have
22 over 80 reports of police service calls
23 throughout the years there, some which in the
24 rooming house.

25 The -- the tenant that's still there, I'm

1 still trying to get out because she's stealing
2 packages from the other person, and the drugs,
3 and the suspected deaths that happened there.
4 All this stuff is documented. I'm not making
5 this up.

6 And because of the COVID, to be honest with
7 you, you know, we've all taken a hit financially.

8 This is what's going to work for me and my
9 family, to move back into town, to be next to my
10 parents that are still in town. My wife still
11 works in town.

12 So, I just wanted to say that, that it's
13 not this big boogie man that's coming in and
14 trying to make things worse. I'm just trying to
15 do what I can for my family, to see what's good
16 for us and to come back into town, where I served
17 and I love, and I'm still here.

18 I still have breakfast every morning at
19 Artesano. I'll run into the Mayor once in a blue
20 moon. I'll run into people, they all know me.
21 I'm always here. So that -- that's all I wanted
22 to say.

23 Thank you, sir.

24 I appreciate it.

25 MS. PEREIRAS: Thank you, Mr. Alicea.

1 CHAIRPERSON CAPIZZI: Thank you.

2 MR. CHEWCASKIE: Thank you.

3 MAYOR STACK: Okay, you're up, Brian.

4 MS. PEREIRAS: Mayor I just --

5 MR. CHEWCASKIE: Do you have anything
6 further --

7 MS. PEREIRAS: Sorry.

8 MR. CHEWCASKIE: -- Ms. Pereiras?

9 MS. PEREIRAS: I'm sorry, Counsel?

10 MR. CHEWCASKIE: Do you have anything
11 further on this case?

12 MS. PEREIRAS: Yes.

13 Just in conclusion, Mayor, Board members,
14 as you know, this is an as a right application.
15 We came in variance-free, and we reserved that
16 right to continue that variance-free application.

17 And it's the duty of a planning board when
18 there are no variances and it is a permitted use,
19 to grant site plan approval.

20 So I hope that the Board takes that into
21 consideration, understands this applicant was
22 willing to modify this in relation to the
23 neighborhood to address the concerns of this
24 Board.

25 And we worked very diligently with your

1 Counsel and with your Planner to make this fit
2 and harmonize even better with the neighborhood.
3 So we hope the Board can appreciate that and
4 grant the approval this evening.

5 MAYOR STACK: I just think the message from
6 -- from the neighborhood, and I think the message
7 from -- from this Board is that this type of a
8 project is much too large for the neighborhood.

9 I think the current home that's there, it
10 could be made to work, what your client would
11 like to do.

12 I don't know how many units -- how many
13 units are in this structure right now?

14 MS. PEREIRAS: It's officially, I believe a
15 one family, but prior to my client purchasing the
16 property, it was I guess a rooming house. There
17 were separate rooms. So how many units are in
18 there officially, I don't know. But according to
19 the records of the Building Department, it's one
20 family.

21 MAYOR STACK: Okay.

22 I -- I got to tell you something, just on
23 the record, because I -- I think I'm a Mayor that
24 pretty much is contact with residents.

25 MS. PEREIRAS: Um-hum.

1 MAYOR STACK: I haven't received any
2 complaints about the structure in my years.

3 And I know Alex serves with me in my office
4 and he also handles Health Department. I don't
5 think we've ever gotten any complaints on the
6 structure. I would have brought that out during
7 the meeting. We never did, but that's neither
8 here nor there.

9 I just think the message to your client is
10 that it's much too large for the area. I think
11 the structure that's there is a beautiful
12 structure. I'm just not going to beat the same
13 -- the same horse, but.

14 MS. PEREIRAS: We can't force him to
15 maintain the property that's there.

16 MAYOR STACK: I understand. I understand
17 completely.

18 Okay.

19 MS. PEREIRAS: And again, he's working
20 within the ordinance that was provided by this
21 municipality, and that is a zone that permits
22 these three-families.

23 We understand going forward, there are
24 modifications, but at this time, it was
25 permitted, and that is what my client is looking

1 to get approved.

2 MAYOR STACK: Okay.

3 Anyone else have any comments that they'd
4 like to make at this point?

5 CHAIRPERSON CAPIZZI: No, I just think that
6 also, yes, it's permitted, but we're also -- part
7 of our obligation is to take and to consider the
8 comments of the public. Many of them bringing
9 out the negative impact of this project.

10 MS. PEREIRAS: And I have a client that --

11 CHAIRPERSON CAPIZZI: I'm very well aware
12 of what my responsibility is as a Board member.

13 MS. PEREIRAS: Sure.

14 CHAIRPERSON CAPIZZI: But thank you
15 reminding me.

16 MS. PEREIRAS: And I have a client that's
17 willing to modify within reason. As such, he
18 modified it pursuant to the Board's
19 recommendations.

20 So we have a client that wants to work with
21 the town; however, this is his dream, to move
22 back into Union City --

23 CHAIRPERSON CAPIZZI: Right, yeah.

24 MS. PEREIRAS: -- and live here. And this
25 is a way that he can make that happen.

1 CHAIRPERSON CAPIZZI: Yeah.

2 MAYOR STACK: I know, but the right way to
3 do things I think, is going in and talking to the
4 neighbors. And -- and I'm not say -- I'm not
5 telling this to you.

6 MS. PEREIRAS: Um-hum.

7 MAYOR STACK: But I think the right message
8 is, go in and talk to the neighbors who live in
9 that area, realizing that you're moving into an
10 area where it is mostly one and two and three-
11 family homes.

12 CHAIRPERSON CAPIZZI: Right.

13 MAYOR STACK: The same as you would do, the
14 same respect that you would have for the
15 residents who live in Union City, or whether they
16 lived in Tenafly, New Jersey or wherever else
17 they live. It's the same respect that you give
18 people who live in a community.

19 MS. PEREIRAS: Mayor, I agree with that
20 wholeheartedly.

21 MAYOR STACK: Okay.

22 MS. PEREIRAS: And I think sometimes
23 unfortunately, the best means to get people
24 together is actually at a board meeting. People
25 get a lovely letter from me and they come out.

1 CHAIRPERSON CAPIZZI: Right.

2 MS. PEREIRAS: They realize that they have
3 their civic duty to come and object or -- or
4 speak positively about a project, and usually
5 this is the first time where we interact with
6 those neighbors.

7 MAYOR STACK: Okay.

8 VICE CHAIRPERSON VELAZQUEZ: And you know,
9 I just want to add too, to that like driving
10 around the City.

11 I actually seen, especially in that
12 neighborhood, I remember mentioning to the Mayor,
13 how these residents probably love the view of
14 looking at the Empire State Building, and watch
15 that monster be brought up right in front of it,
16 they can't even see it anymore and to have
17 something like this.

18 (Whereupon, there was applause from the
19 audience.)

20 MAYOR STACK: I just feel it's not the
21 right way to come into a neighborhood.

22 But be that as it may, we're ready to move.
23 Okay.

24 VICE CHAIRPERSON VELAZQUEZ: I make a
25 motion to deny it.

1 MR. OSEGUERA: Second.

2 THE SECRETARY: Motion to deny the
3 application by Mr. Velazquez.

4 Any second the motion?

5 CHAIRPERSON CAPIZZI: I'll second.

6 THE SECRETARY: Seconded by Mr. Oseguera.

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

9 Mayor Stack?

10 MAYOR STACK: Yes.

11 THE SECRETARY: Ms. Capizzi?

12 CHAIRPERSON CAPIZZI: Yes.

13 THE SECRETARY: Mr. Velazquez?

14 VICE CHAIRPERSON VELAZQUEZ: Yes.

15 THE SECRETARY: Mr. Medina?

16 MR. MEDINA: Yes.

17 THE SECRETARY: Mr. Guareno?

18 MR. GUARENO: Yes.

19 THE SECRETARY: Mr. Oseguera?

20 MR. OSEGUERA: Yes.

21 THE SECRETARY: Six in favor.

22 Motion (sic) has been denied.

23 Motion carries.

24 MAYOR STACK: Thank you very much to
25 everyone who attended --

1 CHAIRPERSON CAPIZZI: Thank you.

2 MAYOR STACK: -- on this project.

3 Thank you for voicing your opinion.

4 (Whereupon, there was applause from the
5 audience.)

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1 **910 Palisade Avenue, LLC -**

2 **910 Palisade Avenue:**

3

4 THE SECRETARY: Next application on
5 tonight's agenda 910 Palisade Avenue, LLC.

6 Ms. Pereiras, please?

7 (Whereupon, there was a pause in the
8 proceedings.)

9 MS. PEREIRAS: Again, Bianca Perieras, on
10 behalf of the applicant, for 910 Palisade Avenue,
11 also known as Lot 32 in Block 186.

12 Counsel?

13 MR. CHEWCASKIE: I've had the opportunity
14 to review the affidavit of service which included
15 the publication and notices to property owners;
16 same is appropriate. The Board has jurisdiction
17 to proceed.

18 MS. PEREIRAS: Thank you, Counsel.

19 I'm actually thrilled to be a part of this
20 application. I've been wanting to see something
21 developed on this site for years.

22 This is right next to our Union City Pool,
23 that is such a beautiful place in town. And
24 unfortunately, we have this ugly dilapidated
25 building right next to it. So, I'm eager to see

1 something there that's beautiful and new.

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

5 MR. PEREIRAS: Manny Pereiras. I recognize
6 I am still under oath.

7 MS. PEREIRAS: Mr. Pereiras, are you
8 familiar with 910 Palisade Avenue?

9 MR. PEREIRAS: I am.

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

12 MR. PEREIRAS: I did.

13 MS. PEREIRAS: And would you kindly
14 describe the project for the Board?

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

16 Board Members, for purposes of the record,
17 I am marking the top right hand corner of this
18 drawing as A-1, and I'm putting today's date on
19 it.

20

21 (Whereupon, Plans, Dated March 2021,
22 Revised July 16, 2021, (6 sheets) were received
23 and marked as Exhibit A-1.)

24

25 MR. PEREIRAS: These are the same documents

1 that were submitted to the Board as part of the
2 revision package. The first sheet being the
3 rendering.

4 This Board may recall that not very long
5 ago, about two months ago, we got the structure
6 adjacent to it approved. A beautiful structure,
7 a brick structure that matches a lot of the
8 buildings along Palisade Avenue.

9 This is basically the sister building to
10 that. We tried to match all the same
11 architectural detail. And what's very important
12 about this building is that it is the backdrop to
13 the Union City Pool. And that makes a big
14 difference from what was there now.

15 We had a dilapidated house that's been
16 there forever; a very strange structure that's
17 really falling apart.

18 Multiple apartments in there. I believe
19 there's about six apartments there; some illegal.

20 And we're replacing this with a three-
21 family that wraps with brick so that we have a
22 beautiful brick façade along the entire length of
23 the -- the pool.

24 There are a lot of specific characteristics
25 about this site that make this application

1 significantly good.

2 One of those things is the width of the
3 site. The width of our site is 30 feet. That
4 gives us a lot of flexibility and freedom to have
5 parking that really works. Having those 30 feet
6 wide on the site makes parking that -- that is
7 feasible --

8 MAYOR STACK: Manny, just excuse me one
9 second.

10 MR. PEREIRAS: Yes.

11 MAYOR STACK: Just, if everyone -- everyone
12 in the back --

13 THE SECRETARY: Hello?

14 Hello?

15 MAYOR STACK: -- ladies and gentlemen.

16 Ladies and gentlemen, hello?

17 If we could possibly maybe take that
18 outside?

19 I would appreciate it.

20 Thank you very much.

21 Thank you, everyone.

22 I'm sorry, Manny.

23 MR. PEREIRAS: No problem.

24 MAYOR STACK: Go ahead.

25 MR. PEREIRAS: So we have a 30 foot wide

1 lot, and then we have a hundred and sixty foot
2 deep lot as well. Those two characteristics make
3 it, you know, very -- the proportions of this
4 house to the lot size, very much favorable from a
5 planning standpoint.

6 We have an entire square footage of 4,800
7 square feet on this lot that we're working with.

8 We are proposing a three foot one side yard
9 setback along the pool side, and a two foot
10 setback facing the structure that we're creating
11 at 912.

12 The front yard setback, even though we're
13 only required to do ten feet, we're pushing that
14 back to 14 feet.

15 So we have an increased front yard setback,
16 which gives us the opportunity to provide more
17 landscaping so that it is -- it fits well and
18 gives a beautiful landscaping to the block and to
19 the -- adjacent to the pool.

20 And the rear yard, just to be clear, is 30
21 feet -- 38 feet eight inches. So we have a very
22 deep rear yard with landscaping, grass back
23 there, and then we have the cliff beyond that.

24 MAYOR STACK: And that's all on -- on the
25 flat surface?

1 MR. PEREIRAS: That's -- no, not the whole
2 38 feet. There is a good 15 and a half feet
3 that's flat, and then it starts tapering off
4 slowly and then you have the full cliff with the
5 retaining wall that is going to be repaired as
6 part of this application.

7 MAYOR STACK: And you would be looking to
8 go all the way back and landscape it?

9 MR. PEREIRAS: Up to the retaining wall.

10 MAYOR STACK: That's what I'm -- all the
11 way back to that point?

12 MR. PEREIRAS: Yes.

13 MAYOR STACK: Okay. Good.

14 MR. PEREIRAS: And as you can see, the
15 parking works better than most projects in Union
16 City.

17 VICE CHAIRPERSON VELAZQUEZ: Yeah.

18 MR. PEREIRAS: Because we have the 30 foot
19 wide and we have the depth of the building, we
20 could provide the six parking spaces easily with
21 -- with no issues backing in and out. And none
22 of them are tandem. We have a lot of
23 applications that show tandem cars. This doesn't
24 need that. They all fit at an angle at the side
25 of the building.

1 We have the vehicle traffic coming in
2 through here with a 16 foot space between the
3 landscaping, and the pedestrian traffic here.

4 We have for the living room, dining room,
5 and kitchen area, is a large open space.

6 And then the bedroom sizes are master
7 bedroom of 19 feet seven inches by 17 feet, with
8 beautiful views of New York City along the back.
9 And the secondary bedroom is 14 by 11. And the
10 third bedroom is 13 by 12. And the fourth
11 bedroom is 13 by 12.

12 So we have -- since we have a large lot
13 size, we have the ability to provide decent, very
14 comfortable living spaces here.

15 Every floor plate is the same for the three
16 apartments. And then on the top floor we have
17 our bulkheads coming up so that they can have a
18 roof terrace similar to their neighbor right next
19 door at 912. So this is going to match in
20 height.

21 They're both going to have the roof
22 terraces. And what we did is, we wanted to make
23 sure that no one's overhanging towards the pool
24 or looking at the pool area.

25 So we set back a fence from that, and we

1 created a landscaping berm across our roof, so
2 that it creates a beautiful view from the pool
3 and it creates a buffer.

4 You don't have people looking down at the
5 pool, and it -- it just separates people from
6 visually and physically from the pool side.

7 Here you could see the façade facing the
8 pool side. I wanted to create a lot of
9 architectural interest, and we have an up and
10 down of the -- the structure, so you see the
11 bulkhead's taller and then dropping down.

12 We made sure that the parapet didn't go all
13 the way up to the full height so that we reduced
14 the building a little bit, created a railing on
15 top of that, so that you could see the
16 landscaping overhang the side of the building.

17 We created balconies along the side so that
18 creates some interest and some views towards the
19 east.

20 And the façade of the building is our
21 traditional brick façade that matches Palisade
22 Avenue and the brick buildings that we have along
23 there.

24 Again, I'd be very happy to expand on -- on
25 my -- on my presentation.

1 This is a variance free application. It
2 fits perfectly with the building immediately next
3 to it. It really is a sister building that was
4 just approved a couple months ago.

5 MAYOR STACK: They're the exact same
6 building.

7 Right?

8 In the front?

9 MR. PEREIRAS: They're in the same façade
10 height. The same look for the windows. It's the
11 same brick. This one's wider because we had the
12 wider lot. We had the ability to do that.

13 MAYOR STACK: And the side facing the pool,
14 what's on that side of the building?

15 MR. PEREIRAS: It's brick. We made sure it
16 was all brick.

17 MAYOR STACK: Okay. But you have terraces
18 or -- or --

19 MR. PEREIRAS: Yes, we have balconies along
20 -- and I'll -- I'll show you --

21 MAYOR STACK: What -- what's exactly on the
22 side of the -- of the property that faces the
23 pool?

24 MR. PEREIRAS: The --

25 MAYOR STACK: Show me that one.

1 MR. PEREIRAS: So this is -- so this is the
2 front -- the façade facing the pool, and then
3 this is the floor plan showing that side of the
4 -- the building.

5 So we have the -- a two foot eight basic
6 terrace --

7 MAYOR STACK: Yeah.

8 MR. PEREIRAS: -- along that side for each
9 of the bedrooms along -- along that southern side
10 of the building.

11 MAYOR STACK: How -- how big is the
12 terraces on the side?

13 MR. PEREIRAS: It's very small. It's --
14 it's more about architectural interest. I didn't
15 want this to look like a big wall --

16 MAYOR STACK: Yeah.

17 MR. PEREIRAS: -- from the pool.

18 MAYOR STACK: You know what I would like --

19 MR. PEREIRAS: That was my concern.

20 MAYOR STACK: -- much more? I'm going to
21 be honest with you, because I know I'm going to
22 get massive complaints.

23 They're going to move in there and they're
24 going to be complaining about noise from the pool
25 when you have 500 people at that pool.

1 On summer days, Manny, and you pass there,
2 I know you're right in the area. You'll see
3 hundreds of people waiting to get into the pool.

4 MR. PEREIRAS: I -- I see them every day.

5 MAYOR STACK: If we could do something
6 where people -- with almost like a French door
7 effect. Can't we do something like that rather
8 than people being able to sit out there over the
9 pool?

10 MR. PEREIRAS: A hundred percent we could
11 do that.

12 MAYOR STACK: Yeah.

13 MR. PEREIRAS: Instead of a terrace, we'll
14 make that French doors.

15 MAYOR STACK: Because you got women and
16 children that go to that pool and everything.

17 If we could do something where you can have
18 an opening on the side, and I agree with that, it
19 shouldn't be a -- a blank wall or whatever. You
20 could something, but have something where it's
21 got French doors where nobody can actually sit
22 out there.

23 MR. PEREIRAS: So I did it two foot four,
24 just because I wanted to create that depth. What
25 I'll do is I'll push the railing back --

1 MAYOR STACK: That's good.

2 MR. PEREIRAS: -- so that people can't
3 actually go out there.

4 MAYOR STACK: That's good.

5 CHAIRPERSON CAPIZZI: Um-hum.

6 MR. PEREIRAS: But we still have that
7 depth.

8 MAYOR STACK: That would be -- that would
9 be perfect.

10 MR. PEREIRAS: Okay.

11 MAYOR STACK: That works a hundred percent.
12 You know what my concern is though.

13 MR. PEREIRAS: Oh, a hundred percent, yeah.

14 MAYOR STACK: Yeah.

15 MR. PEREIRAS: And that was my concern with
16 the roof and why we put the landscaping --

17 MAYOR STACK: Yeah.

18 MR. PEREIRAS: -- so I -- I think that's --

19 MAYOR STACK: I -- I thought the building
20 you did at 912 was a nice building, so.

21 MR. PEREIRAS: Thank you.

22 MAYOR STACK: Yeah.

23 CHAIRPERSON CAPIZZI: Um-hum.

24 MAYOR STACK: Any -- any Board members have
25 any questions at this time?

1 MR. CHEWCASKIE: Just so that the record is
2 clear, A-1 are the drawings dated March, 2021,
3 revised through July 16, '21, consisting of six
4 sheets.

5 MAYOR STACK: Any members of the public at
6 this time have any questions on this application
7 at 910 Palisade Avenue?

8 This property has been vacant for a long
9 time too. This is definitely an improvement
10 there. It's been a big problem for us.

11 Okay, just make sure, Manny, lighting on
12 the side, lighting in the rear, in the alleyways.

13 MR. PEREIRAS: Do you want lighting towards
14 the pool side?

15 MAYOR STACK: Yeah, even put lights on that
16 side. Yes.

17 MR. PEREIRAS: Okay.

18 MAYOR STACK: Yes, please.

19 MR. PEREIRAS: Okay.

20 MAYOR STACK: A light in the backyard,
21 lights in the -- in the common alleyway between
22 the houses. That would be good.

23 And if you could do any planting that you
24 can do in front, the more planting the better;
25 whatever you can do.

1 MR. PEREIRAS: We have a good amount of
2 space there.

3 MAYOR STACK: Any Board members have any
4 questions?

5 CHAIRPERSON CAPIZZI: No.

6 MAYOR STACK: I'll make a motion to
7 approve.

8 This is a nice project.

9 CHAIRPERSON CAPIZZI: Um-hum.

10 THE SECRETARY: Motion on the table to
11 approve the application by Mayor Stack.

12 VICE CHAIRPERSON VELAZQUEZ: Second.

13 THE SECRETARY: Seconded by Mr. Velazquez.

14 Roll call on the motion to approve this
15 application.

16 Mayor Stack?

17 MAYOR STACK: Yes.

18 THE SECRETARY: Ms. Capizzi?

19 CHAIRPERSON CAPIZZI: Yes.

20 THE SECRETARY: Mr. Velazquez?

21 VICE CHAIRPERSON VELAZQUEZ: Yes.

22 THE SECRETARY: Mr. Medina?

23 MR. MEDINA: Yes.

24 THE SECRETARY: Mr. Guareno?

25 MR. GUARENO: Yes.

1 THE SECRETARY: Mr. Oseguera?

2 MR. OSEGUERA: Yes.

3 THE SECRETARY: Six in favor.

4 Motion carries.

5 MS. PEREIRAS: Thank you all very much.

6 Thank you.

7 MR. PEREIRAS: Thank you, everyone.

8 MAYOR STACK: Thank you.

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1 **915 Palisade Avenue, LLC -**

2 **913-915 Palisade Avenue:**

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4 THE SECRETARY: Next application on
5 tonight's agenda 915 Palisade Avenue, LLC, 913-
6 915 Palisade Avenue.

7 Ms. Pereiras, please?

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

9 Bianca Perieras, on behalf of the
10 applicant, for property at 913-915 Palisade
11 Avenue, also known as Lots 6 and 7 in Block 49.

12 MR. CHEWCASKIE: I've had the opportunity
13 to review the affidavit of service provided by
14 Ms. Pereiras. The notice is appropriate, both
15 the affidavit of publication, notice to property
16 owners. The Board has jurisdiction to hear the
17 application.

18 MS. PEREIRAS: Thank you, Counsel.

19 We continue on Palisade Avenue for this new
20 project to construct two new three-family homes
21 on-site.

22 We have our expert architect to testify in
23 regards to the application.

24 Mr. Pereiras?

25 MR. PEREIRAS: Manny Pereiras. I recognize

1 that I am still under oath.

2 MS. PEREIRAS: Mr. Pereiras, are you
3 familiar with 913-915 Palisade Avenue?

4 MR. PEREIRAS: I am.

5 MS. PEREIRAS: Did you prepare the drawings
6 currently before the Board?

7 MR. PEREIRAS: I did.

8 MS. PEREIRAS: And would you kindly
9 describe the proposal for the Board?

10

11 (Whereupon, Plans Dated December 2020,
12 Revised July 16, 2021, (6 sheets) were Pre-marked
13 as Exhibit A-1.)

14

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

16 We're basically across the street from the
17 previous application.

18 This is a neighborhood that has been
19 changing. There is -- a lot of properties are
20 being developed on this same block.

21 And what we're proposing to do I think is
22 very much in character with that block, both
23 there and across the street.

24 After our technical review meeting, we
25 decided to make some changes rather than having

1 the five foot rear yard setback. We wanted to
2 increase that setback to ten feet. We were able
3 to do that. We increased that set -- rear yard
4 setback to ten feet.

5 In addition to that, we reduced and pushed
6 back the fourth floor from the front façade on
7 Palisade Avenue, further back as well.

8 We also did this to keep it in character
9 with the -- the house that we just got approved a
10 couple months ago, right around the corner, so
11 that there's a continuity to it, in the same
12 brick, the same style of house, so that we start
13 seeing that repetition.

14 And I think that really beautifies the
15 neighborhood when you start seeing that
16 repetitive style. And -- and that's we propose
17 to do.

18 So, this house looks exactly like the --
19 the adjacent house around the corner, which I
20 think is very beautiful. All brick façade and --
21 and simple windows that -- that kind of really
22 express the -- let the inside breathe very well.

23 As far as the site, we're in compli -- full
24 compliance with the -- with the Zoning Ordinance.

25 We do have a variance that is triggered

1 based on our appli -- on our technical review
2 meeting; small changes that we did.

3 So the space between the buildings, rather
4 than providing two feet and two feet so that we
5 would have a total of four feet, what we did, is
6 we lost one foot there. And those six inches on
7 each building, I think make a very big difference
8 for the parking.

9 Those -- those six inches allow the parking
10 to be significantly better on this one and even
11 much more on the corner structure. Because what
12 we did instead of having three feet on that side,
13 we created two feet and introduced landscaping
14 from one end to the other, making that building
15 yet a little bit wider which allows us to have a
16 better width so that the cars could fit.

17 And -- and just so that we could really
18 elucidate, what I did is, I put a -- the largest
19 size BMW there is so that you see even a large
20 car fits there very comfortably; that they could
21 open the door, get in and out of the cars.

22 And what we have is a layout that's very
23 similar to the master plan layout, except we're
24 one car short, of course, because of the changes
25 that we did. We lost five feet in the rear. We

1 | lost a little bit in the front; so that we are
2 | asking for a parking variance of one car based
3 | out of our technical review meeting.

4 | The apartments above, we have similar to
5 | other applications, an open kitchen, dining room,
6 | living room area.

7 | And then we have a three-bedroom apartment.
8 | The master bedroom is 12 by 16. The secondary
9 | bedroom is 15 by ten. And the third bedroom is
10 | 12 eight by ten feet. And it's the same on all
11 | the floors above.

12 | Except the fourth floor, which sets back,
13 | so the living room, dining room, kitchen area
14 | becomes smaller on that fourth floor. The
15 | bedroom layout stays exactly the same.

16 | And as you can see in the façade, we have
17 | the building stepping back so that it fits and --
18 | and creates a beautiful light scape into the
19 | street, and -- and it fits well with the rest of
20 | the structures on the block.

21 | That concludes my testimony. I'm open to
22 | questions.

23 | MAYOR STACK: Any members of the Board have
24 | any questions on this application?

25 | Any members of the public have any

1 | questions on this application at 913-915 Palisade
2 | Avenue?

3 | Any members of the public have any
4 | questions on this at this time?

5 | Well, I -- I like the structure that you
6 | gave us on 10th Street, the same one as this one
7 | obviously. I -- I think it looks very nice.

8 | MR. GUARENO: I have a question, if I may?

9 | MAYOR STACK: Sure, please.

10 | MR. GUARENO: I'm not familiar with what's
11 | on either side of the property. But you have the
12 | driveway in pretty much next to each other on
13 | each property?

14 | MR. PEREIRAS: Yes, we do. We have -- we
15 | -- we put them as far away from each other as
16 | possible. So what we did is -- well, actually
17 | yes, we have the driveways right next to each
18 | other, because the problem I tend to see --

19 | MAYOR STACK: Yeah.

20 | MR. PEREIRAS: -- is if we put them on the
21 | opposite sides --

22 | MAYOR STACK: Sure.

23 | MR. PEREIRAS: -- it's not wide enough to
24 | get a car between them. So this kind of
25 | economizes the parking on the street and it -- it

1 eliminates that problem where people are trying
2 and then you have --

3 MR. GUARENO: Well, that -- that's what I
4 was trying to -- to get to. I mean, if you were
5 to put them on the opposite side of the -- of the
6 property, leaving the space for the entrance into
7 the building, the entrance will be pretty much
8 next to each other. I was hoping that you could
9 be able to get at least one car parked on the
10 street that way.

11 MR. PEREIRAS: It's not enough on the 25 by
12 -- by a hundred lot.

13 MAYOR STACK: Yeah. I -- I don't think
14 you'll be able to get a car -- I don't think
15 you'd be able to get a car in there.

16 I think it's wiser to do it that way
17 because you keep -- you keep the driveways closer
18 together, and you don't take away as much
19 parking. There's a curb cut there right now too.

20 MR. GUARENO: Okay.

21 MAYOR STACK: There's a curb cut. There's
22 one curb cut there now.

23 This would be the same thing, lighting and
24 -- and any tree planting.

25 MR. PEREIRAS: Absolutely.

1 MAYOR STACK: Right.

2 MR. PEREIRAS: We'll improve it.

3 MAYOR STACK: The other issue that we have,
4 and if the project gets approved, and the same
5 thing at 910, is I would need them to do your gas
6 and your utility cuts as soon as possible,
7 because they're looking to pave this at the --
8 possibly at the end of -- the end of August,
9 early September.

10 Your client might be required on 910 and on
11 these to issue a bond, because what happens a lot
12 times when you don't leave time for settlement,
13 it will sink.

14 And the same thing, the people also at --

15 VICE CHAIRPERSON VELAZQUEZ: 912.

16 MAYOR STACK: -- what is that, 907?

17 VICE CHAIRPERSON VELAZQUEZ: 912.

18 MAYOR STACK: 905?

19 905, 907 had a similar situation where they
20 posted a bond. They're building them now
21 obviously. You've seen that over there.

22 MR. PEREIRAS: Okay.

23 MAYOR STACK: Okay.

24 MR. OSEGUERA: Interesting.

25 MAYOR STACK: Is there anyone on this

1 application, 913-915 Palisade Avenue?

2 Manny, could you work with your -- with the
3 client to expedite the -- the cuts as soon as
4 possible?

5 MR. PEREIRAS: I can. We're going to have
6 a few difficulties, because the Resolution won't
7 be issued until September. So we really need the
8 City to help us maybe write a couple letters --

9 MAYOR STACK: Okay.

10 MR. PEREIRAS: -- so that we could move
11 forward and -- and I'll talk to Mr. Tango and --
12 and we'll -- we'll try to --

13 MAYOR STACK: Yeah.

14 On 910 -- on 910, if you could maybe get me
15 something. Just send me an email or something
16 tomorrow on 910. If you could get an email,
17 either you or Bianca get me something on it just
18 saying which -- whatever it is, for sewer,
19 whatever it is, or water, and it's water the
20 PSE&G really.

21 MR. PEREIRAS: Yeah.

22 MAYOR STACK: Just get me something on that
23 right away.

24 MS. PEREIRAS: We will do that tomorrow.

25 MAYOR STACK: Okay.

1 Okay, I'll make a motion to approve.

2 I think it's a nice building. Very nice --
3 very nice structure.

4 MS. PEREIRAS: Thank you.

5 THE SECRETARY: Motion to approve the
6 application by Mayor Stack.

7 VICE CHAIRPERSON VELAZQUEZ: Second.

8 THE SECRETARY: Seconded by Mr. Velazquez.

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

11 Mayor Stack?

12 MAYOR STACK: Yes.

13 THE SECRETARY: Ms. Capizzi?

14 CHAIRPERSON CAPIZZI: Yes.

15 THE SECRETARY: Mr. Velazquez?

16 VICE CHAIRPERSON VELAZQUEZ: Yes.

17 THE SECRETARY: Mr. Medina?

18 MR. MEDINA: Yes.

19 THE SECRETARY: Mr. Guareno?

20 MR. GUARENO: Yes.

21 THE SECRETARY: Mr. Oseguera?

22 MR. OSEGUERA: Yes.

23 THE SECRETARY: Six in favor.

24 Motion has been approved.

25 MS. PEREIRAS: Thank you all very much.

1 MAYOR STACK: Thank you.

2 MS. PEREIRAS: And I won't see you until
3 September, so I hope you enjoy the rest of your
4 summer.

5 CHAIRPERSON CAPIZZI: You too.

6 MS. PEREIRAS: Bye.

7 MAYOR STACK: Thank you very much.

8 MR. CHEWCASKIE: Good night.

9 MAYOR STACK: Thank you.

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1 **ADOPTION OF RESOLUTIONS:**

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3 (1.) 616 16th Street, LLC. 616 16th Street.

4 Block 85. Lot 8. Applicant proposes to

5 construct a 3 family house; it is currently a 2

6 family house. Approved

7

8 THE SECRETARY: Okay, now adoption of
9 Resolutions.

10 First Resolution.

11 616 16th Street.

12 Can I -- can I have a motion --

13 CHAIRPERSON CAPIZZI: I'll make a motion.

14 THE SECRETARY: -- to adopt this
15 Resolution?

16 CHAIRPERSON CAPIZZI: I'll make a motion.

17 MAYOR STACK: Motion.

18 THE SECRETARY: Motion by Mayor Stack.

19 Any second the motion?

20 MR. GUARENO: Second.

21 THE SECRETARY: Second by Mr. Guareno.

22 Roll call on the motion.

23 Mayor Stack?

24 MAYOR STACK: Yes.

25 THE SECRETARY: Ms. Capizzi?

1 CHAIRPERSON CAPIZZI: Yes.

2 THE SECRETARY: Ms. Capizzi?

3 CHAIRPERSON CAPIZZI: Yes.

4 THE SECRETARY: Thank you.

5 I'm sorry.

6 CHAIRPERSON CAPIZZI: That's okay.

7 THE SECRETARY: Mr. Velazquez?

8 VICE CHAIRPERSON VELAZQUEZ: Yes.

9 THE SECRETARY: Mr. Medina?

10 MR. MEDINA: Yes.

11 THE SECRETARY: Mr. Guareno?

12 MR. GUARENO: Yes.

13 THE SECRETARY: Five in favor.

14 Motion carries.

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1 **ADOPTION OF RESOLUTIONS:**

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3 (2.) 519 15th Street. 519 15th Street. Block
4 72. Lot 10. Applicant proposes new three family
5 home. Approved

6

7 THE SECRETARY: Resolution number 2.

8 519 15th Street.

9 May I have a motion to adopt --

10 MAYOR STACK: Motion.

11 THE SECRETARY: -- the Resolution?

12 MAYOR STACK: Motion.

13 THE SECRETARY: Motion by Mayor Stack.

14 VICE CHAIRPERSON VELAZQUEZ: Second.

15 THE SECRETARY: Second by Mr. Velazquez.

16 Roll call on the motion.

17 Mayor Stack?

18 MAYOR STACK: Yes.

19 THE SECRETARY: Ms. Capizzi?

20 CHAIRPERSON CAPIZZI: Yes.

21 THE SECRETARY: Mr. Velazquez?

22 VICE CHAIRPERSON VELAZQUEZ: Yes.

23 THE SECRETARY: Mr. Medina?

24 MR. MEDINA: Yes.

25 THE SECRETARY: Mr. Guareno?

1 MR. GUARENO: Yes.

2 THE SECRETARY: Five in favor.

3 Motion carries.

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1 **ADOPTION OF RESOLUTIONS:**

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3 (3.) 1224 Central Ave Investments, LLC. 1224
4 Central Avenue. Block 59. Lot 13. Applicant
5 proposes the legalization of a third floor
6 apartment. **Approved**

7

8 THE SECRETARY: Resolution number 3.
9 1224 Central Avenue.

10 Can I have a motion to adopt this
11 Resolution?

12 MAYOR STACK: Motion.

13 THE SECRETARY: Motion by --

14 MR. SPATZ: Mayor.

15 THE SECRETARY: -- Mayor?

16 MAYOR STACK: Yes.

17 VICE CHAIRPERSON VELAZQUEZ: Second.

18 THE SECRETARY: Seconded by Mr. Velazquez.

19 Roll call on the motion.

20 Mayor Stack?

21 MAYOR STACK: Yes.

22 THE SECRETARY: Ms. Capizzi?

23 CHAIRPERSON CAPIZZI: Yes.

24 THE SECRETARY: Mr. Velazquez?

25 VICE CHAIRPERSON VELAZQUEZ: Yes.

1 THE SECRETARY: Mr. Medina?

2 MR. MEDINA: Yes.

3 THE SECRETARY: Mr. Guareno?

4 MR. GUARENO: Yes.

5 THE SECRETARY: Five in favor.

6 Motion carries.

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1 **ADOPTION OF RESOLUTION: RECONSIDERATION:**

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3 (4.) 309 10TH Street, LLC. 309 10th Street.

4 Block 49. Lot 8. Reconsideration to hear the

5 denied application. The drawings have been

6 modified as per the Board's request at the April

7 27th Board Meeting. Applicant proposes a larger

8 rear yard setback, prevailing front yards and

9 setbacks at the higher levels. Approved

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13 THE SECRETARY: Resolution number 4.

14 309 10th Street.

15 May I have a motion?

16 VICE CHAIRPERSON VELAZQUEZ: I make a

17 motion.

18 THE SECRETARY: Motion by Mr. Velazquez.

19 MR. OSEGUERA: Second.

20 MR. GUARENO: Second.

21 THE SECRETARY: Seconded by Mr. Oseguera.

22 Roll call on the motion to adopt this

23 Resolution.

24 Mayor Stack?

25 MAYOR STACK: Yes.

1 THE SECRETARY: Ms. Capizzi?

2 CHAIRPERSON CAPIZZI: Yes.

3 THE SECRETARY: Mr. Velazquez?

4 VICE CHAIRPERSON VELAZQUEZ: Yes.

5 THE SECRETARY: Mr. Medina?

6 MR. MEDINA: Yes.

7 THE SECRETARY: Oh, I'm sorry.

8 I have to -- we have to do it again because
9 Mr. Oseguera was absent at the previous meeting.

10 MR. CHEWCASKIE: Yes, Mr. Oseguera would
11 not be voting on any of these Resolutions.

12 THE SECRETARY: Yes, that's --

13 MAYOR STACK: Right. He was absent.
14 That's right. I forgot.

15 THE SECRETARY: Sorry. I got to go --

16 MR. CHEWCASKIE: I don't believe --

17 THE SECRETARY: -- can I have a motion
18 again --

19 CHAIRPERSON CAPIZZI: Well, why do we have
20 to do it again?

21 MR. CHEWCASKIE: No, you --

22 THE SECRETARY: -- for Resolution number 4,
23 309 10th Street?

24 MR. CHEWCASKIE: -- I believe you didn't
25 call --

1 VICE CHAIRPERSON VELAZQUEZ: I make a
2 motion.

3 THE SECRETARY: Motion by Mr. Velazquez.

4 MAYOR STACK: Second.

5 THE SECRETARY: Second by Mayor Stack.

6 Roll call on the motion.

7 Mayor Stack?

8 MAYOR STACK: Yes.

9 THE SECRETARY: Ms. Capizzi?

10 CHAIRPERSON CAPIZZI: Yes.

11 THE SECRETARY: Mr. Velazquez?

12 VICE CHAIRPERSON VELAZQUEZ: Yes.

13 THE SECRETARY: Mr. Medina?

14 MR. MEDINA: Yes.

15 THE SECRETARY: Mr. Guareno?

16 MR. GUARENO: Yes.

17 THE SECRETARY: Five in favor.

18 Motion carries.

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1 **ADJOURNMENT:**

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

6 VICE CHAIRPERSON VELAZQUEZ: I make a
7 motion.

8 THE SECRETARY: Motion by Mr. Velazquez.
9 Seconded by Mr. --

10 MR. OSEGUERA: Second.

11 THE SECRETARY: -- Oseguera.

12 Roll call on the motion to adjourn
13 tonight's meeting.

14 Mayor Stack?

15 MAYOR STACK: Yes.

16 THE SECRETARY: Ms. Capizzi?

17 CHAIRPERSON CAPIZZI: Yes.

18 THE SECRETARY: Mr. Medina?

19 MR. MEDINA: Yes.

20 THE SECRETARY: Mr. Velazquez?

21 VICE CHAIRPERSON VELAZQUEZ: Yes.

22 THE SECRETARY: Mr. Guareno?

23 MR. GUARENO: Yes.

24 THE SECRETARY: Mr. Oseguera?

25 MR. OSEGUERA: Yes.

1 THE SECRETARY: Six in favor.

2 Motion carries.

3 MAYOR STACK: Thank you.

4 Thank you, Franklin.

5 Thank you, Jose.

6 Thank you, Diane.

7 Thank you, Brian.

8 Thank you, Alex.

9 THE SECRETARY: Let the -- let the record
10 show that the meeting has ended.

11 Thank you.

12 Good night, everyone.

13 MR. OSEGUERA: Good meeting.

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15 (Whereupon, the proceedings were concluded
16 at 7:57 p.m.)

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1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

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5 I, DOREEN A. BOLOGNINI, assigned
6 transcriber, do hereby affirm that the foregoing
7 is a true and accurate transcript in the matter
8 of the REGULAR MEETING of the UNION CITY PLANNING
9 BOARD heard on Tuesday, July 27, 2021 and
10 digitally recorded.

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Doreen A. Bolognini

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25 Monitored by and proofread by: Deborah Dillon