

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
PLANNING BOARD

REGULAR MEETING : TRANSCRIPT OF
: :
: :
-----: PROCEEDINGS

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

Tuesday, January 25, 2022
Commencing at 6:12 p.m.

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

DIANE CAPIZZI, Chairperson
ALEJANDRO VELAZQUEZ, Vice Chairperson
BRIAN T. STACK, Mayor
CELIN J. VALDIVIA, Commissioner
YDALIA GENAO, Mayor's Designee
ALICIA MOREJON
FRANKLIN MEDINA
JOSE GUARENO, Alternate #1
HECTOR OSEGUERA, Alternate #2

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

CAROLINA FERNANDEZ

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

BRIAN CHEWCASKIE, ESQ.
Board Counsel

CARLOS VALLEJO, Board Secretary

SUSAN BISCHOFF, CCR, RPR
449 Columbia Blvd., Wood-Ridge, NJ 07075
201-933-8220 SBischoffccr@yahoo.com

I N D E XPAGE

CALL TO ORDER

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SALUTE TO FLAG

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ROLL CALL

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ADOPTION OF MINUTES

5

HEARINGS/APPLICATIONS/EXTENSION

6/8

ADJOURNMENT

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1 MR. VALLEJO: Please take notice that on
2 Tuesday, January 25, 2022, at 6 p.m., a regular
3 meeting is scheduled for the City of Union City
4 Planning Board to be hold in the Union City High
5 School, located at the 2500 John F. Kennedy
6 Boulevard, Union City, New Jersey.

7 Opening statement. This is a meeting
8 called in compliance with Chapter 231, Public Law
9 1975 of the Open Public Meeting Act. Adequate
10 notice of this meeting has been provided as
11 follows: Notice of this meeting setting forth the
12 time, date, location, and the agenda, to the
13 extent known, was forwarded to The Jersey Journal,
14 The Record, and The Hudson Reporter, has been
15 posted on the bulletin board in City Hall and has
16 been made available to the public in the Office of
17 the Municipal Clerk.

18 Before we call roll for this evening,
19 will everybody please rise to salute the flag.

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21 (The Pledge of Allegiance was recited.)
22

23 **ROLL CALL:**
24

25 MR. VALLEJO: Roll call for tonight's

1 meeting. Mayor Brian P. Stack.

2 MAYOR STACK: Here.

3 MR. VALLEJO: Ms. Capizzi.

4 CHAIRPERSON CAPIZZI: Here.

5 MR. VALLEJO: Mr. Velazquez.

6 VICE CHAIRPERSON VELAZQUEZ: Here.

7 MR. VALLEJO: Commissioner Celin

8 Valdivia.

9 COMMISSIONER VALDIVIA: Here.

10 MR. VALLEJO: Ms. Genao.

11 MS. GENAO: Yes.

12 MR. VALLEJO: Ms. Morejon.

13 MS. MOREJON: Yes.

14 MR. VALLEJO: Mr. Medina.

15 MR. MEDINA: Here.

16 MR. VALLEJO: Mr. Guareno.

17 MR. GUARENO: Here.

18 MR. VALLEJO: Mr. Oseguera.

19 MR. OSEGUERA: Here.

20 MR. VALLEJO: Let the record indicate
21 there are nine present, we have a full quorum for
22 tonight's meeting.

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ADOPTION OF MINUTES:

MR. VALLEJO: Adoption of the regular meeting held on November 23, 2021. Can I have a motion?

VICE CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. GUARENO: Second.

MR. VALLEJO: Second by Mr. Guareno.

Roll call on the motion. Ms. Capizzi.

CHAIRPERSON CAPIZZI: Yes.

MR. VALLEJO: Mr. Velazquez.

VICE CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Mr. Medina was absent, sorry. Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Five in favor, motion carries.

HEARINGS:

Liberty Park at Union City, LLC

649-651 38th Street:

MR. VALLEJO: First hearing on tonight's agenda is an extension, Liberty Park at Union City, LLC, 649-651 38th Street. Mr. Chewcaskie.

MR. CHEWCASKIE: All right. So on this application, there was an application for an extension of time, documents were submitted and reviewed. We received the letter today from Mr. Lopez indicating that he would not be at the meeting tonight and requested that the matter be adjourned until the February meeting. That being the case, and since this is a request for extension, the applicant can certainly request the adjournment. I would recommend that the matter be adjourned until the February meeting.

MAYOR STACK: I'll make the motion to adjourn.

MR. VALLEJO: Motion to adjourn to February 22, 2022, by Mayor Stack.

MR. OSEGUERA: Second.

MR. VALLEJO: Seconded by Mr. Velazquez. On the motion to adjourn the extension

1 application, Mayor Stack.

2 MAYOR STACK: Yes.

3 MR. VALLEJO: Ms. Capizzi.

4 CHAIRPERSON CAPIZZI: Yes.

5 MR. VALLEJO: Mr. Velazquez.

6 VICE CHAIRPERSON VELAZQUEZ: Yes.

7 MR. VALLEJO: Commissioner Celin

8 Valdivia.

9 COMMISSIONER VALDIVIA: Yes.

10 MR. VALLEJO: Ms. Morejon.

11 MS. MOREJON: Yes.

12 MR. VALLEJO: Mr. Medina.

13 MR. MEDINA: Yes.

14 MR. VALLEJO: Mr. Guareno.

15 MR. GUARENO: Yes.

16 MR. VALLEJO: Mr. Oseguera.

17 MR. OSEGUERA: Yes.

18 MR. VALLEJO: Eight in favor, motion

19 carries.

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HEARINGS:

2. 613 39th Street, LLC

613 39th Street

MR. VALLEJO: We're moving to number two. And this is another extension, 613 39th Street, LLC, 613 39th Street. Mr. Chewcaskie, please.

MR. CHEWCASKIE: Yes. Thank you, Mr. Vallejo. This was another request for extension that was placed on this agenda. We had received all the documents and reviewed them. Approximately 4:00 today, I did receive an email from the attorney for the applicant, Ms. Perez, who indicated that her children are sick and she did not want to attend the meeting tonight and she would not have time to send in a letter.

I indicated that I would raise that with the Board and recommend that the matter be adjourned to the February meeting.

MAYOR STACK: I'll make a motion to approve. Normally, on that short notice, I would not, but being that her children are sick, of course, we're going to accommodate the attorney and the applicant.

1 MR. VALLEJO: Motion to adjourn to
2 February 22nd, 2022, by Mayor Stack.

3 MR. OSEGUERA: Second.

4 MR. VALLEJO: Seconded by Mr. Oseguera.

5 Roll call on the motion to adjourn this
6 application to February 22nd. Mayor Stack.

7 MAYOR STACK: Yes.

8 MR. VALLEJO: Ms. Capizzi.

9 CHAIRPERSON CAPIZZI: Yes.

10 MR. VALLEJO: Mr. Velazquez.

11 VICE CHAIRPERSON VELAZQUEZ: Yes.

12 MR. VALLEJO: Commissioner Valdivia.

13 COMMISSIONER VALDIVIA: Yes.

14 MR. VALLEJO: Ms. Morejon.

15 MS. MOREJON: Yes.

16 MR. VALLEJO: Mr. Medina.

17 MR. MEDINA: Yes.

18 MR. VALLEJO: Mr. Guareno.

19 MR. GUARENO: Yes.

20 MR. VALLEJO: Mr. Oseguera.

21 MR. OSEGUERA: Yes.

22 MR. VALLEJO: Eight in favor, motion
23 carries.

24 We don't have a resolution on tonight's
25 agenda.

ADJOURNMENT:

MAYOR STACK: I'll make a motion to adjourn the meeting.

MR. VALLEJO: Motion to adjourn the meeting by Mayor Stack.

MR. GUARENO: Second.

MR. VALLEJO: Second by Mr. Guareno.

All in favor?

(All Board Members indicate in the affirmative.)

MR. VALLEJO: The ayes have it. Thank you and good night.

(Whereupon the meeting was adjourned at 6:19 p.m.)

C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing is a true and accurate transcript of the testimony and proceedings as taken stenographically by me at the time, place, and on the date hereinbefore set forth.

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700