

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT

REGULAR MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

Union City High School
Media Center
2500 Kennedy Boulevard
Union City, New Jersey

Thursday, October 14, 2021
Commencing at 6:10 p.m.

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

GEORGE GARCIA
GERALDINE PEREZ, Alternate No. 2
RAYMOND CETINICH, Alternate No. 3
MINDRY WATLEY, Alternate No. 4
MARGARITA GUTIERREZ, Vice Chairperson
VICTOR M. GRULLON, Chairperson

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

LIBERO MAROTTA
JOHN MEDINA
MIGUEL ORTIZ
ROSIO PENA, Alternate No. 1

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

CARLOS VALLEJO, Secretary to the Board

TOMAS R. PANEQUE, ESQ., Board Attorney

DAVID SPATZ, Consultant
Community Housing and Planning Associates

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

J. ALVARO ALONSO, ESQ.
Attorney for Applicant, DDIS Union City, LLC

BIANCA P. PEREIRAS, ESQ.
Attorney for Applicant, Lirios De Los Valles

BIANCA P. PEREIRAS, ESQ.
Attorney for Applicant, Lidia Sevillano

BIANCA P. PEREIRAS, ESQ.
Attorney for Applicant, Hung Fat, Inc.

BIANCA P. PEREIRAS, ESQ.
Attorney for Applicant, S&R Realty Group, LLC

BIANCA P. PEREIRAS, ESQ.
Attorney for Applicant, KW NJ Holdings, LLC

BIANCA P. PEREIRAS, ESQ.
Attorney for Applicant, 510 Bergenline Ave, LLC

BIANCA P. PEREIRAS, ESQ.
Attorney for Applicant, Lidia Camacho

BIANCA P. PEREIRAS, ESQ.
Attorney for Applicant,
Mesivta Sanz of Hudson County

BIANCA P. PEREIRAS, ESQ.
Attorney for Applicant BB 6th Holdings, LLC

I N D E X

	<u>PAGE</u>
CALL TO ORDER	9
SALUTE TO FLAG	9
ROLL CALL	10
ADOPTION OF MINUTES	12
HEARINGS	
DDIS Union City, LLC	14
Manuel Henriquez Guzman	28
Lirios De Los Valles	30
Lidia Sevillano	42
Hung Fat, Inc.	46
S&R Realty Group, LLC	54
KW NJ Holdings, LLC	59
510 Bergenline Ave, LLC	69
Lidia Camacho	100
Mesivta Sanz of Hudson County	112
BB 6 th Holdings, LLC	136
OTHER BUSINESS	41
ADOPTION OF RESOLUTIONS	140/142
ADJOURNMENT	144

I N D E X

DDIS Union City, LLC
717 Bergenline Avenue

WITNESSPAGE

Manuel Pereiras

16

PUBLIC SWORN

Rigo Gomez

20

I N D E X

KW NJ Holdings, LLC
2501 West Street

WITNESSPAGE

Manuel J. Pereiras

60

I N D E X

510 Bergenline Ave, LLC
510-514 Bergenline Avenue

<u>WITNESS</u>	<u>PAGE</u>
Manuel J. Pereiras	71
Jerome L. Eben	78

E X H I B I T S

<u>NO.</u>	<u>DOCUMENT</u>	<u>PAGE</u>
A-01	Artistic Colored Rendering	77

I N D E XLidia Camacho - 713 7th StreetWITNESSPAGE

Manuel J. Pereiras

101

I N D E X

Mesivta Sanz of Hudson County
3401 New York Avenue

WITNESSPAGE

Manuel J. Pereiras
Jerome L. Eben
Joseph J. Staigar

114
120
126

1 MS. DILLON: Okay.

2 On the record.

3 THE SECRETARY: Please take notice that on
4 Thursday, October 14, 2021, at six p.m., a
5 Regular Meeting is scheduled for the City of
6 Union City Board -- Zoning City Board of
7 Adjustment, to be held in the Union City High
8 School, located at 2500 John F. Kennedy
9 Boulevard, Union City, New Jersey.

10 Adequate notice of this meeting has been
11 provided as follow:

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

19 Before we roll call for tonight's meeting,
20 can everybody kindly rise to salute the flag,
21 please?

22

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

25

1 THE SECRETARY: Thank you.

2

3 **ROLL CALL:**

4

5 THE SECRETARY: Roll call for tonight's
6 meeting.

7 Mr. Grullon?

8 CHAIRPERSON GRULLON: Here.

9 THE SECRETARY: Mr. Marotta's absent.

10 Ms. Gutierrez?

11 VICE CHAIRPERSON GUTIERREZ: Here.

12 THE SECRETARY: Mr. Ortiz is absent.

13 Mr. Garcia?

14 MR. GARCIA: Here.

15 THE SECRETARY: Mr. Medina is absent.

16 Miss Pena?

17 Absent.

18 Miss Perez?

19 MS. PEREZ: Here.

20 THE SECRETARY: Mr. Cetinich?

21 MR. CETINICH: Here.

22 THE SECRETARY: Miss Watley?

23 MS. WATLEY: Here.

24 THE SECRETARY: Let the record indicate
25 there are six present for tonight's meeting.

1 All right.

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1 **ADOPTION OF MINUTES:**

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3 (1) Regular Meeting held on September 9, 2021

4

5 THE SECRETARY: Approval of previous
6 meeting minutes from September 9, 2021.

7 Can I have a motion?

8 CHAIRPERSON GRULLON: Motion.

9 THE SECRETARY: Motion by Mr. Grullon.

10 VICE CHAIRPERSON GUTIERREZ: Second.

11 THE SECRETARY: Seconded by Miss
12 Gutierrez.

13 Roll call on the motion.

14 Mr. Grullon?

15 CHAIRPERSON GRULLON: Yes.

16 THE SECRETARY: Miss Gutierrez?

17 VICE CHAIRPERSON GUTIERREZ: Yes.

18 THE SECRETARY: Mr. Garcia?

19 MR. GARCIA: Yes.

20 THE SECRETARY: Miss Perez?

21 MS. PEREZ: Yes.

22 THE SECRETARY: Mr. Cetinich?

23 MR. CETINICH: Yes.

24 THE SECRETARY: Miss Watley?

25 MS. WATLEY: Yes.

1 THE SECRETARY: Six in favor.

2 Motion carries.

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1 **DDIS Union City, LLC -**

2 **717 Bergenline Avenue:**

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4 THE SECRETARY: All right.

5 We are going to the first hearing tonight
6 agenda.

7 DDIS Union City, LLC, 717 Bergenline
8 Avenue.

9 Mr. Alonso, please?

10 New revised memo was emailed to Mr.
11 Alonso --

12 MR. ALONSO: That's correct.

13 THE SECRETARY: -- from the Building
14 Department.

15 Thank you.

16 MR. ALONSO: That's correct.

17 Good evening, Mr. Chairman, members of the
18 Board.

19 For the record, Alvaro Alonso, on behalf of
20 the Applicant.

21 The Board may recall that we started this
22 application back at the July 8th hearing.

23 The application was to legalize an existing
24 residential unit to have a four unit and a
25 commercial space; mixed use.

1 The memo that came from the Building
2 Department indicated that there were two
3 commercial units and no residential units at all.

4 So we were able to get a -- an amended or
5 revised memo from the Building Department. The
6 Building Department now indicates that there is
7 two residential units and a commercial unit.

8 So to the extent that there are two, for
9 purposes of this hearing, we can accept that and
10 we would ask that you legalize the two -- the two
11 units that are remaining, so that we can finish
12 up with the -- the four residential units and the
13 commercial that's all existing.

14 Mr. Pereiras is here. He did present his
15 testimony at the last hearing. We did review the
16 -- the variances that required, which is a D-2
17 extension of a preexisting nonconforming use
18 variance, as well as some minor bulk variances.

19 Other than that, we're ready for a vote,
20 unless the Board has any further questions.

21 CHAIRPERSON GRULLON: Mr. -- Mr. Alonso,
22 your application is to legalize two -- two
23 additional units --

24 MR. ALONSO: That --

25 CHAIRPERSON GRULLON: -- and one

1 commercial?

2 MR. ALONSO: That -- that's correct.

3 We would revise the application.

4 CHAIRPERSON GRULLON: And that's as
5 proposed on the site plan?

6 MR. ALONSO: That's correct.

7 Nothing has changed.

8 MR. PANEQUE: If I may?

9 CHAIRPERSON GRULLON: Yes.

10 MR. PANEQUE: Mr. Alonso, since your
11 architect is here and the memo indicates that
12 it's recognized as a two, plus one commercial and
13 we're going to be -- we're being asked to
14 legalize two, is it possible to have your
15 architect indicate which of the two units are
16 being legalized?

17 MR. ALONSO: We definitely know one of
18 them.

19 We'll -- we'll see if he can identify the
20 second one.

21 MS. DILLON: Please raise your right hand.

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

24 MR. PEREIRAS: I do.

25 MS. DILLON: Please state your name for the

1 record.

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

5 MS. DILLON: Thank you.

6 MR. PANEQUE: Mr. Pereira, before you
7 testify as to the question that was posed, have
8 you had a chance to look at the tax record sheet
9 or --

10 MR. PEREIRAS: I have in the past, yes.

11 MR. PANEQUE: You have. Okay.

12 So the Building Department memo is based on
13 that tax record sheet.

14 And so can you tell us, in your
15 professional capacity, which of the two units
16 that are being asked to be legalized, were not
17 included in that tax assessor sheet?

18 MR. PEREIRAS: One is a very clear and
19 obvious thing. The other one I could only
20 speculate.

21 But that's -- if you don't mind, I'd like
22 to present using the -- the drawings that were
23 submitted to the Board on this easel.

24 Does the microphone pick me up from here?

25 MS. DILLON: It does.

1 MR. PEREIRAS: Great.

2 All right.

3 So, first and foremost, there was a unit in
4 the basement. We removed that unit. There are
5 no longer any units in the basement.

6 On the first floor, this was only
7 recognized as commercial previously. So the unit
8 that you see here labeled as Apartment number 1,
9 that's one unit that we are legalizing today.
10 This unit over here.

11 On the second floor, my assumption -- and I
12 think it's a -- it's -- I think it's fairly
13 obvious that the apartment to the left, Apartment
14 number 2, was a preexisting apartment. And the
15 Apartments number 3 and 4 were, at one time, one
16 apartment.

17 So one of the units -- and I would say that
18 it would be Unit number 4 -- would be the other
19 unit that were legalizing.

20 So Unit number 1 on the first floor and
21 Unit number 4 on the second floor are the two
22 units that we are asking this Board to recognize.

23 CHAIRPERSON GRULLON: And, Mr. Pereira,
24 can you testify these are exist-- existing --
25 preexisting apartments?

1 MR. PEREIRAS: Yes, I think this is the
2 project that prior -- testified most to in my
3 entire life. I think this is the sixth or
4 seventh time I've been before this Board. We've
5 had witnesses here that have lived in those
6 apartments for 50 years. These are definitely
7 preexisting, all apartments.

8 The moldings, the -- the appliances, they
9 all predate our ordinance and they've been there
10 for a long time.

11 CHAIRPERSON GRULLON: Good.

12 And the same goes for the -- for the
13 commercial -- commercial space?

14 MR. PEREIRAS: So the commercial space is
15 preexisting. I don't think that's in question.

16 CHAIRPERSON GRULLON: Okay.

17 I don't have any further question.

18 Any members of the Board has any question?

19 Any member of the public?

20 I'm going to open at this time to the
21 public.

22 Can you please come up?

23 MS. DILLON: Just step to the side, Mr.
24 Pereiras.

25 MR. PEREIRAS: Sure.

1 MS. DILLON: Please raise your right hand.

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

4 MR. GOMEZ: Yeah.

5 MS. DILLON: Could you please state your
6 name and spell it for the record?

7 MR. GOMEZ: Rigo Gomez. R-I-G-O. And then
8 Gomez, G- -- G-O-M-E-Z.

9 MS. DILLON: And your address, Mr. Gomez?

10 MR. GOMEZ: 1510 Summit Avenue, Union City,
11 New Jersey.

12 MS. DILLON: Okay.

13 And I'm just going to ask you to keep your
14 voice up.

15 MR. GOMEZ: Oh. Okay.

16 CHAIRPERSON GRULLON: Okay, Mr. Gomez, can
17 you put --

18 MR. GOMEZ: So, the only question I have
19 really is --

20 Sorry.

21 The only question I really have is I don't
22 know if you guys notice the issue in, well,
23 downtown Union City but we have a really, I
24 guess, bad parking parking problem. Residents
25 are, basically, parking along the sideways --

1 crosswalks, bus stops.

2 And the only question I really have for
3 them is how do they plan to address adding more
4 residential units and kind of incorporating
5 parking with that?

6 Because, yeah, you can add more units but
7 there won't be probably a sufficient amount of
8 parking spaces for them I guess you could say.

9 So in a sense you'll have -- let's say you
10 have a family, --

11 My family, for instance, is five people
12 big. We have four people that drive and four
13 cars.

14 So how would they address that issue? My
15 concern is --

16 MR. PANEQUE: Mr. Gomez, right?

17 MR. GOMEZ: Yeah.

18 MR. PANEQUE: Are you speaking on this
19 project?

20 MR. GOMEZ: Well, generically, for majority
21 of them, I guess you could say.

22 MR. PANEQUE: No, but --

23 MR. GOMEZ: But this --

24 MR. PANEQUE: -- we are hearing this
25 particular case.

1 Okay?

2 So do you have a particular question or
3 issue on this project?

4 We're not talking generically about the
5 entire City of Union City.

6 MR. GOMEZ: Um-hum.

7 MR. PANEQUE: So, if you have a comment or
8 a question on this project, or an issue that has
9 to be taken up that you're concerned about on
10 this project, then that's the time to raise it
11 now.

12 MR. GOMEZ: Yeah, it's --

13 MR. PANEQUE: We're not --

14 MR. GOMEZ: -- it's --

15 MR. PANEQUE: Okay, so --

16 MR. GOMEZ: So -- so with this project, I
17 mean it's kind of close to my house. It's --
18 well, it's on Bergenline -- 7th Street and
19 Bergenline, I'm assuming?

20 MR. PANEQUE: Yes.

21 MR. GOMEZ: Which I mean sometimes -- well,
22 I live on Summit, there will be times where I'll
23 have to park pretty far down. So, it --

24 MR. PANEQUE: But --

25 MR. GOMEZ: -- it's still --

1 MR. PANEQUE: -- you -- you say your
2 address was 1510 Summit?

3 MR. GOMEZ: Yeah.

4 MR. PANEQUE: So that's eight blocks away
5 and like three over.

6 No?

7 MR. GOMEZ: Basically.

8 MR. PANEQUE: Okay. So you're 11 blocks
9 away.

10 About?

11 MR. GOMEZ: About.

12 MR. PANEQUE: Okay.

13 MR. GOMEZ: Give or take.

14 MR. PANEQUE: So --

15 MR. GOMEZ: The issue -- the issue still
16 remains about -- is -- is generally speaking
17 about parking, --

18 MR. PANEQUE: Okay.

19 MR. GOMEZ: -- adding parking spaces.
20 Whether they're still going to address that issue
21 of adding parking spaces in their architecture or
22 design.

23 MR. PANEQUE: Okay. So --

24 MR. ALONSO: Yeah, it -- it's a very --
25 it's a fair question.

1 The units, as Mr. Pereiras has testified
2 to, have been there for approximately 50 years.
3 So we're not adding units; we're just legalizing
4 the units that are there. We're not increasing.
5 We're not introducing any new families. We're
6 not making the condition any worse than what it
7 already is.

8 CHAIRPERSON GRULLON: Yeah. And, Mr.
9 Gomez, we understand your concern as a resident.

10 Parking situation is -- is tough in Union
11 City right now. And we're trying our best, you
12 know, just to keep any new constructions coming
13 up to come with sufficient parking to accommodate
14 any additional cars.

15 But in this particular, you know, -- in
16 this particular case, -- and that's the -- that
17 was reason why I asked the question if this were
18 a preexisting condition.

19 Those apartments were there. The residents
20 are there. It's not going to bring any
21 additional cars into the neighborhood. That's
22 what I understand.

23 MR. GOMEZ: Okay.

24 CHAIRPERSON GRULLON: Okay?

25 And those are preexisting condition.

1 They're only legalizing the -- the uses.

2 MR. GOMEZ: Okay.

3 CHAIRPERSON GRULLON: Okay?

4 MR. GOMEZ: All right.

5 Thank you.

6 CHAIRPERSON GRULLON: Thank you, Mr. Gomez.

7 MR. GOMEZ: All right.

8 MR. PANEQUE: Any other questions, sir?

9 MR. GOMEZ: No.

10 So, for -- for further reference, -- for
11 future reference I guess you could say, I would
12 just need to specify which project I guess you
13 could say?

14 MR. PANEQUE: Well, not necessarily.

15 But when -- when you are coming up, it's
16 the project that we're handling at the time.

17 MR. GOMEZ: Okay.

18 MR. PANEQUE: Okay?

19 So if you have a question about this
20 particular project and you can tie it in to your
21 particular circumstances, which you mention is --
22 your concern is parking where you live on 1510
23 Summit Avenue, okay, then we can address that
24 concern.

25 Okay?

1 Now, as I stated, this project is about 11
2 blocks away from your home. And, believe you me,
3 I've lived in Union City and I've parked
4 sometimes 11 blocks away, especially coming from
5 home a Christmas Eve party, --

6 MR. GOMEZ: Yeah.

7 MR. PANEQUE: -- and not finding parking
8 where -- by my home. So, I -- I know exactly
9 what you're going through.

10 But, yes, we -- we try to question the
11 particular project we're in and not in general.

12 MR. GOMEZ: Okay.

13 MR. PANEQUE: Okay?

14 MR. GOMEZ: All right.

15 Thank you.

16 CHAIRPERSON GRULLON: Thank you, Mr. Gomez.

17 Any other member of the public?

18 Closed to the public.

19 Taking in consideration that this
20 preexisting condition to legalize the two units
21 and the -- the one commercial unit for this --
22 for this application to go from two -- from two -
23 - from two residential to four residential, one
24 commercial, I make a motion to approve this
25 application.

1 THE SECRETARY: Motion on the --

2 VICE CHAIRPERSON GUTIERREZ: I'm seconding.

3 THE SECRETARY: -- table to approve the
4 application by Mr. Gullon.

5 Seconded by Miss Gutierrez.

6 Roll call on the motion.

7 Miss Gutierrez?

8 VICE CHAIRPERSON GUTIERREZ: Yes.

9 THE SECRETARY: Mr. Gullon?

10 CHAIRPERSON GRULLON: Yes.

11 THE SECRETARY: Mr. Garcia?

12 MR. GARCIA: Yes.

13 THE SECRETARY: Miss Perez?

14 MS. PEREZ: Yes.

15 THE SECRETARY: Mr. Cetinich?

16 MR. CETINICH: Yes.

17 THE SECRETARY: Miss Watley?

18 MS. WATLEY: Yes.

19 THE SECRETARY: Six in favor.

20 Motion carries.

21 MR. ALONSO: Thank you very much.

22 THE SECRETARY: Thank you, Mr. Alonso.

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1 **Manuel Henriquez Guzman -**

2 **219 46th Street:**

3

4 THE SECRETARY: Hearing application number
5 2.

6 Manuel Henriquez Guzman, 219 46th Street.

7 Mr. Paneque there's a letter from the --
8 from the attorney in the folder.

9 MR. PANEQUE: Yes, I did see it.

10 For the record, a letter was sent from the
11 Office of Ramon Gonzalez via email, on today's
12 date, addressed to Mr. Vallejo.

13 The letter indicates:

14 Please be advised that this office
15 represents the applicant in the above-referenced
16 application, which is scheduled before the Zoning
17 Board today on October 14, 2021.

18 Due to a 200 foot list issue, we are
19 requesting that the application be carried one
20 cycle to the next board meeting in November,
21 2021, so that we may obtain an updated 200 foot
22 list and re-notice.

23 THE SECRETARY: November 18, 2021.

24 Thank you, Mr. Paneque.

25 Now -- now we are going to move to number

1 3.

2 MR. PANEQUE: If -- if I may, Mr. Vallejo,
3 before we proceed?

4 If anybody is here in the audience with
5 regards to the application for 219 46th Street,
6 that application is being carried to the
7 November --

8 THE SECRETARY: Eighteen.

9 MR. PANEQUE: -- 18th meeting.

10 Seeing no one.

11 Thank you.

12 THE SECRETARY: Thank you, Mr. Paneque.

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1 **Lirios De Los Valles -**

2 **4015 New York Ave.:**

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4 THE SECRETARY: Item number 3.

5 Lirios De Los Valles, 4015 New York Avenue.

6 Miss Pereiras, please?

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

8 Good evening, counsel, members of the
9 Board.

10 May it please the Board, Bianca Pereiras,
11 on behalf of Lirios De Los Valles.

12 The Board may recall that we appeared
13 before you a few years ago in regards to a new
14 congregation where the client or the applicant,
15 through the assistance of his expert, had
16 testified that they would have to work in phases.

17 The congregation had painstakingly raised
18 funds to do the work for their congregation and,
19 unfortunately, they wouldn't have to funds to do
20 all the work at the same time.

21 That was part of our testimony. It was
22 actually written verbatim in your Resolution.

23 However, when it came time to issuing
24 permits by the Building Department, the Building
25 Department has asked us to come back before this

1 Board to see if the Resolution could be revised
2 to specifically state that this Board has no
3 objection for the project to be built in phases.

4 So that is the reason we are here before
5 this Board; for a minor modification to the
6 Resolution.

7 MR. PANEQUE: Miss Pereiras, before we have
8 a continuation of this hearing, what is your
9 position on notice?

10 Because I -- I don't see that --

11 MS. PEREIRAS: I did not notice for this
12 application; --

13 MR. PANEQUE: Okay.

14 MS. PEREIRAS: -- we're not changing
15 anything on this application.

16 Originally, when we had presented, the
17 testimony was that the applicants would build in
18 stages. It's actually spelled out in the
19 Resolution.

20 However, the Building Department being
21 extremely thorough, has asked for it to be
22 specified in the Whereas portion of the
23 Resolution or on the final page, that the Board
24 has no objection.

25 MR. PANEQUE: Okay.

1 Do you happen to have a copy of the
2 Resolution --

3 MS. PEREIRAS: I do.

4 MR. PANEQUE: -- with you tonight?

5 MS. PEREIRAS: Absolutely.

6 MR. PANEQUE: If I may see it, please?

7 MS. PEREIRAS: Of course.

8 THE SECRETARY: In the folder.

9 MR. PANEQUE: It's in -- I don't have --

10 THE SECRETARY: It's right there.

11 MR. PANEQUE: Oh, here?

12 I'm -- I'm miss--

13 Never mind, I think it's --

14 MS. PEREIRAS: You have it?

15 MR. PANEQUE: Yup. I got it.

16 CHAIRPERSON GRULLON: Counselor, for the
17 Board, could you explain exactly what was being
18 requested here?

19 Because this application was in front of
20 the Board three years ago, no?

21 MR. PANEQUE: Yes.

22 I just want to --

23 CHAIRPERSON GRULLON: Yeah.

24 MR. PANEQUE: Give me one second, Chairman.

25 And I just want to review the --

1 Do you know which paragraph?

2 MS. PEREIRAS: Yes, Mr. Paneque.

3 Paragraph 6.

4 The idea was to renovate the first floor
5 first to get the congregation in there as quickly
6 as possible.

7 And then to do the renovations and the
8 addition to the second floor.

9 MR. PANEQUE: Okay.

10 And I see that the -- the second sentence
11 in paragraph 6 is part of your opening statement,
12 which was quoted in the Resolution.

13 MS. PEREIRAS: Correct.

14 MR. PANEQUE: Okay.

15 Let me just, if I may, paraphrase to the
16 Board an explanation?

17 This app-- this Resolution is dated
18 November 1st, 2018. So it's -- it's about three
19 years old.

20 The Board approved the applicant's
21 application at the time. And the testimony that
22 was provided to the Board was that the
23 congregation was going to do this project in
24 stages. And, if I recollect, the -- the idea was
25 to do it in stages for several reasons.

1 One was getting the congregation in
2 there --

3 MS. PEREIRAS: Um-hum.

4 MR. PANEQUE: -- as soon as possible.

5 MS. PEREIRAS: Correct.

6 MR. PANEQUE: And, two, also a financial
7 aspect because they needed to have the funds to
8 go to the next stage.

9 MS. PEREIRAS: That is exactly right,
10 counsel.

11 MR. PANEQUE: Okay.

12 So, the Resolution did encompass that
13 request and it's -- I'll read paragraph 6, which
14 Miss Pereiras has brought to my attention.

15 And the second sentence of the opening
16 statement that Miss Pereiras made at the time
17 says, -- and I quote, what we are looking to do
18 is to -- we're actually working in phases.

19 The first thing that they want to do is to
20 get the congregation in there so they can -- they
21 could -- they could celebrate and observe their
22 religion space. So we're looking to renovate the
23 first floor. And we're creating a portion along
24 the front that is going to have access for
25 bathrooms and a small kitchen.

1 So, back three years ago the applicant was
2 very clear with this Board that they were looking
3 to do this in stages.

4 Now, Miss Pereiras, what you're telling us
5 is that the Building Department wants a revised
6 Resolution --

7 MS. PEREIRAS: Correct.

8 Everything has been submitted.

9 MR. PANEQUE: -- specifying that more
10 clearly?

11 MS. PEREIRAS: They want it specified even
12 further in the final page of the Resolution.

13 MR. PANEQUE: Okay.

14 Mr. Grullon?

15 CHAIRPERSON GRULLON: My question is that
16 -- do that Resolution is still valid three years
17 after?

18 MR. PANEQUE: Well, --

19 MS. PEREIRAS: So, they submitted the
20 construction drawings and the permit application
21 within the correct timeframe. So the Board --
22 the Building Department should honor that.

23 And, again, they have not raised any timing
24 issue. They've only requested that this be
25 specified further.

1 CHAIRPERSON GRULLON: Okay.

2 If that's the case, I don't have any
3 objection with that.

4 Any other members of the Board?

5 Since there were not -- I believe some of
6 the Board members were not part of the Board in
7 2018.

8 MR. PANEQUE: Correct.

9 CHAIRPERSON GRULLON: Yes.

10 Do we have enough votes?

11 MR. PANEQUE: Well, let -- let's --

12 By a show of hands, who was here in 2018?

13 I know --

14 MS. PEREZ: Just her.

15 MR. PANEQUE: Okay.

16 Just two?

17 THE SECRETARY: You want me to review it?

18 MR. PANEQUE: Well, I'm --

19 VICE CHAIRPERSON GUTIERREZ: Yeah, review.

20 MS. PEREZ: Yeah.

21 CHAIRPERSON GRULLON: Yeah, because --

22 VICE CHAIRPERSON GUTIERREZ: Yeah, review
23 to make sure.

24 MS. PEREZ: I came in '19.

25 MR. PANEQUE: Mr. Cetinich?

1 MR. CETINICH: I own property in the area,
2 so --

3 MR. PANEQUE: So you had --

4 MR. CETINICH: --I have to recuse.

5 MR. PANEQUE: -- recuse yourself?

6 MR. CETINICH: Yes.

7 MR. PANEQUE: Okay.

8 Miss Perez, --

9 VICE CHAIRPERSON GUTIERREZ: Yeah,
10 recusing.

11 MR. PANEQUE: -- you weren't here?

12 MS. PEREZ: I was 2019.

13 MS. WATLEY: 2019 as well.

14 MR. PANEQUE: 2019?

15 CHAIRPERSON GRULLON: Margarita and I.

16 MR. PANEQUE: Okay.

17 Well, I mean we know from --

18 THE SECRETARY: You can see in the --

19 MS. DILLON: Do you need to go off the
20 record?

21 THE SECRETARY: Yes, off the record please.

22

23 (Off the record at 6:31 p.m.)

24 (On the record at 6:33 p.m.)

25

1 MS. DILLON: On the record.

2 MR. PANEQUE: Miss Pereiras, while we were
3 off the record we did a -- basically, a hand
4 count from the Board members to try to determine
5 who was here in 2018 and heard this application.

6 And the fact is that the only Board members
7 who were here was our Chairman, Mr. Grullon, and
8 Miss Margarita Gutierrez. The other members that
9 are here today were not part of that Board.

10 My suggestion is that we carry your request
11 to the next meeting, allowing for the existing
12 Board members to read the transcript so that they
13 can familiarize themselves with what was
14 testified to at the time and then they can join
15 in an amended Resolution.

16 MS. PEREIRAS: Okay.

17 I don't have an objection to that, --

18 MR. PANEQUE: Okay.

19 MS. PEREIRAS: -- counsel.

20 MR. PANEQUE: We will have them sign an
21 affidavit, Mr. Vallejo, --

22 MS. PEREIRAS: Um-hum.

23 MR. PANEQUE: -- that the transcript has
24 been read.

25 THE SECRETARY: Yes, sir.

1 MR. PANEQUE: And then they can take a vote
2 as to whether the Resolution should be amended to
3 include that the approval was based on the
4 congregation doing the job in stages.

5 THE SECRETARY: Okay.

6 Okay, then we're going -- it's going to
7 adjourned then.

8 Right?

9 MR. PANEQUE: Adjourn to November 18.

10 And I'm going to ask the Board members to
11 people communicate with Mr. Vallejo so that you
12 can get a copy of that transcript.

13 THE SECRETARY: I will -- I will email the
14 -- the transcripts, all the transcript are on the
15 web-- you know, on the website of the City of
16 Union City, but I will email to you guys the
17 transcripts.

18 MR. PANEQUE: Okay.

19 THE SECRETARY: All right.

20 Then, may I have a motion?

21 MR. PANEQUE: Mr. Grullon?

22 CHAIRPERSON GRULLON: Oh. Yeah.

23 Motion to carry this application to the
24 next Board meeting.

25 VICE CHAIRPERSON GUTIERREZ: And I'm

1 second.

2 THE SECRETARY: Motion on the table to
3 carry this application for November 18 by Mr.
4 Grullon.

5 Seconded by Miss Gutierrez.

6 Roll call on the motion.

7 Mr. Grullon?

8 CHAIRPERSON GRULLON: Yes.

9 THE SECRETARY: Miss Gutierrez?

10 VICE CHAIRPERSON GUTIERREZ: Yes.

11 THE SECRETARY: Mr. Garcia?

12 MR. GARCIA: Yes.

13 THE SECRETARY: Miss Perez?

14 MS. PEREZ: Yes.

15 THE SECRETARY: Mr. Cetinich?

16 MR. CETINICH: Recuse.

17 THE SECRETARY: Oh, you recuse. Okay.
18 Miss Watley?

19 MS. WATLEY: Yes.

20 THE SECRETARY: Five in favor.

21 Motion carries.

22

23 * * *

24

25

1 **OTHER BUSINESS:**

2

3 MR. PANEQUE: Mr. --

4 THE SECRETARY: Okay, next hearing --

5 MR. PANEQUE: Mr. Vallejo, before we
6 proceed to the next hearing, the Chairman and I
7 just have some minor housekeeping to address for
8 two minutes.

9 THE SECRETARY: Yes, sir.

10 MR. PANEQUE: So if we could go off the
11 record. Okay?

12 And then --

13 Mr. Mulkay?

14 CHAIRPERSON GRULLON: Let's -- Let's take
15 -- yes.

16

17 (Off the record at 6:36 p.m.)

18 (On the record at 6:40 p.m.)

19

20 MS. DILLON: All right.

21 On the record.

22

23 * * *

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25

1 **Lidia Sevillano -**

2 **424 8th Street:**

3

4 THE SECRETARY: Number 4.

5 Lidia Sevillano, 424 8th Street.

6 This application, for the record, this is
7 incomplete. It's missing fee, escrow and W9
8 form.

9 Miss Pereiras, please, if you want to
10 mention on anything on that?

11 MS. PEREIRAS: Good evening.

12 Again, Bianca Pereiras, on behalf of Lidia
13 Sevillano.

14 I understand that the applicant has been
15 unable to supply the necessary fees.

16 So for the time being I ask that this
17 matter be carried to the next meeting. And
18 hopefully by then the client has recouped and has
19 the funds to submit to the town.

20 CHAIRPERSON GRULLON: And also, Mr.
21 Vallejo, I think we should have the transcripts
22 sent to the Board members.

23 MR. PANEQUE: Yeah.

24 When was this application --

25 MS. PEREIRAS: This is an old --

1 MR. PANEQUE: -- originally heard?

2 MS. PEREIRAS: -- application.

3 This is from 2018.

4 MR. PANEQUE: Okay. If -- if I -- I have a
5 faint recollection of this.

6 Is this the one where Mr. Price --

7 MS. PEREIRAS: Yes.

8 MR. PANEQUE: -- challenged --

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 MS. PEREIRAS: Correct.

11 MR. PANEQUE: -- very, very severely?

12 MS. PEREIRAS: Correct.

13 MR. PANEQUE: Okay.

14 So, why is the applicant coming in to
15 request that a condition that was placed on as a
16 very prominent part of that hearing be removed?

17 MS. PEREIRAS: Correct, Mr. --

18 Correct, counsel.

19 The issue --

20 And I don't want to go too much into it
21 because we're technically --

22 THE SECRETARY: Yeah.

23 MS. PEREIRAS: -- not --

24 THE SECRETARY: Mr. Paneque?

25 Mr. Paneque, I'm sorry to --

1 But this application is -- is -- the
2 notification is -- we didn't even complete it
3 because --

4 MR. PANEQUE: Incomplete?

5 Okay.

6 THE SECRETARY: Yeah.

7 VICE CHAIRPERSON GRULLON: It's incomplete.

8 MS. PEREIRAS: He hasn't submitted fees,
9 counsel.

10 CHAIRPERSON GRULLON: Yeah.

11 THE SECRETARY: No, --

12 MR. PANEQUE: Okay.

13 THE SECRETARY: -- that means not even
14 hearing it.

15 MR. PANEQUE: So, we're not -- when you
16 have your application submitted, just be ready to
17 answer that question.

18 MS. PEREIRAS: Not a problem.

19 MR. PANEQUE: Because I have a specific
20 recollection and it's going to be an issue.

21 MS. PEREIRAS: That matter went on for
22 several months.

23 MR. PANEQUE: Um-hum.

24 CHAIRPERSON GRULLON: Yeah.

25 MR. PANEQUE: Okay?

1 MS. PEREIRAS: No problem.

2 CHAIRPERSON GRULLON: Because if it's going
3 to go on the agenda, I would suggest you send the
4 trans-- the transcripts to the Board members.

5 THE SECRETARY: I just have to -- to revise
6 again and make sure all the requirements are
7 completed in order to give you a hearing date.

8 MR. PANEQUE: Okay.

9 So it's not even going to be adjourned to
10 the 18th --

11 THE SECRETARY: No.

12 MR. PANEQUE: -- at this point?

13 THE SECRETARY: No.

14 MS. PEREIRAS: It hasn't been noticed or
15 anything of the sort. So we will submit those
16 items to Mr. Vallejo. And when Mr. Vallejo is
17 able to put it on the agenda, --

18 MR. PANEQUE: Okay.

19 MS. PEREIRAS: -- we have no problem.

20 THE SECRETARY: I -- I just left the -- the
21 application just to keep the records clear.

22 MR. PANEQUE: That's fine.

23

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1 **Hung Fat, Inc. -**

2 **1212-1216 Summit Avenue:**

3

4 THE SECRETARY: All right, we are going to
5 number 5.

6 It -- it's Hung Fat, Inc., 1212-1216 Summit
7 Avenue.

8 Miss Pereiras, please, requesting the
9 second extension.

10 MS. PEREIRAS: Yes.

11 Again, Bianca Pereiras, on behalf of the
12 applicant.

13 The Board may recall this application that
14 appeared before you back in 2019. This is for
15 what we all know as the Summit Theater.

16 At that time we had presented an
17 application to revive that building, to have an
18 addition, and also provide new multi-- new
19 housing.

20 The Board approved that application at that
21 time. The client has secured all of his
22 construction documents. However, due to
23 COVID-19, he hit a few financial struggles and
24 was unable to submit a permit application in
25 time.

1 He is ready to do so at this time.

2 However, we are expired at the moment, so we are
3 respectfully coming before this Board for an
4 extension through May of 2021 -- '22, I
5 apologize.

6 CHAIRPERSON GRULLON: Ms. Pereiras, this --
7 this is a request for a second extension on this
8 application. And as some of the resident stated,
9 that area is very dense and parking situation is
10 terrible.

11 And it will be very difficult for the Board
12 to give -- grant this application -- extensions
13 on application, that maybe what they should do is
14 to come back with another application.

15 MS. PEREIRAS: And my apologies, Mr.
16 Chairman.

17 This is our first extension request.

18 We were heard in 2019. And I don't -- and
19 I believe this is our first application.

20 MR. PANEQUE: The -- the notes that I have
21 here say that it was approved by Resolution May
22 9th, 2019.

23 Therefore, it would have run a two year
24 statute on May 9th of 2021.

25 MS. PEREIRAS: Correct.

1 MR. PANEQUE: So you would never have
2 applied for a first year extension.

3 So, --

4 MS. PEREIRAS: Correct.

5 MR. PANEQUE: -- this would be a first
6 extension.

7 MS. PEREIRAS: Our first request.

8 MR. PANEQUE: Additionally, Miss Pereiras,
9 there have been moratoriums placed on with the
10 COVID-19 that has extended --

11 MS. PEREIRAS: Correct.

12 MR. PANEQUE: -- time periods.

13 MS. PEREIRAS: Um-hum.

14 MR. PANEQUE: So, Mr. Grullon, there --
15 there are extensions that are automatically
16 granted because of COVID. And this would be,
17 technically, a first extension; not a second.

18 Mr. Spatz, do you have information on those
19 extension? Or --

20 MR. SPATZ: No.

21 Just -- you know, I -- I agree that the
22 first extension would have run out a few months
23 ago. So they are seeking their first extension.
24 The -- the approval would have run out a couple
25 months ago.

1 MR. PANEQUE: Correct.

2 MR. SPATZ: So this is really their first
3 extension.

4 And, similar to the Permit Extension bill
5 that has been approved several times because of
6 the economy, they have a new one in for COVID,
7 which is still in existence.

8 MR. PANEQUE: Yeah.

9 My understanding is that -- that exten--
10 Permit Extension Act is still in existence under
11 COVID. So, --

12 MR. SPATZ: Correct.

13 MR. PANEQUE: -- it -- technically, your
14 Resolution is still valid.

15 As a matter of protection, you should ask
16 for the first extension.

17 MS. PEREIRAS: Correct.

18 MR. PANEQUE: But I just want to bring it
19 to the Board's attention that they still have a
20 valid Resolution.

21 And first extensions are normally, as a
22 matter of right.

23 CHAIRPERSON GRULLON: Yes, I understand
24 that.

25 But we also have the right, if they didn't

1 proceed with the application, also to -- if we
2 don't agree with the extension, just to deny the
3 extension and maybe they can come back with a
4 smaller application.

5 MR. PANEQUE: The -- Permit Extension Act,
6 which is --

7 CHAIRPERSON GRULLON: Does the Permit
8 Extension Act allow them to proceed to
9 construction without us approving an extension;
10 that's -- that's what I mean.

11 MR. PANEQUE: Okay.

12 CHAIRPERSON GRULLON: Yeah. They can
13 proceed.

14 But I just don't want to grant another year
15 extension and put them into the position that we
16 are allowing them to come up with an application
17 that is, as of now, after we revise our City
18 Ordinance, the application -- the Board now feel
19 that is too big for the area. And now we're just
20 putting additional years into the extension.

21 If it's -- if it's okay by the -- by the
22 law, it's fine with me; they can proceed with
23 that.

24 But I -- I don't feel that we are approving
25 another year extension. They can continue with

1 the application according to the law; that's
2 fine.

3 MR. PANEQUE: Okay.

4 MS. PEREIRAS: And Mr. Grullon, if I may?

5 This was an application -- we actually
6 presented, I believe, on four different hearing
7 dates before this Board. And there were several
8 modifications done to this application at the
9 request of the Board.

10 And we worked, I believe, quite diligently
11 with this Board to reduce the scale of the
12 application at that time.

13 The only delays at this point have been due
14 to COVID-19, due to financial constraints, and
15 building departments being closed and limited
16 hours.

17 The applicant is ready to submit. And
18 while I understand that the Permit Extension Act
19 is in place and my client still has valid
20 approvals, I would like to secure this extension
21 through May of 2022, as it is my client's right
22 to come before this Board on a one year
23 extension.

24 CHAIRPERSON GRULLON: Any other member of
25 the Board have any -- any question?

1 Any member of the public has any question
2 regarding this application from 1212-1216 Summit
3 Avenue?

4 Okay.

5 Hear -- hear none.

6 If this is the case that the -- because of
7 the law, they put in the -- actually, granting
8 the automatic extension.

9 I will make an exception in this
10 application and allow it for another one year --
11 one year extension.

12 And this will be the last extension on this
13 application.

14 They have to proceed with construction and,
15 if not, we want to see a smaller application.

16 MS. PEREIRAS: Thank you, Mr. Chairman.

17 THE SECRETARY: Motion on the table to
18 grant this --

19 CHAIRPERSON GRULLON: I make a motion --

20 THE SECRETARY: -- application by Mr.
21 Grullon.

22 Seconded by Miss Gutierrez.

23 Roll call on the motion to grant this
24 extension.

25 Mr. Grullon?

1 CHAIRPERSON GRULLON: Yes.

2 THE SECRETARY: Miss Gutierrez?

3 VICE CHAIRPERSON GUTIERREZ: Yes with all
4 the conditions.

5 THE SECRETARY: Mr. Garcia?

6 MR. GARCIA: Yes.

7 THE SECRETARY: Miss Perez?

8 MS. PEREZ: Yes.

9 THE SECRETARY: Mr. Cetinich?

10 MR. CETINICH: Yes.

11 THE SECRETARY: Miss Watley?

12 MS. WATLEY: Yes.

13 THE SECRETARY: Six in favor.

14 Motion carries.

15 Thank you.

16 MS. PEREIRAS: Thank you all very much.

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1 **S&R Realty Group, LLC -**

2 **146-148 49th Street:**

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4 THE SECRETARY: We are going to item number
5 6.

6 Requesting an extension, S and R Realty
7 Group, LLC, 146-148 49th Street.

8 Miss Pereiras, please?

9 MS. PEREIRAS: Bianca Pereiras on behalf of
10 the applicant.

11 The Board may recall that back in 2019 we
12 appeared before you to construct two new three
13 family homes. This is for Lots 5 and 6 in Block
14 286.

15 The Resolution was approved in June of
16 2019. Unfortunately again, due to financial
17 constraints -- we've all felt it the past two
18 years, the applicant has been unable to secure
19 permits through the Union City Building
20 Department.

21 He is ripe and ready to request those now;
22 however, we are technically expired on this.

23 We know there is a Permit Extension Act but
24 we'd like to secure our one year extension
25 through June of 2022.

1 CHAIRPERSON GRULLON: And again, Miss
2 Pereiras, --

3 MS. PEREIRAS: Um-hum.

4 CHAIRPERSON GRULLON: -- this 49th
5 Street, --

6 MS. PEREIRAS: Correct.

7 CHAIRPERSON GRULLON: -- it's a very
8 condensed area. And we -- three family --
9 they're not convenient to the new Ordinance.

10 MS. PEREIRAS: Um-hum.

11 CHAIRPERSON GRULLON: And with this I just
12 want to deny the extension.

13 MS. PEREIRAS: This is our first one year
14 extension, --

15 CHAIRPERSON GRULLON: Yes but I --

16 MS. PEREIRAS: -- Mr. Grullon.

17 CHAIRPERSON GRULLON: -- I -- we cannot
18 proceed with this.

19 I would like to see a two family -- two two
20 families. You can come back with revised plans
21 if the owner agree to that. And make it in
22 compliance with the new -- with the new
23 Ordinance.

24 They missed the opportunity to build a
25 three family; I don't want to grant the extension

1 | for --

2 | MS. PEREIRAS: And, Mr. Grullon, just to
3 | specify, the only reasons that it has not been
4 | built is because we've gone through a national --
5 | or actually a worldwide pandemic that has put
6 | everybody in financial difficulties, as well as
7 | building departments and municipal buildings have
8 | been closed for several months and working at
9 | limited capacity.

10 | CHAIRPERSON GRULLON: Yeah but --

11 | MS. PEREIRAS: And that is the only reason
12 | he has not secured permits at this point in time.

13 | CHAIRPERSON GRULLON: Well, the -- the
14 | approval was in June, 2019. They had -- they had
15 | nine months to -- to begin -- begin construction
16 | and, you know, get all the permits. They didn't
17 | do it. They wait for the pandemic.

18 | Now we have a new Ordinance trying to --

19 | For the -- you know, for the better of the
20 | resident of Union City, we're trying to -- to
21 | bring less issues with cars and density to the
22 | City.

23 | And allowing a new construction to come up
24 | with three families in that area is not something
25 | that we want to see for the community.

1 I would just make the motion to deny this
2 one year extension.

3 And you will have the opportunity to talk
4 to your client and try to -- to scale down the
5 project to a two family in compliance with the
6 new Ordinance.

7 VICE CHAIRPERSON GUTIERREZ: I second.

8 CHAIRPERSON GRULLON: Motion to deny.

9 THE SECRETARY: Motion on the table to deny
10 the application by Mr. Grullon -- the extension.

11 Second by Miss Gutierrez.

12 Roll call on the motion to deny this
13 extension.

14 Mr. Grullon?

15 CHAIRPERSON GRULLON: Yes. Deny.

16 THE SECRETARY: Miss Gutierrez?

17 VICE CHAIRPERSON GUTIERREZ: Yes.

18 THE SECRETARY: Mr. Garcia?

19 MR. GARCIA: Yes.

20 THE SECRETARY: Miss Perez?

21 MS. PEREZ: Yes.

22 THE SECRETARY: Mr. Cetinich?

23 MR. CETINICH: Yes.

24 THE SECRETARY: Miss Watley?

25 MS. WATLEY: Yes.

1 THE SECRETARY: Six in favor.

2 Motion carries.

3 Let the record indicate that this extension
4 has been denied.

5 Thank you.

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

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1 **KW NJ Holdings, LLC -**

2 **2501 West Street:**

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4 THE SECRETARY: We are going to move to
5 number 7.

6 KW NJ Holding, LLC, 2501 West Street.

7 Miss Pereiras, please?

8 MS. PEREIRAS: Thank you.

9 Bianca Pereiras, on behalf of the applicant
10 for 2501 West Street, also known as Lot 18 in
11 Block 143.

12 The Board may recall, we were here at the
13 last Board's meeting. However at that time, the
14 memo presented by the Union City Building
15 Department incorrectly listed the current use or
16 legal use of the property.

17 As such, this Board obtained jurisdiction
18 and granted us an adjournment to today's date.

19 I believe we have a revised memo from the
20 Building Department, which clearly lists that the
21 property is mixed use in nature, with commercial
22 on the ground floor, with four residential units
23 above.

24 The application before the Board this
25 evening is to modify some of that commercial

1 space on the ground floor to convert that to two
2 residential units, while maintaining one
3 commercial unit on the ground floor.

4 The four residential units above are not
5 being touched by this application.

6 We have one expert to testify before the
7 Board this evening and that is our architect, Mr.
8 Manuel Pereiras.

9 MR. PEREIRAS: Manny Pereiras.

10 I recognize I am still under oath.

11 MS. PEREIRAS: Mr. Pereiras, are you
12 familiar with the property at 2501 West Street?

13 MR. PEREIRAS: I am.

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

16 MR. PEREIRAS: I have.

17 MS. PEREIRAS: And would you kindly
18 describe the project for the Board.

19 MR. PEREIRAS: Be very happy to.

20 For purposes of the presentation, I have
21 the same drawings that were submitted to the
22 Board right here on the right on this easel.

23 This is actually a great opportunity to
24 take a building that isn't working well and bring
25 it into greater conformance with the Ordinance

1 and creating a space that actually functions for
2 the neighborhood.

3 As you could see here we are a preexisting
4 structure. It's three stories in nature.
5 Upstairs is all residential. There is a corner
6 bodega that does very well. It's -- it's
7 occupied; it's decently well kept.

8 But we have next to it these commercial
9 spaces who they haven't been able to secure a
10 tenant for long. That's because it's awkward;
11 that's because it's in a residential
12 neighborhood; not many uses fit in there very
13 well.

14 So we're taking this opportunity to
15 redesign that space and make -- bring it back
16 into residential, which I think fits the
17 neighborhood very well.

18 There are a couple of things that I would
19 like to point out from a site plan aspect.

20 Back here they have, basically, CMU walls
21 and a makeshift roof. We're looking to demolish
22 all that and reconstruct it in a proper way with
23 all Building Department permits.

24 So we're requesting an addition in that
25 portion. And then the rest of the space is here.

1 And if I turn now to sheet Z0-1 we could
2 see what we're doing.

3 The existing commercial spaces are these
4 two that I'm pointing out here. And they're side
5 by side, very awkward; it doesn't really work.

6 What we're looking to do is make that into
7 these two apartments.

8 The first thing that we're going to do is
9 close the entry from the front of the building.
10 It doesn't work from a handicap standpoint. It's
11 very dangerous. There are steps that are outside
12 the building. There's no way we can make that
13 work. So we're sealing it off and replacing it
14 with residential windows.

15 And then we're taking the same entry for
16 the rest of the residential building above and
17 we're continuing the hallway to the side of it so
18 that now you have one residential entrance. The
19 apartments above and the two units that we're
20 creating.

21 And those -- that hallway leads you to two
22 apartments. We're calling them Apartment A and
23 Apartment B.

24 Apartment A is a one bedroom and it's 763
25 square feet.

1 And Apartment B is a one bedroom and it's
2 6-- 600 square feet.

3 As you could see they're an open layout.
4 You have kitchen, dining room and living room.
5 The bedroom at the corner.

6 And then here the same thing. We have a
7 nice dining room area, a kitchen area, living
8 room area here, and the bedroom on the corner.

9 So this is in greater conformance with the
10 Ordinance. We ask that you look favorably upon
11 this.

12 And just to talk a little bit about the
13 preexisting nonconformities. There are a lot of
14 them.

15 We have zero lot line in the front and the
16 side -- both sides.

17 We do have a rear yard setback of 15 feet 2
18 inches. We're maintaining that setback.

19 We have another existing nonconformity when
20 it comes to lot depth. We're at 81.46 feet,
21 whereas, of course, a hundred is required.

22 However, we are extra wide. This lot is
23 37.44 feet in -- in size.

24 And, of course, we are expanding on
25 parking.

1 And we understand that parking's a
2 significant issue in Union City. However, these
3 apartments, they're small in nature, they're
4 replacing commercial.

5 Commercial has also a pull for parking in
6 many ways. This is less of an impact on that
7 neighborhood because we're reducing the
8 commercial spaces and -- and providing the -- the
9 residential spaces there.

10 That concludes my testimony.

11 CHAIRPERSON GRULLON: Thank you, Mr.
12 Pereiras.

13 Mr. Pereiras, could you please talk a
14 little bit more about Code compliances in the --
15 in the first floor --

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

17 CHAIRPERSON GRULLON: -- and the
18 modification that you'll be doing?

19 MR. PEREIRAS: Yeah.

20 So in these situations it's always great
21 because it lets us get into the building. And
22 once we're into a building, we're bringing a lot
23 of things up to Code compliance.

24 So by adding these two units, we're
25 upgrading the entire low voltage alarm system to

1 the entire building.

2 We're also bringing a sprinkler system to
3 these two units. So that's a significant
4 benefit.

5 We're also creating fire separations.
6 We're creating a fire separation between these
7 units and above. The commercial spaces should
8 have had that. Of course it didn't have that
9 because it was built so long ago. So we're
10 upgrading that.

11 So it's significantly safer after -- if
12 this Board deems it favorable to approve this.
13 It creates a much safer building than what
14 currently exists there.

15 And when you're talking about a safer
16 building for this structure, remember, we have
17 zero lot lines. It -- that means that it's a
18 safer building for the neighborhood as long -- as
19 well.

20 If this were to catch fire, the entire
21 neighborhood would go block by -- you know,
22 building -- lot to lot.

23 We're upgrading this building and we're
24 protecting it. It makes a big difference.

25 CHAIRPERSON GRULLON: What about the

1 façade?

2 Are you changing anything on the outside?

3 MR. PEREIRAS: Yes.

4 So we're replacing that ugly storefront
5 that we have across here with residential scale
6 windows. It makes a very big difference.

7 We're removing the overhead doors that are
8 there. We're removing the awnings. And we're
9 cleaning up the entire façade with stucco.

10 This is a Roman stucco, which is a hard
11 stucco; not the EIFS that we don't like in Union
12 City. So it's going to really clean up that
13 façade significantly.

14 CHAIRPERSON GRULLON: Thank you, Mr.
15 Pereiras.

16 I don't have any more questions.

17 Any member of the Board has any question?

18 Miss Pereiras, your application that you're
19 requesting is to go from four units to six units
20 and one commercial.

21 MS. PEREIRAS: That is correct.

22 CHAIRPERSON GRULLON: Yeah.

23 And we got the -- the letter from Building
24 Department that it state that four units and one
25 commercial are -- you know, now condition

1 remaining.

2 MS. PEREIRAS: Correct.

3 CHAIRPERSON GRULLON: I don't have any more
4 question.

5 Any members of the public want to step
6 forward for this application?

7 Okay.

8 Hear none.

9 Taking into consideration that this
10 application is -- will make the building safer,
11 we are bringing this building to Code compliance,
12 I will make a motion to grant this application
13 from four units and one commercial to six units
14 and one commercial.

15 THE SECRETARY: Motion on the table to
16 grant this application by Mr. Grullon.

17 Any second?

18 Seconded by Miss Gutierrez.

19 Roll call on the motion.

20 Mr. Grullon?

21 CHAIRPERSON GRULLON: Yes.

22 Yes.

23 THE SECRETARY: Miss Gutierrez?

24 VICE CHAIRPERSON GUTIERREZ: Yes.

25 THE SECRETARY: Mr. Garcia?

1 MR. GARCIA: Yes.

2 THE SECRETARY: Miss Perez?

3 MS. PEREZ: Yes.

4 THE SECRETARY: Mr. Cetinich?

5 MR. CETINICH: Yes.

6 THE SECRETARY: Miss Watley?

7 MS. WATLEY: Yes.

8 THE SECRETARY: Six in favor.

9 Motion carries.

10 MS. PEREIRAS: Thank you all very much.

11 VICE CHAIRPERSON GUTIERREZ: You're
12 welcome.

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1 **510 Bergenline Ave, LLC -**

2 **510-514 Bergenline Avenue:**

3

4 THE SECRETARY: Okay.

5 Next application on tonight's agenda, 510
6 Bergenline Avenue, LLC, 510-514 Bergenline
7 Avenue.

8 Miss Pereiras, please?

9 (Whereupon, there was a pause in the
10 proceedings.)

11 MS. PEREIRAS: Bianca Pereiras, on behalf
12 of the applicant, for 510-514 Bergenline Avenue,
13 also known as Lots 16, 17 and 18 in Block 24.

14 The Board may recall, jurisdiction was
15 established at the last meeting. However, we
16 were not relying on the correct drawing and so
17 this matter was adjourned to today.

18 There are two applications pending in -- in
19 regards to this property.

20 We have one application that was submitted
21 to the Union City Planning Board for the
22 construction of three three families.

23 That application was submitted prior to the
24 new modification to our Master Plan and,
25 therefore, is an as-of-right application just

1 seeking site plan approval.

2 However, the application before the Board
3 this evening, which if it is approved we will be
4 withdrawing that application before the Planning
5 Board, is to construct four two family homes.

6 There is a subdivision, as well as the
7 construction of four two families in compliance
8 with the new wave or the new future for Union
9 City.

10 We have two experts to testify before the
11 Board this evening.

12 And I'd like to begin tonight's
13 presentation with our architect, Mr. Manuel
14 Pereiras.

15 MR. PANEQUE: All right.

16 Miss Pereiras, --

17 MS. PEREIRAS: Yes.

18 MR. PANEQUE: -- before we proceed, I just
19 want to place on the record that when
20 jurisdiction was taken last time, at that time
21 you did not have the affidavit of publication.
22 And, as a condition of proceeding, you were to
23 provide that affidavit.

24 I have been provided with that affidavit.
25 And, for the record, I have an affidavit of

1 publication, which was published on August 28th,
2 '21, indicating that notice of the hearing, which
3 was scheduled for Thursday, September 9th at the
4 time jurisdiction was taken, was to take place at
5 this location.

6 The affidavit is from The Jersey Journal
7 and it's in acceptable form.

8 MS. PEREIRAS: Thank you, --

9 MR. PANEQUE: So --

10 MS. PEREIRAS: -- counsel.

11 MR. PANEQUE: -- you have now met your
12 jurisdictional proofs and this Board has the
13 jurisdiction to proceed and hear this matter.

14 MS. PEREIRAS: Thank you very much, --

15 MR. PANEQUE: Thank you for --

16 MS. PEREIRAS: -- counsel.

17 MR. PANEQUE: -- providing this.

18 (Whereupon, Manuel J. Pereiras, previously
19 sworn, testified.)

20 MS. PEREIRAS: Mr. Pereiras, are you
21 familiar with the property at 510-514 Bergenline
22 Avenue?

23 MR. PEREIRAS: I am.

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

1 MR. PEREIRAS: I have.

2 MS. PEREIRAS: And would you kindly walk us
3 through the proposed application.

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

5 And I recognize I am -- I continue to be
6 under oath.

7 Board members, the drawings to my easel on
8 the right are the same drawings that were
9 submitted before you.

10 I'd like to start by talking about what's
11 existing there.

12 We all know this as Club Monty.

13 Okay?

14 And I think we all know a lot of history
15 behind Club Monty. It's a -- it's a great thing,
16 I think, that we're demolishing this structure.

17 Number one, for the activities that often
18 happened there.

19 And, number two, because the building is
20 full of a lot of violations.

21 So, the -- the first aspect of this
22 application is demolishing that entire structure.

23 And what we're left with is a lot that is
24 75 wide on Bergenline Avenue and a hundred feet
25 deep along -- along 6th Street.

1 Our first start of this when we started
2 working on this -- and, of course, it was a while
3 ago -- was, obviously, what's permitted in the
4 zone. And what was permitted in the zone -- it
5 was the R Zone, --

6 Even though it's Bergenline Avenue, it's
7 the R Zone.

8 -- what's permitted was a three family
9 house.

10 So we had a design for three three family
11 houses on this lot. This was the very early
12 stages where -- and we submitted that application
13 to the Planning Board and that Planning -- that
14 application is pending at the Planning Board.
15 There are zero variances. It's just a matter of
16 going through the motions and getting that
17 approval in order to build three three families.

18 That said, we understand and we know that
19 Union City no longer wants three family houses.
20 Therefore, we are -- submitting this application
21 before this Board. And rather than going for
22 nine units, -- three three family houses -- we're
23 presenting eight units in two family houses.
24 Completely different.

25 And what we're doing is we're subdividing

1 | this lot to 25 foot wide lots with the depth in
2 | the opposite direction. Which works really
3 | nicely because if you look across the street, on
4 | 6th Street, it's exactly the same thing. You have
5 | two family houses facing this direction.

6 | So now 6th Street would, in theory, have
7 | two family houses and two family houses facing
8 | into each other as you go up the block. Very
9 | attractive and looks very good.

10 | And what we did, --

11 | Let me start with the site.

12 | -- we created a side yard setback off of
13 | the adjacent house of four feet on one end. And
14 | then what we did is we set on the property line
15 | on the other end.

16 | Four feet, property line.

17 | Four feet, property line.

18 | Four feet, property line.

19 | What that does, it creates an entire four
20 | feet between buildings and it creates a safe
21 | passage from the backyard to the front yard so
22 | that policemen and anybody could get through the
23 | building to -- and firemen to -- to address the
24 | building for safety concerns.

25 | We created a front yard setback of two

1 feet, just so that we could have some landscaping
2 along the front of the building.

3 And then what we did is we set the first
4 part of the building at a three story level and
5 didn't raise the -- the building until ten feet
6 further back to the four story, which creates a
7 beautiful landscape and brings light into the
8 street level.

9 And for the rear yard we're providing a
10 five foot rear yard setback.

11 Because of the set-- the -- the dimensions
12 of this, it works for parking very well. We have
13 room for four cars, where they could pull out of
14 the driveway without a problem.

15 We have room for garbage along the back of
16 the building; and storage for their landscaping
17 needs.

18 If you go up to the second floor, the
19 second floor is the first apartment. And you
20 have a simple three bedroom apartment.

21 You walk out of the stairwell, you have a
22 large living room/dining room/kitchen area. And
23 then the private area, where you have the two
24 smaller bedrooms, which are 12 by ten foot ten
25 inches each. And then the master bedroom, which

1 is 15 by -- 15 by 14.

2 You go up further on the stairs and you
3 enter the next apartment, which is a duplex.

4 You have the living space with the master
5 bedroom on the ground floor. And then you have
6 the additional bedrooms, which we have four, on
7 the floor above. The bedrooms are 15 by 13, 12
8 by 12, and 14 by 12.

9 Our roof plan.

10 And here we see the facades how they work.

11 And the setback of the building from the
12 front, stepping back and going up further.

13 The side elevation.

14 And what we prepared are renderings so you
15 could understand what the neighborhood would look
16 like. This is exactly, I think, what Union City
17 wants and is asking for. These are two family
18 houses that really work; that really fit into a
19 neighborhood. They fit into the scale of the
20 neighborhood in height.

21 We have a -- a couple three story -- we
22 have a couple of three families on this block.
23 We have a multi-family on this block. This
24 matches in height. Very similarly, it matches in
25 scale. it works really beautifully and I think

1 | it'd be a great addition to 6th Street to have
2 | this design there.

3 | As you could see, you would have the
4 | parking entrance, the pedestrian entrance. We
5 | have the single apartment and we have the duplex
6 | apartment with its terrace.

7 | And that concludes my testimony.

8 | Counsel, should I mark the rendering as
9 | Exhibit A-1?

10 | MR. PANEQUE: That was not part of your --

11 | MR. PEREIRAS: It was not part of --

12 | MS. PEREIRAS: No.

13 | MR. PEREIRAS: -- the submission.

14 | This is an artistic rendering, in color,
15 | that was not submitted originally.

16 | MR. PANEQUE: Yes, Mr. Pereiras, please
17 | mark it A-1. It will be --

18 | MR. PEREIRAS: For purpose of the record, I
19 | am marking the top righthand corner as A-01. And
20 | I'm providing today's date.

21 |

22 | (Whereupon, Artistic Colored Rendering, was
23 | received and marked as Exhibit A-01.)

24 |

25 | CHAIRPERSON GRULLON: Miss Pereiras, do you

1 have any other witness?

2 MS. PEREIRAS: We do. We have a planner to
3 testify as well.

4 CHAIRPERSON GRULLON: Would you bring your
5 next wit--

6 MS. PEREIRAS: Would you like to hear from
7 him now?

8 CHAIRPERSON GRULLON: Please. Yes.

9 MS. PEREIRAS: Yes.

10 Mr. Eben?

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

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

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

17 MR. EBEN: I do.

18 MS. DILLON: Please state your name for the
19 record.

20 MR. EBEN: Jerome Leslie Eben, E-B-E-N.

21 MS. DILLON: Thank you.

22 MS. PEREIRAS: The Board may recall that
23 Mr. Eben was with us last month when the matter
24 was adjourned.

25 CHAIRPERSON GRULLON: Yes. Yes.

1 MS. PEREIRAS: He has testified --

2 CHAIRPERSON GRULLON: We accept his --

3 MS. PEREIRAS: -- before this Board.

4 CHAIRPERSON GRULLON: -- qualifications.

5 MS. PEREIRAS: Thank you very much.

6 CHAIRPERSON GRULLON: Thank you, Mr. Eben.

7 MR. EBEN: You remember me.

8 CHAIRPERSON GRULLON: Yes, I do.

9 MR. EBEN: I'm a bit little different than
10 last month.

11 CHAIRPERSON GRULLON: Different in mask.

12 MR. EBEN: I'm -- under repair.

13 MS. PEREIRAS: Mr. Eben, are you familiar
14 with the property at 510-514 Bergenline Avenue?

15 MR. EBEN: I am.

16 MS. PEREIRAS: And have you had a chance to
17 review the drawings prepared by Pereiras
18 Architects?

19 MR. EBEN: I did.

20 MS. PEREIRAS: And if you could kindly, in
21 narrative form, address the Board as to your
22 position from --

23 MR. EBEN: I will.

24 MS. PEREIRAS: -- planning?

25 MR. EBEN: I will.

1 Just bear with me. I'm a little bit
2 slower.

3 I think the Board members know from
4 previous meetings that I've obtained and I am
5 familiar with several of the City's planning
6 documents.

7 As with every project, I spent a
8 considerable amount of time in reviewing the
9 architectural drawings, as well as any reports
10 from the City.

11 I have visited this site; driving and
12 walking around the entire neighborhood for
13 several blocks in all directions of the subject
14 property beyond the address location of which
15 will become 510 to 514 Bergenline Avenue.

16 It's my policy to do this in every
17 community that I testify in.

18 Again, I reviewed the 2018 Reexamination
19 Report by Heyer Gruel and Associates, approved by
20 the Planning Board back in January, 2019. The
21 report was an update of the 2009 Master Plan and
22 I also reviewed the -- the memo dated -- I think
23 two months back, maybe three months now -- back
24 from Mr. David Spatz, PP, your planner.

25 Proposed site and surrounding area.

1 I've reviewed Mr. Pereiras' plans -- the
2 existing three story brick building, a one story
3 framed building, and existing paved parking lot
4 will be demolished and the three existing lots
5 will be subdivided into four equal lots of about
6 1875 square feet allowing for a single four story
7 apartment house to be constructed on each of the
8 newly created lots.

9 Each building will be identical and will
10 include off-street parking, as Mr. Pereiras
11 explained, for two vehicles for each of the two
12 -- two identical apartments above.

13 The garage thus -- thus providing
14 off-street parking and negating any requirement
15 for a parking variance.

16 The existing neighborhood consists of mixed
17 uses of two, three and four story residential
18 buildings, some with space for retail at the
19 street level, though they -- though, at the
20 various times I was at the site, they seemed to
21 be vacant.

22 The proposed buildings are to be located on
23 this site, which is an R low-density residential
24 district.

25 Some of the goals and the objectives

1 included -- include, related to this project as
2 follows:

3 To promote a broad range of housing
4 choices; to provide affordable housing; above
5 all, that we can work the City in the stated
6 goals.

7 Also, there's a strong indication of a
8 stable and continued redevelopment pattern, which
9 characterizes the potential of the R low-density
10 residential zone radiating out even beyond the
11 200 foot edges on the site.

12 There is two hour street parking during the
13 day, between seven a.m. and ten p.m., and
14 resident permit parking, between ten p.m. and
15 seven a.m. There is no parking on Mondays,
16 between one p.m. and three p.m. -- I'm assuming
17 it's for street cleaning.

18 One of the two laundries adjacent to --
19 adjacent to this site has -- has its own
20 off-street parking.

21 So parking should not be a problem anyway.

22 Through the various projects that I've
23 provided testimony here, I've gained a -- a
24 complete understanding of the land use pattern
25 and the focus of the community -- that the

1 community desired in some of the following
2 points:

3 Preservation and enhancement of the social,
4 economic and wellbeing of the population.

5 The conservation and enhancement of the
6 existing building value. But in this particular
7 case removal of blighted properties with
8 replacement of new and much required housing.

9 I have also studied the design documents
10 that were prepared by Pereiras Architects of whom
11 you are all familiar with as a local architect
12 who has completed several commercial and
13 residential projects in this community.

14 And along with his sister, Miss Pereiras,
15 who's a land use attorney, maintains a very
16 accessible office in a storefront in the
17 community that they themselves grew up in.

18 In my inspection, I would like to review
19 for the members of the Board, the particular
20 zoning and site parameters of surrounding
21 adjacent descriptions as a basis for my
22 testimony.

23 The existing building stock in this zone
24 consists mostly of low density residential units,
25 masonry, and frame construction, on narrow lots

1 an average of 2500 square feet.

2 Though the minimum lot area required in
3 this zone is 2500 square feet, we have slightly
4 less than that area of 1875 square feet or about
5 75 percent of the requirement in the zone.
6 Therefore, the lots will be nonconforming, hence
7 we are seeking a variance there.

8 The required lot width is 25 feet and each
9 of the new lots will be, as Mr. Pereiras stated,
10 25 feet, which make -- which keep them in
11 conformance with the zone.

12 The minimum lot depth requirement is a
13 hundred feet, where we will be 75 feet deep or
14 meet 75 percent of the requirement in the zone.
15 Therefore, each lot is a nonconforming lot with
16 no available land to purchase and thereby should
17 be granted due to that requirement.

18 Minimum front yard is ten feet or
19 prevailing and we will be at two feet and require
20 a variance there.

21 Minimum side yard is two feet or one and
22 five feet for both yards; we have zero and four
23 feet and will require a variance.

24 The maximum height in stories -- in the
25 height -- stories and the height of four stories

1 and 43 feet. So we comply with this requirement.

2 The maximum building coverage is 85 percent
3 and we are at 76 percent, so we are in
4 conformance.

5 The maximum lot coverage is a hundred
6 percent and we are 99 percent, so we are in
7 conformance.

8 As to recaps, items of lot width, building
9 height and stories and actual height, maximum
10 building and lot coverage, are all in conformance
11 with the Ordinance.

12 The remaining items require C-1 variances
13 due to the uniqueness and existing conditions of
14 hardship of extraordinary and exceptional
15 situation affecting these properties and,
16 therefore, this application.

17 As members of the Board, you will be
18 supporting a facility -- a residential facility
19 that complements in the size and scale of the
20 more recent architecture existing or close by
21 within the district; thus allowing a much
22 improved condition and creating a safe and, above
23 all, affordable apartment house for two families
24 on four individual lots.

25 The proposed use of this infill develop--

1 | what I'm calling an infill development, as
2 | stated, is aligning with the positive goals of
3 | the City -- of the City's Reexamination Report as
4 | follows:

5 | Allowing for appropriate mix of building --
6 | building types and uses and the elimination of
7 | what today are substandard buildings.

8 | The proposed new structures reinforces the
9 | City as a desirable location for new families in
10 | close proximity to places of business, public
11 | transportation, and recreation.

12 | In my walking/driving tour of the
13 | surrounding area, I found a strong indication of
14 | stable and continued redevelopment pattern, which
15 | characterizes and is the beginning -- is
16 | beginning to radiate out beyond the 200 foot
17 | radius from the site.

18 | As far the negative criteria is concerned,
19 | I believe that -- that the architect and, above
20 | all, the client/applicant have worked together to
21 | solve some of the inherent problems that this
22 | project had -- had had.

23 | There's no substantial impairment, in my
24 | opinion, to the intent and purpose of the zone
25 | plan and the Zoning Ordinance.

1 And the members of the City of Union City
2 Zoning Board of Adjustment can grant approval of
3 this application.

4 Therefore, it's my expert opinion that in
5 accordance with the Master Plan, the Municipal
6 Land Use Law, there is a balanced land use
7 pattern that supports the existing, while at the
8 same time of improving the potential vibrancy of
9 the entire neighborhood and thereby the -- the
10 entire City.

11 MS. PEREIRAS: Thank you, Mr. Eben.

12 That would conclude our presentation and
13 we're open for your questions.

14 CHAIRPERSON GRULLON: Thank you, Mr. Eben.

15 I have question for the -- regarding to the
16 table. Who prepared the Zoning table?

17 MS. PEREIRAS: Mr. Pereiras.

18 CHAIRPERSON GRULLON: Mr. Pereiras.

19 On these variances that are proposed here,
20 did you consider the new -- the new Ordinance or
21 the old Ordinance?

22 MR. PEREIRAS: So, first and foremost, of
23 course we considered the new Ordinance. That's
24 why we're presenting a two family house --

25 CHAIRPERSON GRULLON: Yes.

1 MR. PEREIRAS: -- and not a three family
2 house.

3 That said, the -- the Ordinance that
4 applies to us, both in our variant free --
5 variance free application, which is the three
6 families and in this one, is the old Ordinance.

7 CHAIRPERSON GRULLON: Okay.

8 MR. PEREIRAS: So my chart has to reflect
9 the numbers and the requirements of the old
10 Ordinance because that's the time of application
11 when we submitted this project.

12 CHAIRPERSON GRULLON: Okay.

13 No, my -- my question is because of the
14 rear yard.

15 As you know, we're asking for more but I
16 also understand that this is an undersized
17 lot, --

18 MR. PEREIRAS: That's correct.

19 CHAIRPERSON GRULLON: -- 75 feet. And it
20 will be very difficult for you to accommodate,
21 under the new Ordinance, the amount of feet that
22 is required.

23 And I just -- I want to hear what everyone
24 else has to say. I think the application but --
25 of removing a nonconforming use and bringing two

1 families into the community that are very well
2 presented, with enough parking space. It's good.

3 But let me just open to the other members
4 of the public here.

5 MR. PEREIRAS: And to talk about rear yard,
6 we understand it's a short rear yard. So one of
7 the things that we did to compensate that is that
8 we do have a stairwell that goes up to the roof.

9 So if this Board feels that open space is
10 an important thing, we could really open that up
11 and that could be a roof deck for the
12 neighborhood -- for -- I mean for --

13 Not for the neighborhood.

14 -- for the residents, so that they have
15 open space there as well.

16 CHAIRPERSON GRULLON: Yes, our -- our
17 concern here at the Board is not only for the
18 resident of the new unit; it's also for the
19 resident of existing units.

20 MR. PEREIRAS: Um-hum.

21 CHAIRPERSON GRULLON: You know, in -- in
22 the -- on the back of the --

23 MS. PEREIRAS: Understood.

24 CHAIRPERSON GRULLON: -- of the new
25 project.

1 Any member of the Board has any question?

2 Nothing?

3 Hear none.

4 At this point I just want to open it up to
5 the public.

6 You have any other witnesses?

7 MS. PEREIRAS: No, that would be it.

8 CHAIRPERSON GRULLON: No?

9 Okay.

10 Any member of the public want to step
11 forward this application?

12 Hear none.

13 Close to the public.

14 Mr. Pereiras, as I say, again, removing a
15 -- a bar, a nonconforming use, in a low -- low --
16 low density residential, is a -- is a good thing.

17 And also bringing a -- bringing the units
18 to have working parking spaces, do not require
19 for parking.

20 I don't want to sacrifice the parking space
21 but I would like you to consider to see if you
22 can make that to be a -- a ten feet rear yard.

23 If you can revise your plan and see if you
24 can talk to your client and reduce the -- the
25 footprint of the building and -- and just make it

1 a smaller footage without sacrificing the
2 parking.

3 MR. PEREIRAS: I --

4 CHAIRPERSON GRULLON: I'm sure you'll be
5 able to make that happen.

6 MR. PEREIRAS: So, I'd -- I'd like to
7 address then a few things.

8 First and foremost, we always want to work
9 with the Board --

10 MS. DILLON: Excuse me?

11 MR. PEREIRAS: -- and we always look for --

12 MS. DILLON: Mr. Pereiras, can you go in
13 front of --

14 MR. PEREIRAS: I'll be happy to.

15 MS. DILLON: -- the microphone?

16 Thank you.

17 MR. PEREIRAS: So, we always like working
18 with the Board and I'd be very happy to
19 accommodate you but I'd like to bring a few
20 points to light.

21 If this application -- let's say the
22 variance for the application went forward, the
23 orientation of these buildings then would be off
24 of Bergenline Avenue, in which the side yard is
25 three feet or two feet minimum.

1 So if this were a three foot or two foot
2 side yard for the neighboring properties, they
3 would have a much smaller space between us and
4 that property if we went as of right the way
5 we're doing here.

6 What we're doing is we're proposing five
7 feet, which is greater than what they would have
8 the other way.

9 Now the other aspect of this is that we try
10 to, as much as possible, for these small two
11 family houses have at least three bedrooms.

12 It's kind of -- the economics, the -- the
13 families that we want to bring in, require at
14 least two bedrooms particularly in this post-
15 COVID world.

16 If we shave off an extra five feet from
17 that floorplan, we won't be able to have three
18 bedroom apartment; it becomes a two bedroom
19 apartment. Which I don't think is what the City
20 is kind of asking for or wants. And, quite
21 frankly, not what the City needs.

22 The City needs to be able to have families
23 in here with the three bedroom apartments.

24 So for those two reasons, I'd like the
25 Board to consider allowing the five foot rear

1 yard.

2 That said, if the Board thinks that it's
3 better to have a two bedroom, it's better to --
4 you know, we'd -- we'd be happy to look at that.

5 But I really think that the best planning
6 alternative for this Board and for this area is
7 to keep it with the five foot rear yard.

8 CHAIRPERSON GRULLON: Mr. Pereiras, I know
9 you're the architect but we're not -- first --
10 first of all it's not to accommodate the Board.
11 It's not -- it's not.

12 We -- we're here to repre--

13 MR. PEREIRAS: To accommodate the City.

14 CHAIRPERSON GRULLON: -- representing the
15 -- the residents but we want to accommodate the
16 neighbors.

17 MR. PEREIRAS: Um-hum.

18 CHAIRPERSON GRULLON: You know, we don't
19 want something that -- to come right -- right in
20 -- right inside the -- the yard of the next
21 property.

22 MR. PEREIRAS: Um-hum.

23 CHAIRPERSON GRULLON: We want to see if we
24 can accommodate a little bit more. That's why
25 the new Ordinance call for a bigger space -- a

1 rear yard.

2 What I'm asking you here now, -- and I know
3 you're the architect and you --

4 MR. PEREIRAS: Um-hum.

5 CHAIRPERSON GRULLON: -- I'm pretty sure
6 you'll be able to find a way to do three bedroom
7 there and reduce the space of the living room and
8 maybe the master -- the master room a little bit,
9 by two or three feet, to be able to do a little
10 bigger rear yard that doesn't go right into the
11 other property.

12 Because when you have three -- you're going
13 to have three floors. You're going to have the
14 penthouse looking into the other property. And
15 that's what I want to see, we can bring in -- in
16 a little bit more.

17 MR. PEREIRAS: I could do that.

18 How about on that top floor I could bring
19 that in five feet. Because if we bring the
20 ground floor in five feet it affects my parking
21 and that first apartment -- it's a three bedroom.

22 If I bring it in five feet, it's going to
23 kill that apartment. It's not going to fit
24 there.

25 But I understand what you're saying and it

1 makes perfect sense. That top floor, we don't
2 want them looking into the other neighbor, we
3 could bring that in an additional five feet.
4 That makes a lot of sense.

5 So meaning this top floor, which is the
6 larger of the two units, instead of having this
7 bedroom, we -- we might probably lose that
8 bedroom but that's fine because that's a larger
9 apartment. And that steps in. So that wouldn't
10 be there.

11 So in -- in elevation, we have the front of
12 the building that steps back here, in the rear we
13 step that back as well. And we could step that
14 back -- and I even propose --

15 You said five feet.

16 -- I -- I propose even more. We -- we
17 would, basically, lose that bedroom; I could step
18 it back even more -- even ten feet and that way
19 it makes sense.

20 It's bringing light into that house that's
21 there and no one's overlooking that yard. It --
22 it -- I think it's a great --

23 CHAIRPERSON GRULLON: And you would only
24 have --

25 MR. PEREIRAS: -- compromise.

1 CHAIRPERSON GRULLON: -- just the ground
2 floor, --

3 MR. PEREIRAS: So the --

4 CHAIRPERSON GRULLON: -- five feet?

5 MR. PEREIRAS: -- the first three floors,
6 which would be my parking and my ground -- and my
7 second apartment and the -- the third floor would
8 stay at that level. And then that fourth floor
9 comes back.

10 I think that addresses --

11 CHAIRPERSON GRULLON: Just to have -- just
12 to have two floors looking into the other
13 property line.

14 MR. PEREIRAS: I could --

15 CHAIRPERSON GRULLON: It --

16 MR. PEREIRAS: And we could also remove the
17 windows from there if you don't want someone
18 looking into them. And just keep the windows on
19 the side.

20 CHAIRPERSON GRULLON: Mr. Pereiras, just my
21 recommendation is going to be just for you to do
22 eight feet rear yard and come back with revised
23 plan.

24 MR. PEREIRAS: Eight foot rear yard?

25 CHAIRPERSON GRULLON: Yes.

1 MR. PEREIRAS: Okay.

2 CHAIRPERSON GRULLON: Please. Please.

3 From the ground.

4 Okay?

5 That would be my recommendation to do.

6 Everything else I'm, you know, glad to see
7 that nonconforming use is being removed from
8 there and you're providing parking. Please keep
9 the parking.

10 MR. PEREIRAS: Um-hum.

11 CHAIRPERSON GRULLON: But give me at least
12 eight feet rear yard.

13 MR. PEREIRAS: Thank you, Mr. Chairman.

14 CHAIRPERSON GRULLON: Okay?

15 MR. PEREIRAS: I'll make sure I -- I do
16 that.

17 CHAIRPERSON GRULLON: Okay.

18 All right.

19 And with that I make a motion to approve
20 this application.

21 THE SECRETARY: Motion to approve the
22 application with the conditions.

23 CHAIRPERSON GRULLON: With the eight feet
24 rear yard.

25 THE SECRETARY: Motion on the table to

1 approve this application with the condition by
2 Mr. Grullon.

3 VICE CHAIRPERSON GUTIERREZ: Second.

4 THE SECRETARY: Seconded by Miss Gutierrez.

5 VICE CHAIRPERSON GUTIERREZ: With all the
6 conditions said.

7 THE SECRETARY: Motion to approve this
8 application by Mr. Grullon.

9 Roll call.

10 Mr. Grullon?

11 CHAIRPERSON GRULLON: Yes.

12 THE SECRETARY: Miss Gutierrez?

13 VICE CHAIRPERSON GUTIERREZ: Yes.

14 THE SECRETARY: Mr. Garcia?

15 MR. GARCIA: Yes.

16 THE SECRETARY: Miss Perez?

17 MS. PEREZ: Yes.

18 THE SECRETARY: Mr. Cetinich?

19 MR. CETINICH: Yes.

20 THE SECRETARY: Miss Watley?

21 MS. WATLEY: Yes.

22 THE SECRETARY: Six in favor.

23 Motion carries with the conditions.

24 CHAIRPERSON GRULLON: Revised plans.

25 THE SECRETARY: And new revised plans

1 required at least ten days before the next
2 hearing date in order to adopt the resolution.

3 MS. PEREIRAS: That's fine.

4 CHAIRPERSON GRULLON: Thank you.

5 MS. PEREIRAS: Thank you very much.

6 CHAIRPERSON GRULLON: Thank you, --

7 MR. PEREIRAS: Thank you, Mr. Chairman.

8 Thank you, everyone.

9 CHAIRPERSON GRULLON: Thank you.

10 (Whereupon, there was a pause in the
11 proceedings.)

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1 **Lidia Camacho -**

2 **713 7th Street:**

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4 THE SECRETARY: Next application on
5 tonight's agenda, Lidia Camacho, 713 7th Street.

6 Miss Pereiras, please?

7 MS. PEREIRAS: Thank you.

8 Bianca Pereiras on behalf of Lidia Camacho
9 for property located at 713 7th Street, also known
10 as Lot 13, Block 30.

11 Similarly, last month we had a memorandum
12 from the Building Department that did not call
13 out the correct legal use and this matter was
14 adjourned.

15 For purposes of the record, I was missing
16 the affidavit of publication from The Jersey
17 Journal. It has since been submitted to counsel.

18 So I would like to confirm that
19 jurisdiction has been established.

20 (Whereupon, there was a pause in the
21 proceedings.)

22 MR. PANEQUE: Let the record reflect that I
23 have been provided by Miss Pereiras with an
24 affidavit from The Jersey Journal, which
25 indicates that notice of the hearing, with

1 | respect to the property at 713 7th Street, was
2 | published in The Jersey Journal on August 28th,
3 | giving notice of the hearing which took place on
4 | September 9th.

5 | At that hearing it was made a condition
6 | that this affidavit be provided. The affidavit
7 | has now been provided and, therefore, this Board
8 | has jurisdiction to proceed and hear this matter
9 | tonight.

10 | MS. PEREIRAS: Thank you very much,
11 | counsel.

12 | MR. PANEQUE: Thank you, Miss Pereiras.

13 | MS. PEREIRAS: The application before the
14 | Board is to legalize a second unit in an existing
15 | residential building.

16 | We have an irregularly shaped lot; pretty
17 | much like an L shaped. And the application is to
18 | legalize the second floor unit.

19 | We're located in the R low density
20 | residential zone.

21 | We have one expert to testify before the
22 | Board and that is our architect, Mr. Manuel
23 | Pereiras.

24 | MR. PEREIRAS: Manny Pereiras.

25 | I recognize I am still under oath.

1 MS. PEREIRAS: Mr. Pereira, are you
2 familiar with 713 7th Street?

3 MR. PEREIRAS: Yes.

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

6 MR. PEREIRAS: I did.

7 MS. PEREIRAS: Would you kindly describe
8 the project for the Board.

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

10 We have been working with the Building
11 Department on this property for several years
12 now.

13 So, the drawings that you see before you
14 have been crafted very well by the Building
15 Department itself.

16 We have an odd, irregular site. As you can
17 see it's an L shape with the rear portion being
18 occupied by a one story frame block building.
19 The center portion is divided in half.

20 Half is a -- kind of a courtyard. And then
21 the -- the single story frame. And then the
22 fronts of the building is a two story frame.

23 We have existing nonconformities for this.

24 There are nonconformities when it comes to
25 side yard, rear yard, front yard. And, because

1 of the time of application, I don't think we have
2 anything for lot coverage. No -- no variance
3 there.

4 But these are all existing nonconformities.
5 We're not looking to make any changes to the
6 structure. It's really just legalizing what it
7 is. And what it is today is a two family house;
8 an owner occupied two family house.

9 So in this house, this is the basement,
10 ground floor, and second floor. It's a little
11 bit of an odd house because it's been a -- a work
12 in progress over the years.

13 This apartment on the ground floor is one
14 entire apartment.

15 You have an entryway with two doors; one
16 for each of the apartments along the front of the
17 building. A long kind of open hallway. They've
18 decorated nicely. They have a little table there
19 that extends to the back of the house.

20 That back of the house has kitchens and
21 dens and some existing bedrooms back there.

22 And then the front of the house has a --
23 two bedrooms along the front of the house.

24 The second floor will remain exactly the
25 way it is as well. It is a two bedroom

1 apartment.

2 Actually, I'm sorry.

3 The second floor is a three bedroom
4 apartment, which also is not changing.

5 We're simply legalizing an existing
6 condition. The Building Department's records say
7 that this was a commercial space. It definitely
8 has not been a commercial space for many years.
9 And this family has lived there for, I believe,
10 12 years now.

11 So they want to continue living there and
12 -- without violations and that's why they're
13 before this Board legalizing these units.

14 CHAIRPERSON GRULLON: Thank you, Mr.
15 Pereiras.

16 These -- are these units owner occupied?

17 MR. PEREIRAS: Yes. The owners live on the
18 ground floor.

19 CHAIRPERSON GRULLON: Okay.

20 And then as we see by the picture, it's
21 only one structure. That hasn't been --
22 according to the picture, it's only one
23 structure. It hasn't been modified probably in
24 20 years?

25 Is -- is that --

1 MR. PEREIRAS: So, --

2 CHAIRPERSON GRULLON: -- would that be fair
3 to say?

4 MR. PEREIRAS: -- it's a little confusing
5 because this was -- this was originally a
6 building in the back; a building in the front.
7 This was an illegal apartment in the back.

8 Working with the Building Department, with
9 proper permits, we actually joined these two
10 spaces out of -- from makeshift roofs to making a
11 proper Code.

12 We demolished what made that as an illegal
13 apartment. So we brought that to a conforming
14 use.

15 It is only now, a couple years after we had
16 worked with all this process, that the Building
17 Department realized that the records indicate
18 that as commercial. And that's why we're before
19 the Board now.

20 It's a little bit backwards. Originally
21 the Building Department recognized this as a two
22 family. And very recently they realized that
23 it's not. So they didn't want to issue a C.O.
24 until we came before this Board and corrected
25 everything.

1 So we're before this Board, basically,
2 correcting the mistake of the Building
3 Department, correcting a mistake of this process,
4 and clarifying that this is a two family house.

5 CHAIRPERSON GRULLON: All right.

6 And according to Building Department's
7 memo, they -- they have this is a one unit
8 commercial.

9 MR. PEREIRAS: Correct.

10 CHAIRPERSON GRULLON: For the entire
11 building.

12 MR. PEREIRAS: I believe one residential,
13 one commercial.

14 Right?

15 CHAIRPERSON GRULLON: Yes.

16 MR. PEREIRAS: Or they believe the whole
17 thing is commercial?

18 MS. PEREIRAS: No. There was a -- a
19 memorandum issued originally that said commercial
20 and then it was revised for -- to
21 residential/commercial.

22 MR. PEREIRAS: Two resident.

23 CHAIRPERSON GRULLON: Could you repeat that
24 again, Miss Pereiras?

25 MS. PEREIRAS: I'm sorry.

1 Originally, when we were here last month,
2 the memo that we had received from the Building
3 Department was that it was fully commercial.

4 The Building Department revised that memo,
5 which is the one you should have in front of you
6 now, which shows it as residential and
7 commercial.

8 THE SECRETARY: You don't have it?

9 CHAIRPERSON GRULLON: No.

10 The one that I have in front of me it just
11 call for one commercial.

12 THE SECRETARY: Is it stamped in the
13 bottom?

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

16 MR. PANEQUE: I have the one that says --

17 MR. PEREIRAS: So, just to --

18 MR. PANEQUE: -- commercial.

19 MR. PEREIRAS: -- clarify.

20 The Building Department recognizes that
21 second floor unit. What they don't recognize is
22 the ground floor; they believe that that --

23 CHAIRPERSON GRULLON: Yes.

24 MR. PEREIRAS: -- was originally
25 commercial.

1 CHAIRPERSON GRULLON: I believe that we
2 still have the wrong memo.

3 MR. PANEQUE: Yes, we do.

4 This is the new one?

5 THE SECRETARY: You have the new one?

6 MR. PANEQUE: Thank you.

7 MS. PEREIRAS: Yes, I do.

8 MR. PANEQUE: One unit and one unit.

9 THE SECRETARY: I got it right here.

10 (Whereupon, there was a pause in the
11 proceedings.)

12 MR. PANEQUE: You have a copy?

13 THE SECRETARY: No, you can keep.

14 MR. PANEQUE: Okay.

15 CHAIRPERSON GRULLON: Okay, we'll give it
16 back to you.

17 MS. PEREIRAS: That's fine.

18 THE SECRETARY: I email you.

19 Right?

20 MS. PEREIRAS: I -- I have it.

21 THE SECRETARY: They may have --
22 digitally --

23 MS. PEREIRAS: It's not a problem.

24 THE SECRETARY: -- have it.

25 No problem.

1 CHAIRPERSON GRULLON: Okay.

2 Thank you, Miss Pereiras.

3 MS. PEREIRAS: Of course.

4 CHAIRPERSON GRULLON: Now we are clear.

5 MR. PANEQUE: Yeah.

6 CHAIRPERSON GRULLON: I don't have any --
7 any additional questions for that.

8 Any member of the public have --

9 Any member of the Board?

10 MR. GARCIA: Yeah, I do.

11 Just to confirm, there's not going to be
12 any changes to the structure whatsoever?

13 It's just the legalization aspect?

14 MR. PEREIRAS: Correct.

15 MR. GARCIA: Okay.

16 MR. PANEQUE: It's going to go from one
17 commercial with one unit, to two units.

18 CHAIRPERSON GRULLON: At this point I want
19 to open it to the public.

20 Any member of the public want to step
21 forward?

22 Hear none.

23 Close to the public.

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

1 CHAIRPERSON GRULLON: Taking in
2 consideration that, again, is removing a -- a
3 nonconforming use on the -- on a residential
4 area, removing a commercial space and converting
5 into residential -- much needed residential and
6 it's already owner occupied unit, we make a
7 motion to grant the application to change it from
8 one residential and one commercial to two
9 residential, removing the commercial unit from
10 the application.

11 THE SECRETARY: Motion on the table to
12 grant this application by Mr. Grullon.

13 Any second?

14 Seconded by Miss Gutierrez.

15 Roll call on the motion to grant this
16 application.

17 Mr. Grullon?

18 CHAIRPERSON GRULLON: Yes.

19 THE SECRETARY: Miss Gutierrez?

20 VICE CHAIRPERSON GUTIERREZ: Yes.

21 THE SECRETARY: Mr. Garcia?

22 MR. GARCIA: Yes.

23 THE SECRETARY: Miss Perez?

24 MS. PEREZ: Yes.

25 THE SECRETARY: Mr. Cetinich?

1 MR. CETINICH: Yes.

2 THE SECRETARY: Miss Watley?

3 MS. WATLEY: Yes.

4 THE SECRETARY: Six in favor.

5 Motion carries.

6 MS. PEREIRAS: Thank you all very much.

7 THE SECRETARY: Thank you.

8 And don't go nowhere Miss Pereiras; stay
9 there.

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1 **Mesivta Sanz of Hudson County -**

2 **3401 New York Avenue:**

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4 THE SECRETARY: All right.

5 We are going to move to number 10.

6 Application on tonight's agenda Mesivta

7 Sanz of Hudson County, 3401 New York Avenue.

8 Miss Pereiras, please?

9 MS. PEREIRAS: Again, thank you.

10 Bianca Pereiras on behalf of the applicant
11 for 3401 New York Avenue, also known as Lot 9 in
12 Block 205.

13 Similarly, we were here last month. We did
14 not have an affidavit of publication at that
15 time. It has since been submitted to counsel.
16 So I'd like to confirm for purposes of
17 jurisdiction.

18 THE SECRETARY: Yes, we received by email.

19 MR. PANEQUE: Let the record reflect that I
20 have been provided by Miss Pereiras with an
21 affidavit from The Jersey Journal indicating that
22 notice with respect to the applicant, Mesivta
23 Sanz of Hudson County, for property at 3401 New
24 York Avenue, was published in The Jersey Journal
25 on August 28th, giving notice of the hearing,

1 which started on September 9th at this location.

2 The affidavit is in compliance with the
3 law. And, therefore, this Board has jurisdiction
4 to proceed and hear this matter.

5 Thank you, Miss Pereiras.

6 MS. PEREIRAS: Thank you, counsel.

7 I'm very honored to be a part of this
8 application. As everybody knows on this Board,
9 we have a very strong, beautiful Orthodox Jewish
10 community in town.

11 Unfortunately, this community is currently
12 suffering a housing crisis. There really isn't
13 housing stock available that respects and honors
14 their traditions, their religion and their
15 culture.

16 The application before this Board is to
17 construct a new multi-family building for their
18 use that is close to all their religious
19 activities.

20 As you can tell, there are many members of
21 that community here today in support of this
22 application.

23 We also have three experts to testify
24 before the Board.

25 Let's begin with our architect, Mr. Manuel

1 Pereiras.

2 MR. PEREIRAS: Manny Pereiras.

3 I recognize that I am still under oath.

4 MS. PEREIRAS: Mr. Pereiras, are you
5 familiar with 3401 New York Avenue?

6 MR. PEREIRAS: I am.

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

9 MR. PEREIRAS: I have.

10 MS. PEREIRAS: Would you kindly describe
11 the proposed application to the Board?

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

13 For purposes of the record, the drawings on
14 the easel to my right are the same drawings that
15 were submitted to the Board, with one exception;
16 the last page is simply in color.

17 So it's the same rendering that the Board
18 has but we -- we printed it in color so that the
19 Board could have that -- the taste of real life
20 color.

21 Counsel described it perfectly.

22 We have a strong, great Jewish community.
23 The problem is there is no housing for them.

24 Jewish culture and religious requirements
25 require certain things that are simply not

1 present in our current housing stock and we're
2 doing a building that is specifically suited for
3 them; for this community.

4 So we're taking the same people -- it's
5 part of -- and -- and expanding their community
6 into this building.

7 And I'd like to walk you through this
8 entire building and how we did it and how we
9 designed it for them.

10 (Whereupon, there was a pause in the
11 proceedings.)

12 MR. PEREIRAS: Turning to sheet Z0-3, we
13 see the ground floor, which we're providing
14 parking for 26 cars in total here.

15 However, the Jewish community, actually,
16 has very few cars. They do not drive very often.
17 It's one of the reasons why this site is so
18 important. Because the Rabbinical school is
19 right across; the synagogue is there. They do
20 not need cars. They want to be close and within
21 their community. So the need for cars is very
22 minimal.

23 So even though we have all these parking
24 spaces available, the reality is they're going to
25 be vacant; they're not going to be used.

1 So one of the things that we are doing in
2 our design is being able to use this parking lot
3 in a flex situation.

4 They do have two buses that they use very
5 often, which is currently parked in that lot. So
6 in this portion along here, along New York
7 Avenue, we -- we created a driveway cut so that
8 we could put two buses in that space as well.

9 That creates use out of a space that
10 otherwise would be sitting somewhat empty.

11 The pedestrian entrance for this is on the
12 side. We made a lobby with a stairwell and
13 elevator. The opposite end of this has the
14 emergency egress stair and trash room.

15 So all the trash goes through a chute that
16 gets taken out to New York Avenue along that
17 point.

18 As you know, there is a big curb cut along
19 New York Avenue. We're using that curb cut --
20 the existing curb cut to get the two buses in.
21 And we're creating a second curb cut in order to
22 have the vehicle traffic for the parking area.

23 That parking area is very comfortable. It
24 has a 23 foot open wide aisle space and we have
25 cars parked in tandem. As you could see we could

1 | fit 26 cars in total there.

2 | We have a utility room along the back of
3 | the structure and an elevator machine room next
4 | to the elevator.

5 | When we get to the apartments you could
6 | start seeing the intricacies of their culture and
7 | their religion.

8 | One --

9 | And I'm going to walk you through a -- the
10 | first apartment on the corner, which we label as
11 | 201.

12 | In Apartment 201 it is 1,280 square feet.
13 | You enter into the area where you have a coat
14 | closet, you have the kitchen -- and in the
15 | kitchen we could already note some serious
16 | differences.

17 | They have two sinks in the kitchens, two
18 | stoves in the kitchens, and then they also have
19 | what's called a Passover kitchen as well. It's a
20 | second kitchen altogether that they use only
21 | during Passover time.

22 | Then you enter into the dining room. They
23 | use a dining room much how we use our living room
24 | space. It's a large open space. And not really
25 | -- they don't really use a living room; they use

1 a dining room space.

2 Then you move towards a small hallway that
3 leads you to all the bedrooms. And as you could
4 see in this apartment we have four bedrooms.

5 So that's another big difference between
6 the typical housing stock and the housing stock
7 we have here -- the number of bedrooms.

8 And I could walk you through -- through
9 each of the apartments. I don't think it's
10 necessary.

11 But these key features -- the number of
12 bedrooms, the second Passover kitchen, the
13 kitchens with the two sinks and two -- two
14 stoves, that's happening in each of these
15 apartments, as well as the sukkot.

16 The sukkot is an open area where they're
17 open to the sky and we have a balcony so that
18 they're able to have that. And each floor it
19 gets cut back, so that every floor is going to
20 have an opening open to the sky so that they
21 could pray to the sky.

22 As you could see every floor is intricate
23 and slightly different in order to accommodate
24 all their housing stock needs.

25 And then it brings us to the design of the

1 building.

2 And we had -- I thought this was a great
3 opportunity to really establish kind of like a
4 gateway into Union City as you're coming down New
5 York Avenue.

6 They have such a gorgeous building directly
7 across the street. And what we decided to do --

8 And you can see the photographs of the
9 building. I love this structure. Beautiful
10 structure. White stone base. Brick above.
11 Great ornamentation.

12 What we decided to do is really mimic it.
13 So that it really feels like it matches on both
14 sides.

15 And we did the large monumental white stone
16 base, a good white table across that, and then
17 red brick above it, with a beautiful cornice at
18 the top. Accentuated by a touch of modern by
19 having the metal siding at the entry of the
20 apartment so it feels new and fresh.

21 And then the sukkots that you see where
22 they step back as you go up, so that every --
23 every apartment has an opening to the sky.

24 You could also see the driveway entry
25 points. The ornamentation that we have in the

1 steel gates with the Star of David there to
2 reflect their culture and religion.

3 And -- and this is what we ask that this
4 Board approve today.

5 That concludes my testimony for now.

6 CHAIRPERSON GRULLON: Thank you, Mr.
7 Pereiras.

8 You said you have additional witnesses?

9 MS. PEREIRAS: Yes. We do have two
10 additional witnesses.

11 Let's proceed with our planner, Mr. Jerry
12 Eben.

13 MS. DILLON: Mr. Eben, you continue under
14 oath.

15 You continue under oath.

16 MR. EBEN: Thank you.

17 MS. PEREIRAS: Mr. Eben, --

18 MS. DILLON: Just state your name.

19 MS. PEREIRAS: -- your name.

20 MS. DILLON: Just state your name.

21 MR. EBEN: Jerome Leslie Eben, E-B-E-N.

22 MS. DILLON: Thank you.

23 MS. PEREIRAS: Mr. Eben, are you familiar
24 with 3401 New York Avenue?

25 MR. EBEN: I sure am.

1 MS. PEREIRAS: And did you review the
2 drawings prepared by Pereiras Architects?

3 MR. EBEN: Yes.

4 MS. PEREIRAS: And would you kindly
5 describe the project from a planning perspective?

6 MR. EBEN: Okay.

7 Again, just to repeat, I've worked with --
8 with Manny before and the City knows me well.

9 And I -- again, I visited the site, again
10 in a driving and walking around the entire
11 neighborhood for several blocks.

12 There's some interesting existing brick
13 masonry buildings, apartment houses adjacent to
14 the site. So this is going to complement those.
15 And -- and, I think, be a -- an excellent project
16 for the neighborhood.

17 Again, this site is an R low density
18 residential district. And as such the use is not
19 permitted. So we need a D-1 variance for that
20 particular requirement.

21 Again, the goals and the objectives remain
22 the same. Balance of land uses, development
23 patterns, and appropriate location of what the
24 site is now and what it can become with the
25 approval of the architect's beautiful design as

1 explained by Mr. Pereira a few minutes ago.

2 Character of the community is -- is that
3 there are existing masonry apartment buildings
4 and will help preserve the established adjacent
5 residential character, as well as existing
6 cultural lifestyle.

7 And, above all, to promote and reinforce
8 this City and this neighborhood as a residential
9 location that is desirable.

10 Mr. Pereira explained the selection of 28
11 different types of apartment -- apartments that
12 he's designed for the applicant, which in turn
13 will promote a broader range of housing choices.

14 He -- he's going to provide affordable
15 housing, which relate to the different choices
16 mentioned.

17 Above all, the entire team of client,
18 applicant and architect and as well as the
19 planner -- I -- you can throw me in there as
20 well, has and will continue to work with the City
21 in this process of approval of this development.

22 Excuse me for turning the page so slow but
23 I have a little problem with my left hand, which
24 I hope will be better next time I come back.

25 And, again, as Mr. Pereira stated, a

1 | beautifully designed brick apartment building
2 | using some classic old traditional brick bonding
3 | details in the four stories above the ground
4 | floor garage where a textured stack stone is
5 | being used as the base and a precast stone trim
6 | is used as a separating material between the
7 | ground floor and the second floor.

8 | From my point of view as a planner, this
9 | provides a horizontal dividing line that visually
10 | lowers the height of the building and similarly
11 | using either a stucco or a Hardie board panel for
12 | the cap or, like I refer to it, a top hat of the
13 | building.

14 | The recesses for the sukkot, which will
15 | double as balconies after -- after this annual
16 | joyous holiday, which just passed a few -- I
17 | guess a month ago, further provides an additional
18 | visual interest to the -- to three of the four
19 | building's elevations.

20 | Plus, please find the following
21 | information:

22 | Few remaining nonconforming bulk items are
23 | considered C-1 variances due to the uniqueness
24 | and existing conditions of hardship of an
25 | extraordinary and exceptional situation uniquely

1 affecting this particular property and proposed
2 structure upon it. Therefore, justification for
3 the approval of those variances.

4 The parking situation is a C-2 variance and
5 the cultural background of the need for less
6 parking spaces that is required by the Ordinance,
7 as explained by Mr. Pereiras.

8 Generally, there's less need for vehicles
9 based on -- on the amount of bedrooms, as the
10 occupants of those bedrooms would not be of
11 driving age and would leave the nest when they
12 arrive at that age. In addition, most of the
13 families living in this apartment would be single
14 vehicle owners.

15 The Reexamination Plan recognizes the need
16 for better affordable housing. The remaining use
17 or the D-1 variance request, that circumstances
18 in which a special reason -- special reasons are
19 required for a D variance for a multi-family 28
20 unit apartment house. And in this case, the site
21 is particularly suitable for the proposed use as
22 follows:

23 It -- it encourages municipal action to
24 guide the appropriate use or the development of
25 all lands.

1 It provides adequate light, air with the
2 windows and the balconies.

3 And it promotes the desirable environment
4 through the creative develop techniques, which I
5 believe -- truly believe that are -- are in the
6 Ordinance.

7 Approving this application as members of
8 the Board you will be supporting a residential
9 building that complements its size and the scale
10 of a more recent architecture where existing or
11 close by in the district, putting a much improved
12 condition in creating a safe and, above all,
13 multiple choice of the type of apartments being
14 offered.

15 The proposed use and its infill addition as
16 stated is aligning that the positive goals of the
17 City's Reexamination report as follows:

18 Allowing for appropriate mix of building
19 types and uses and the elimination what today is
20 a substandard grade parking lot. This way --
21 this way you can grant the approval for this
22 application.

23 It's my opinion that in accordance with the
24 Master Plan and the Municipal Land Use Law there
25 is a balanced land use pattern that preserves the

1 existing while at the same time improving the
2 potential vibrancy of the neighborhood.

3 And -- and I'm open for questions.

4 MS. PEREIRAS: Would you like to hear
5 from --

6 CHAIRPERSON GRULLON: Thank you.

7 MS. PEREIRAS: -- our final --

8 CHAIRPERSON GRULLON: We want to reserve
9 the questions for the final.

10 MS. PEREIRAS: Sure.

11 CHAIRPERSON GRULLON: Could you please --

12 MS. PEREIRAS: Thank you, Mr. Eben.

13 CHAIRPERSON GRULLON: Um-hum.

14 Thank you, Mr. Eben.

15 MS. PEREIRAS: Our final expert is our
16 traffic engineer, Mr. Joseph Staigar.

17 MR. STAIGAR: Good evening.

18 CHAIRPERSON GRULLON: Good evening, Mr.
19 Staigar.

20 MS. DILLON: Please raise your right hand.

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

23 MR. STAIGAR: Yes, I do.

24 MS. DILLON: Please state your name and
25 spell it for the record.

1 MR. STAIGAR: Joseph Staigar, S-T-A-I-G-A-
2 R.

3 MS. DILLON: Thank you.

4 MS. PEREIRAS: And Mr. Staigar has appeared
5 before this Board on numerous occasions and I ask
6 --

7 CHAIRPERSON GRULLON: Yes. Yes.

8 MS. PEREIRAS: Thank you.

9 VICE CHAIRPERSON GUTIERREZ: Um-hum.

10 CHAIRPERSON GRULLON: Welcome back, Mr.
11 Staigar.

12 MR. STAIGAR: It's been a -- been a little
13 while --

14 VICE CHAIRPERSON GUTIERREZ: Long time I
15 don't see him.

16 MR. STAIGAR: -- but good to see
17 everybody's healthy.

18 CHAIRPERSON GRULLON: You may proceed.

19 MR. STAIGAR: Thank you.

20 CHAIRPERSON GRULLON: We accept your
21 qualifications.

22 MR. STAIGAR: Thank you.

23 MS. PEREIRAS: Mr. Staigar, are you
24 familiar with the property at 3401 --

25 MR. STAIGAR: Yes.

1 MS. PEREIRAS: -- New York Avenue?

2 And did you review --

3 MR. STAIGAR: Been to the site.

4 MS. PEREIRAS: -- the drawings prepared?

5 MR. STAIGAR: Yes.

6 MS. PEREIRAS: Thank you very much.

7 Would you kindly describe the project as to
8 a traffic impact, as well as parking available
9 onsite.

10 MR. STAIGAR: Yes.

11 This was rather an easy study for me to do
12 because of the nature of the residents that will
13 be at this site. But I did look at it from a
14 more conservative aspect and look at it from a
15 standard apartment building and what the traffic
16 generation would be, as well as the parking will
17 be as well.

18 We have 28 units. They will generate in
19 the order of about eight or nine trips per hour
20 during the peak hours.

21 We have a double driveway I'll call it, as
22 was -- as was explained by Mr. Pereiras. As well
23 as we are located at an intersection that's
24 signalized. The New York Avenue and 34th Street
25 are only one way streets.

1 So, in essence, we have a very efficient
2 I'll call roadway system, as well as a traffic
3 signal intersection as well; 90 second cycle;
4 turns over 40 times an hour.

5 And as I said before, we will have in the
6 order of eight or nine trips -- additional trips
7 being generated. So in the order of -- the
8 magnitude of how many trips, you have one trip
9 for every -- mathematically, every three or four
10 or five minutes will be at that intersection.

11 So giving you a point of -- of reference of
12 what the potential impacts would be. An
13 additional vehicle going through that
14 intersection every few minutes is not going to
15 have an impact on the roadway system.

16 The other aspect we looked at was parking.
17 We have done parking studies in the -- in the
18 City of Union City and throughout Hudson County.
19 And the demographics of a rental apartment are
20 very much different than a single family home.
21 Let's say at two ends of the spectrum.

22 The parking -- parking needs for -- for a
23 rental apartment in the City of Union City is
24 less than one per unit. It's actually .7.

25 And this is from the U.S. Census data, as

1 well as our own study of looking at apartment
2 buildings throughout the City.

3 That relates to 21 parking spaces.

4 As you heard from the testimony, we have 26
5 parking -- parking spaces. So even if this --
6 these were the typical apartment let's say, we
7 have more than sufficient parking on the site.

8 But given the characteristics, the
9 demographics of the tenants --

10 I'm sorry.

11 -- yeah, the tenants that will be inside
12 this building -- the residents, we expect that
13 parking to be that much more diminished, as well
14 as the trip generation.

15 So, A, we have more than sufficient
16 parking; and, B, no traffic impact I could
17 identify in terms of utilization on this property
18 as being proposed.

19 MS. PEREIRAS: Thank you, Mr. Staigar.

20 MR. STAIGAR: Thank you.

21 CHAIRPERSON GRULLON: Thank you, Mr.
22 Staigar.

23 MR. STAIGAR: Thank you.

24 CHAIRPERSON GRULLON: Thank you.

25 You know and my first question is going to

1 go to the parking area. And since they're going
2 to be buses parked on the -- on the parking area
3 and they're going to be facing front; they're
4 going to be backing out to the street.

5 Is anything to alert the pedestrian and
6 some-- when the buses are moving -- moving --

7 MS. PEREIRAS: Our traffic engineer --

8 CHAIRPERSON GRULLON: -- moving out?

9 MS. PEREIRAS: -- and architect can
10 definitely address that.

11 MR. PEREIRAS: So we've come across this
12 situation many times before and we have a perfect
13 solution for it.

14 Number one, we put a light right outside
15 the building.

16 CHAIRPERSON GRULLON: Yes.

17 MR. PEREIRAS: When that gate is opened,
18 that light will flash so that it will alert
19 people -- pedestrians that a car or a bus is
20 coming out.

21 CHAIRPERSON GRULLON: Okay.

22 MR. PEREIRAS: In addition to that, we'll
23 put a concave mirror at both ends of the parking
24 openings so that the bus driver can see very well
25 what's happening on the sidewalk.

1 So, we'll -- we'll include both those
2 things, absolutely, --

3 CHAIRPERSON GRULLON: Okay.

4 MR. PEREIRAS: -- in our project.

5 CHAIRPERSON GRULLON: Okay.

6 Could you please make -- make that -- that
7 note. Because I don't see it on the application.

8 MR. PEREIRAS: I'll -- I'll add that note,
9 yes.

10 CHAIRPERSON GRULLON: Okay.

11 And I don't have any other questions.

12 I believe the building is -- the structure
13 is just more similar to the structure across the
14 street. And we -- I know the size of the
15 apartments are because of the amount of rooms
16 they need to have because of the -- of their
17 needs.

18 And I don't have any question with that.

19 Any member of the Board has any questions
20 on this application?

21 No.

22 Any member of the public?

23 I want to open up -- open up the public.

24 Any member of the public has any question
25 regarding to this application?

1 Closed -- closed to the public.

2 I just want to make a comment on this
3 application.

4 This community, they've been -- they've
5 been in Union City for a long time. And I'm
6 happy to see that thinking -- you know,
7 continuing being part of the community. It's a
8 hardworking community that we want to -- we are
9 happy to have -- to have them make their home in
10 Union City.

11 And I think the building, the presentation,
12 match, you know, the other building across the
13 street.

14 VICE CHAIRPERSON GUTIERREZ: Um-hum.

15 CHAIRPERSON GRULLON: If they -- they
16 proposing this on the -- on the area where they
17 live now; it's not going to be expanding the
18 area. You know, they already there. They -- we
19 know them for a long time that they been there in
20 the -- in the community. And I'm happy to see
21 they are staying.

22 I don't have any objections.

23 With that, I make a motion to grant the
24 application only with the condition to make sure
25 the pedestrian are alert -- you know, aware that

1 buses are coming out of the parking lot.

2 Every time the door -- those door open,
3 they have to be -- and if it's possible, to have
4 a sound alarm.

5 MR. PEREIRAS: We could do that, yes.

6 CHAIRPERSON GRULLON: Because there will be
7 people maybe not paying attention to the light
8 during the daytime. And if -- if it could make
9 some sounds as well, I would like to say that.

10 MR. PEREIRAS: We could do that.

11 CHAIRPERSON GRULLON: That actually being
12 part -- that will be part of my conditions.

13 Make a motion to grant the application.

14 THE SECRETARY: Motion on the table --

15 VICE CHAIRPERSON GUTIERREZ: I second.

16 THE SECRETARY: -- to grant the application
17 by Mr. Grullon.

18 Seconded by Miss Gutierrez.

19 Roll call on the motion.

20 Mr. Grullon?

21 CHAIRPERSON GRULLON: Yes.

22 THE SECRETARY: Miss Gutierrez?

23 VICE CHAIRPERSON GUTIERREZ: Yes.

24 THE SECRETARY: Mr. Garcia?

25 MR. GARCIA: Yes.

1 THE SECRETARY: Miss Perez?

2 MS. PEREZ: Yes.

3 THE SECRETARY: Mr. Cetinich?

4 MR. CETINICH: Yes.

5 THE SECRETARY: Miss Watley?

6 MS. WATLEY: Yes.

7 THE SECRETARY: Six in favor.

8 Motion carries.

9 The application has been approved.

10 MS. PEREIRAS: Thank you all very much.

11 THE SECRETARY: Thank you.

12 MS. PEREIRAS: Thank you.

13 MR. PEREIRAS: Thank you, everyone.

14 CHAIRPERSON GRULLON: Thank you.

15 VICE CHAIRPERSON GUTIERREZ: You're
16 welcome.

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1 **BB 6th Holdings, LLC -**

2 **733-35 6th Street:**

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4 THE SECRETARY: Next application on
5 tonight's agenda and the last one, BB 6 Holding,
6 LLC, 733-35 6th Street.

7 Miss Pereiras, please?

8 MS. PEREIRAS: Yes.

9 Bianca Pereiras on behalf of BB 6 Holdings,
10 LLC.

11 As you may recall, we were here last month.
12 Unfortunately at that time we did not have the
13 affidavit of publication that has been submitted
14 to counsel.

15 So I'd like to confirm that jurisdiction is
16 established without any contingencies.

17 MR. PANEQUE: For the record, I've been
18 provided by Miss Pereiras with an affidavit of
19 publication from The Jersey Journal, indicating
20 that notice of the applicant's BB 6th Street (sic)
21 Holdings LLC, for property at 733 6th Street, was
22 placed in The Jersey Journal on August 28th,
23 giving notice of the hearing for September 9th,
24 which is when we carried it, at this location.

25 The publication is in order and therefore

1 | this Board has jurisdiction to proceed and hear
2 | this matter.

3 | MS. PEREIRAS: Following our submission to
4 | this Board a complaint was filed in the Chancery
5 | Division, as well as an order to show cause. I
6 | am working with counsel for the City,
7 | specifically Scarinci's office, and we are in the
8 | process of settling this matter.

9 | I think it would probably be best for us to
10 | settle that matter, have that matter dismissed in
11 | court, and then proceed before this Board on this
12 | application. I'd like to tie that up first and
13 | then proceed on this.

14 | So I'm respectfully requesting that this
15 | matter be adjourned until next month.

16 | VICE CHAIRPERSON GUTIERREZ: Um-hum.

17 | CHAIRPERSON GRULLON: Okay.

18 | But -- by -- will that be sufficient time
19 | for you to --

20 | MS. PEREIRAS: Yes.

21 | CHAIRPERSON GRULLON: -- to get an all --
22 | all clear from the --

23 | MS. PEREIRAS: We're actually in the
24 | process of just obtaining signatures. But I'd
25 | like to make sure that that is in and filed

1 before we go any further.

2 CHAIRPERSON GRULLON: Okay.

3 Then I make a motion to adjourn this
4 application.

5 THE SECRETARY: Motion to adjourn this
6 application for November 18, --

7 VICE CHAIRPERSON GUTIERREZ: Second.

8 THE SECRETARY: -- 2021, by Mr. Grullon.
9 Seconded by Miss Gutierrez.

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

12 No new notice required.

13 Right?

14 CHAIRPERSON GRULLON: No.

15 MR. PANEQUE: No new notice.

16 THE SECRETARY: Roll call on the motion.
17 Mr. Grullon?

18 CHAIRPERSON GRULLON: Yes.

19 THE SECRETARY: Miss Gutierrez?

20 VICE CHAIRPERSON GUTIERREZ: Yes.

21 THE SECRETARY: Mr. Garcia?

22 MR. GARCIA: Yes.

23 THE SECRETARY: Miss Perez?

24 MS. PEREZ: Yes.

25 THE SECRETARY: Mr. Cetinich?

1 MR. CETINICH: Yes.

2 THE SECRETARY: Miss Watley?

3 MS. WATLEY: Yes.

4 THE SECRETARY: Six in favor.

5 Motion carries.

6 MS. PEREIRAS: And that's it for us this
7 evening.

8 Thank you all very much.

9 THE SECRETARY: November 18.

10 CHAIRPERSON GRULLON: Thank you.

11 MS. PEREIRAS: Good night.

12 We'll see you next month.

13 MR. PEREIRAS: Good night, everyone.

14 VICE CHAIRPERSON GUTIERREZ: Thank you.

15 MR. PEREIRAS: Thank you.

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1 ADOPTION OF RESOLUTIONS:

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3 (1) 720 8th Street Union City Urban Renewal
4 Association, LP. RMP Development Group. 720 8th
5 Street, Block 42, Lot 9. Applicant is seeking
6 for a one year extension. Approved

7

8 THE SECRETARY: We are moving to
9 Resolutions now.

10 We have two Resolutions on tonight's
11 agenda.

12 Resolution number 1.

13 720 8th Street, Union City Urban Renewal
14 Association, LLP (sic), RMP Development Group.

15 Can I have -- can I have a motion to
16 memorialize the Resolution.

17 CHAIRPERSON GRULLON: Motion.

18 THE SECRETARY: Motion by Mr. Grullon.

19 VICE CHAIRPERSON GUTIERREZ: Second.

20 THE SECRETARY: Seconded by Miss Gutierrez.
21 Roll call on the motion.

22 Mr. Grullon?

23 CHAIRPERSON GRULLON: Yes.

24 THE SECRETARY: Miss Gutierrez?

25 VICE CHAIRPERSON GUTIERREZ: Yes.

1 THE SECRETARY: Mr. Garcia?

2 MR. GARCIA: Yes.

3 THE SECRETARY: Miss Perez?

4 MS. PEREZ: Yes.

5 THE SECRETARY: Mr. Cetinich?

6 MR. CETINICH: Yes.

7 THE SECRETARY: Miss Watley?

8 MS. WATLEY: Yes.

9 THE SECRETARY: Six in favor.

10 Motion carries.

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1 ADOPTION OF RESOLUTIONS:

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3 (2) Hilda Perez and Alex Perez. 2000 West
4 Street. Block 109. Lot 26. The applicant
5 proposes to operate a day care center on the
6 ground floor of an existing building that
7 contains multiple commercial uses. Approved

8

9 THE SECRETARY: Next Resolution on
10 tonight's agenda, Hilda Perez and Alex Perez,
11 2000 West Street.

12 Can I have a motion to memorialize this
13 Resolution?

14 CHAIRPERSON GRULLON: Motion.

15 THE SECRETARY: Motion by Mr. Grullon.

16 VICE CHAIRPERSON GUTIERREZ: Second.

17 THE SECRETARY: Seconded by Miss Gutierrez.

18 Roll call on the motion.

19 Mr. Grullon?

20 CHAIRPERSON GRULLON: Yes.

21 THE SECRETARY: Miss Gutierrez?

22 VICE CHAIRPERSON GUTIERREZ: Yes.

23 THE SECRETARY: Mr. Garcia?

24 MR. GARCIA: Yes.

25 THE SECRETARY: Miss Perez?

1 MS. PEREZ: Yes.

2 THE SECRETARY: Mr. Cetinich?

3 MR. CETINICH: Yes.

4 THE SECRETARY: Miss Watley?

5 MS. WATLEY: Yes.

6 THE SECRETARY: Six in favor.

7 Motion carries.

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1 **ADJOURNMENT :**

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

6 CHAIRPERSON GRULLON: Motion.

7 THE SECRETARY: Motion by Mr. Grullon.

8 VICE CHAIRPERSON GUTIERREZ: Second.

9 THE SECRETARY: Second by Miss Gutierrez.
10 All in favor?

11

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

13

14 THE SECRETARY: The ayes have it.

15 Thank you.

16 Let the record show that the meeting has
17 ended.

18 And thank you and goodnight, everyone.

19

20 (Whereupon, the proceedings were concluded
21 at 8:10 p.m.)

22

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25

1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY ZONING BOARD OF
9 ADJUSTMENT heard on Thursday, October 14, 2021
10 and digitally recorded.

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25 Monitored and proofread by: Deborah Dillon