

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
PLANNING BOARD

SPECIAL MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
_____ :

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

Wednesday, August 25, 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
ALICIA MOREJON
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

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

CARLOS VALLEJO, Secretary to the Board

A P P E A R A N C E S:

SCARINCI HOLLENBECK

BY: PATRICK J. McNAMARA, ESQ.,
Special Counsel

HEYER GRUEL AND ASSOCIATES

BY: LAUREN M. PURDOM, PP, AICP
Consulting Planner

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I N D E XOrdinance/Roosevelt Stadium Redevelopment PlanWITNESSPAGE

Lauren M. Purdom

11

1 THE SECRETARY: Are we ready?

2 MAYOR STACK: I'm ready.

3 THE SECRETARY: We have eight.

4 MS. DILLON: Okay.

5 On the record.

6 THE SECRETARY: May I have your attention
7 please?

8 Please take notice that on Tuesday (sic)
9 August 25th, 2021, at six p.m., a Special Meeting
10 is scheduled for the City of Union City Planning
11 Board to be held in the Union City High School,
12 located at 2500 John F. Kennedy Boulevard, Union
13 City, New Jersey.

14 Opening statement.

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

18 Adequate notice of this meeting has been
19 provided as follows:

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

1 Office of the Municipal Clerk.

2 Before we call roll for this evening, will
3 everybody kindly rise so that we can salute of
4 the flag?

5

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

8

9 THE SECRETARY: Thank you.

10

11 **ROLL CALL:**

12

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

15 Mayor Brian P. Stack?

16 MAYOR STACK: Here.

17 Miss Diane Capizzi?

18 CHAIRPERSON CAPIZZI: Here.

19 THE SECRETARY: Mr. Alejandro Velazquez?

20 VICE CHAIRPERSON VELAZQUEZ: Here.

21 THE SECRETARY: Commissioner Celin Valdivia
22 is absent.

23 Miss Ydalia Genao?

24 MS. GENAO: Here.

25 THE SECRETARY: Miss Jeanne Koehler is

1 absent.

2 Miss Alicia Morejon?

3 MS. MOREJON: Here.

4 THE SECRETARY: Miss Carolina Fernandez is
5 absent.

6 Mr. Franklin Medina?

7 MR. MEDINA: Here.

8 THE SECRETARY: Mr. Jose Guareno?

9 MR. GUARENO: Here.

10 THE SECRETARY: Mr. -- Mr. Hector Oseguera?

11 MR. OSEGUERA: Here.

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

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

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1 **ADOPTION OF RESOLUTIONS:**

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3 (1.) Resolution to appoint the Attorney to the
4 Planning Board; retroactive on July 1, 2021
5 through June 30, 2022.

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8 THE SECRETARY: We're going to item number
9 one, Resolution.

10 Resolution to appoint the Attorney for the
11 Planning Board, retroactive on July 1st, 2021
12 through June 30th, 2022.

13 Can I have a motion to adopt this
14 Resolution?

15 MS. MOREJON: Motion.

16 THE SECRETARY: Motion by Miss Morejon.

17 VICE CHAIRPERSON VELAZQUEZ: Second.

18 THE SECRETARY: Any second the motion?

19 MAYOR STACK: Second.

20 VICE CHAIRPERSON VELAZQUEZ: Second.

21 THE SECRETARY: Second by Mayor Stack.

22 Roll call on the motion.

23 Mayor Stack?

24 MAYOR STACK: Yes.

25 THE SECRETARY: Miss Capizzi?

1 CHAIRPERSON CAPIZZI: Yes.

2 THE SECRETARY: Mr. Velazquez?

3 VICE CHAIRPERSON VELAZQUEZ: Yes.

4 THE SECRETARY: Miss Morejon?

5 MS. MOREJON: Yes.

6 THE SECRETARY: Mr. Medina?

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: Seven in favor.

13 Motion carries.

14 MAYOR STACK: And the attorney that was
15 appointed was Brian Chewcaskie.

16 THE SECRETARY: Yes, Mayor.

17 MAYOR STACK: Just -- no, just for the
18 public and it's on the record.

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1 **Ordinance/Roosevelt Stadium Redevelopment Plan**

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3 (1.) The amendment to the Roosevelt
4 Redevelopment Plan amends the Mixed-Use Zone B to
5 allow for mixed-use development consisting of
6 ground floor commercial/parking and upper floor
7 residential at a height not to exceed 6 stories.
8 A 10% affordable non-age-restricted set-aside
9 requirement has been added to the Mixed-Use Zone
10 B for developments of 5 units or more. The Plan
11 has also been updated to reflect the current
12 status and conditions of the other development
13 within the Redevelopment Area. **Heyer, Gruel &**
14 **Associates Community Planning Consultants.**

15

16 THE SECRETARY: Now we're going to the
17 hearing.

18 Ordinance/Roosevelt Redevelopment Plan.

19 The amendment to the Roosevelt
20 Redevelopment Plan, the Mixed-Use Zone B, to
21 allow mixed-use development consist of ground
22 floor commercial/parking and upper floor
23 residential.

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

1 MR. McNAMARA: Good evening, Mayor, Madam
2 Chair, Members of the Board.

3 I'm Patrick McNamara from the law firm of
4 Scarinci Hollenbeck.

5 I'm here in my role this evening in
6 assisting the City with the ongoing process of
7 updating and revising the Roosevelt Stadium
8 Redevelopment Plan that you have before you this
9 evening.

10 Lauren Purdom is here from Heyer Gruel and
11 Associates, as the Planner; who will give you a
12 brief review of the proposed changes.

13 An ordinance to codify these changes has
14 been introduced, and is the obligation of this
15 Board upon receipt of such an ordinance, to
16 review and provide comment within 45 days of that
17 so that then the City Council can proceed to go
18 forward, and the Board of Commissioners can
19 proceed to adopt the ordinance and codify the
20 amendments in question.

21 Lauren?

22 MS. PURDOM: Thank you.

23 MS. DILLON: Yes.

24 Please raise your right hand.

25 Do you affirm the testimony you're about to

1 give this Board is the whole truth?

2 MS. PURDOM: Yes.

3 MS. DILLON: Could you please state your
4 name and spell it for the record.

5 MS. PURDOM: Lauren Purdom, L-A-U-R-E-N.
6 Purdom, P-U-R-D-O-M.

7 MS. DILLON: Thank you.

8 MS. PURDOM: All right.

9 So, we are --

10 MR. McNAMARA: Ms. Purdom, just briefly,
11 for the benefit of the record, if you'd give us
12 your background, qualifications, and your license
13 as a planner here in the State?

14 MS. PURDOM: Sure.

15 I am certified as a New Jersey Professional
16 Planner, as well as with the American Institute
17 of Certified Planners.

18 And I've prepared various Board review
19 memoranda.

20 I also work on redevelopment studies and
21 redevelop -- I'm sorry, reexamination reports as
22 well as various elements for master plans.

23 MR. McNAMARA: And you've been involved
24 with your office in the preparation of the plan
25 amendments that have been presented to the Board

1 of Commissioners, and now to the Planning Board?

2 MS. PURDOM: That's correct.

3 MR. McNAMARA: If you could please proceed
4 to -- for the benefit of the Board, go over those
5 proposed amendments?

6 MS. PURDOM: Sure.

7 So, as some of you may remember, a previous
8 amendment to this plan was prepared by our office
9 in 2020.

10 It provided for a hotel to be developed on
11 the site in question; however, due to the impacts
12 of COVID on the hospitality industry, that has
13 not moved forward.

14 So we are now moving forward with a new
15 amendment.

16 And the purpose of this amendment is to
17 amend the Mixed-Use Zone B to allow for multi-
18 family as well as commercial uses on a majority
19 of a large vacant site located at the corner of
20 JFK Boulevard and 28th Street.

21 So, the purpose of this amendment is to
22 kind of ensure that the design standards are not
23 in conflict with the permitted uses.

24 And we worked extensively with the
25 developer to -- the redeveloper to determine the

1 best use for the site.

2 And it was ultimately determined that
3 mixed-use would be the best strategy for the
4 development.

5 You may remember that the 2006 plan
6 originally allowed for high-rise residential in
7 the Mixed-Use B Zone.

8 We are currently proposing to rezone the
9 entirety of Block 156 for mixed-use development,
10 consisting of retail uses or parking on the
11 ground floor; and then apartments above, up to
12 six stories or 72 feet as a maximum.

13 And then it's anticipated the remaining
14 lots will be zoned for -- the remaining lots are
15 zoned for two-family residential in addition to
16 the mixed-use.

17 And so, the specifics of this plan, we --
18 we would like to point out that it benefits the
19 City in terms of the Master Plan Reexamination as
20 well as the Land Use Element that were both
21 prepared in 2021.

22 And that was -- the two key components are
23 the creation of affordable units as well as a
24 mechanism to address parking demands for future
25 residents.

1 So, it's a two-prong reasoning.

2 The development at this scale, with five or
3 more units, will automatically be subject to the
4 mandatory set-aside.

5 So that means that the developer will be
6 required to make at least ten percent of the
7 units on-site be affordable to age-restricted --
8 non-age-restricted households earning very low,
9 low, or moderate income.

10 And the other part of this is that it will
11 allow for the requirement to include on-site
12 parking.

13 So, any developer will be required to self-
14 park for the entirety of the site, on-site.

15 And that will -- that will provide a rate
16 high enough to meet the standard of each unit.

17 It should also be noted that the
18 residential parking standards do adhere to RSIS
19 Standards, the Residential Site Improvement
20 Standards, and the commercial parking standards
21 will apply -- will adhere to the existing CN Zone
22 Parking Standards. And --

23 MR. McNAMARA: And those parking standards
24 along with the other bulk standards that are in
25 here, would be subject to the review of this

1 Board when --

2 MS. PURDOM: Yes.

3 MR. McNAMARA: -- any application is
4 submitted.

5 That way the Board can make sure that it
6 has its own direct input to make sure the
7 redevelopment is consistent with these
8 guidelines.

9 Correct?

10 MS. PURDOM: Yes, that is correct.

11 MR. McNAMARA: Thank you.

12 MS. PURDOM: Any future plans.

13 MR. McNAMARA: Please continue.

14 MS. PURDOM: Yes.

15 And so, this will also help to limit the
16 number of curb cuts, new curb cuts, and it will
17 also limit the demand for a new on-street
18 parking.

19 And so, both the 2021 Master Plan Reexam as
20 well as the Land Use Element were adopted by this
21 Board in May.

22 And I'd like to point out that that on page
23 22 of the plan amendment in front of you, we
24 outlined the relevant goals and objectives from
25 the recent reexams that are also related to this

1 proposed amendment.

2 Our office finds that this proposed
3 amendment reinforces the goals of both the Master
4 Plan Reexam as well as the Land Use Element, in
5 that it addresses those two key components of
6 adequate housing and adequate parking.

7 And as members of the Planning Board, you
8 are entitled to provide comments to the City
9 Board of Commissioners regarding any changes
10 you'd like to see before adoption.

11 Our firm would like to point out there's
12 two items that are not considered substantial
13 edits, but we would like to have two -- two items
14 edited for clarity.

15 On page eight, Paragraph I, we will update
16 the reference to Union City Redevelopment Agency.

17 And on page 13, Paragraph 12, we would like
18 to add a sentence stating that all sidewalks will
19 be subject to ADA and New Jersey Barrier Free
20 Standards.

21 And that is it.

22 Any questions?

23 MR. McNAMARA: Madam Chair, at this point I
24 make the witness available to the Board and any
25 members of the public present who wish to ask any

1 questions or express any opinions regarding the
2 proposed plan amendments now before you.

3 MAYOR STACK: Does anyone have any
4 questions at this time?

5 MR. McNAMARA: Mayor, if anyone -- if you
6 receive questions from anyone afterwards, please
7 let me know by email. I'll relay it to Lauren.

8 MAYOR STACK: Sure.

9 MS. PURDOM: Um-hum.

10 MR. McNAMARA: We'll make sure we respond
11 in due course.

12 MAYOR STACK: Sure.

13 Does any member of the public have any
14 questions at this time?

15 Please step forward.

16 State your name and address for the record.

17 Okay.

18 Seeing none.

19 Motion.

20 THE SECRETARY: Motion to approve by Mayor
21 Stack.

22 MS. MOREJON: Second.

23 MAYOR STACK: I think for the -- I think
24 for the --

25 MS. MOREJON: Second.

1 THE SECRETARY: Seconded by Miss Morejon.

2 MAYOR STACK: -- property in question, this
3 is probably the best plan we could adopt at this
4 time, at least to see this property get some type
5 of beneficial use to the community.

6 CHAIRPERSON CAPIZZI: Um-hum.

7 MAYOR STACK: Actually not too far from
8 here; right around the block from here.

9 I think this would be the best use. We've
10 seen it empty and vacant for many --

11 CHAIRPERSON CAPIZZI: Um-hum.

12 MAYOR STACK: -- many years, and I think
13 this is the best plan under the circumstances.

14 MR. McNAMARA: Thank you, Mayor.

15 THE SECRETARY: Motion on the table to
16 approve the Roosevelt Stadium Redevelopment Plan.

17 Seconded by Miss Morejon.

18 Roll call on the motion.

19 Mayor Stack?

20 MAYOR STACK: Yes.

21 THE SECRETARY: Miss Capizzi?

22 CHAIRPERSON CAPIZZI: Yes.

23 THE SECRETARY: Mr. Velazquez?

24 VICE CHAIRPERSON VELAZQUEZ: Yes.

25 THE SECRETARY: Miss Morejon?

1 MS. MOREJON: Yes.

2 THE SECRETARY: Mr. Medina?

3 MR. MEDINA: Yes.

4 THE SECRETARY: Mr. Guareno?

5 MR. GUARENO: Yes.

6 THE SECRETARY: Mr. Oseguera?

7 MR. OSEGUERA: Yes.

8 THE SECRETARY: Seven in favor.

9 Motion carries.

10 MR. McNAMARA: Thank you very much,
11 everyone for --

12 MAYOR STACK: Thank you very much.

13 CHAIRPERSON CAPIZZI: Thank you.

14 MR. McNAMARA: -- giving us your time this
15 evening.

16 MAYOR STACK: Thank you for the
17 presentation.

18 THE SECRETARY: Thank you.

19 MS. PURDOM: Thank you.

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1 **ADJOURNMENT:**

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

6 MAYOR STACK: Motion.

7 MS. MOREJON: Motion.

8 THE SECRETARY: Motion by Mayor Stack.
9 Seconded by Ms. Morejon.

10 THE SECRETARY: All in favor?

11

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

13

14 THE SECRETARY: The ayes have it.

15 MAYOR STACK: Thank you very much, Carlos.

16 THE SECRETARY: Thank you, and have a good
17 night, everyone.

18 CHAIRPERSON CAPIZZI: He does great.

19 MAYOR STACK: Thank you, Diane.

20 CHAIRPERSON CAPIZZI: You're welcome.

21 THE SECRETARY: Let the record show that --

22 MAYOR STACK: Thank you --

23 THE SECRETARY: -- the meeting has ended.

24 MAYOR STACK: -- thank you, everyone.

25 MR. McNAMARA: Thank you, everyone.

1 MAYOR STACK: I know it was a short
2 meeting.

3 MS. GENAO: Yeah, and have a good night.

4 CHAIRPERSON CAPIZZI: Have a nice night.

5 MAYOR STACK: Thank you very much,
6 everyone.

7 CHAIRPERSON CAPIZZI: Thank you.

8
9 (Whereupon, the proceedings were concluded
10 at 6:13 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 SPECIAL MEETING of the UNION CITY PLANNING
9 BOARD heard on Wednesday, August 25, 2021 and
10 digitally recorded.

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Doreen A. Bolognini

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25 Monitored by and proofread by: Deborah Dillon