

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, February 22, 2022
Commencing at 6:06 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
HECTOR OSEGUERA, Alternate #2

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

CAROLINA FERNANDEZ
FRANKLIN MEDINA
JOSE GUARENO, Alternate #1

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
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I N D E XPAGE

CALL TO ORDER

3

SALUTE TO FLAG

3

ROLL CALL

3

ADOPTION OF MINUTES

5

HEARINGS/APPLICATIONS/EXTENSION

6/9

ADJOURNMENT

12

1 MR. VALLEJO: May I have your attention
2 please, take notice on that February 22, 2022, the
3 regular meeting scheduled for the City of Union
4 City Planning Board to be held in the Union City
5 High School, 2500 John F. Kennedy Boulevard, Union
6 City, New Jersey.

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

17 Before we call roll for this evening's
18 meeting, can everybody kindly rise and salute the
19 flag, please.

20
21 (The Pledge of Allegiance was recited.)
22

23 **ROLL CALL:**
24

25 MR. VALLEJO: Roll call for tonight's

1 meeting. Mayor Brian 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 Valdivia.

8 COMMISSIONER VALDIVIA: Here.

9 MR. VALLEJO: Ms. Genao.

10 MS. GENAO: Yes.

11 MR. VALLEJO: Ms. Morejon.

12 MS. MOREJON: Yes.

13 MR. VALLEJO: Ms. Fernandez is absent.

14 Mr. Medina is absent. Mr. Guareno is absent.

15 Mr. Oseguera.

16 MR. OSEGUERA: Here.

17 MR. VALLEJO: Let the record indicate
18 there are seven present. We have a full quorum
19 for tonight's meeting.

20 MAYOR STACK: The members that are
21 absent had prior family engagements. Mr. Medina
22 is on vacation in Colombia, he'll be back, I
23 believe, the end of the month.

24 MR. VALLEJO: Thank you, Mayor.

25

ADOPTION OF MINUTES:

MR. VALLEJO: Adoption of minutes, held on January 25, 2022. Can I have a motion to adopt the minutes?

MR. VELAZQUEZ: I make a motion.

MAYOR STACK: Second.

MR. VALLEJO: Motion by Mr. Velazquez, second by Mayor Stack.

Roll call on the motion. Mayor Brian Stack.

MAYOR STACK: Yes.

MR. VALLEJO: Ms. Capizzi.

CHAIRPERSON CAPIZZI: Yes.

MR. VALLEJO: Mr. Velazquez.

VICE CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Six in favor, motion carries.

HEARINGS:

613 39th Street, LLC

613 39th Street:

MR. VALLEJO: We're going to the first extension on tonight's agenda, Liberty Park at Union City, LLC, 649-651 38th Street.

MAYOR STACK: Which is the one that requested an adjournment earlier, 613 39th Street?

MR. CHEWCASKIE: Yes, that was earlier.

MAYOR STACK: They requested earlier today, that was the second adjournment, right? So let them know that for the next meeting, that will be the last time. If they're not here for the next meeting, we're going to proceed without them.

MR. VALLEJO: All right. We are going then with 613 39th Street, on an application for -- requesting to be heard on March 22nd.

Can I have a motion to adjourn this to March 22nd?

MAYOR STACK: That's 613 39th Street, correct?

MR. VALLEJO: Correct, Mayor.

MAYOR STACK: Motion.

MR. VALLEJO: Motion by Mayor Stack.

1 MS. MOREJON: Second.

2 MR. VALLEJO: Seconded by Ms. Morejon.

3 Roll call on the motion. Mayor Stack.

4 MAYOR STACK: Yes.

5 MR. VALLEJO: Ms. Capizzi.

6 CHAIRPERSON CAPIZZI: Yes.

7 MR. VALLEJO: Mr. Velazquez.

8 VICE CHAIRPERSON VELAZQUEZ: Yes.

9 MR. VALLEJO: Commissioner Valdivia.

10 COMMISSIONER VALDIVIA: Yes.

11 MR. VALLEJO: Ms. Morejon.

12 MS. MOREJON: Yes.

13 MR. VALLEJO: Mr. Oseguera.

14 MR. OSEGUERA: Yes.

15 MR. VALLEJO: Six in favor, motion
16 carries.

17 MAYOR STACK: Let the record reflect
18 it's 6:09 p.m. This is the second time that this
19 is applicant has not shown up. We'll give it
20 until 6:15 to see if the applicant shows up.
21 Maybe Mr. Chewcaskie can reach out to the
22 applicant or to the attorney?

23 MR. CHEWCASKIE: I'll do so, I made the
24 notes to let her know.

25 MR. VALLEJO: Mr. Mayor, I'm sorry,

1 we're talking about Liberty Park at Union City, LLC?

2 MR. CHEWCASKIE: No, we're talking about
3 the 39th Street, 613 39th Street that was on the
4 request for adjournment, it was requested. If
5 there's no appearance on March 22nd, it will be
6 dismissed.

7 MAYOR STACK: Right.

8 MR. CHEWCASKIE: Carlos, you indicated
9 six in favor, there are seven members present.

10 MR. VALLEJO: Yes, seven members
11 present, but only can vote six.

12 MR. CHEWCASKIE: No, seven can vote.

13 MR. VALLEJO: Ydalia is the
14 mayor designee.

15 MR. CHEWCASKIE: Oh, Ydalia is the
16 mayor's representative, you're right. It's six, I
17 apologize.

18 MAYOR STACK: When we get the
19 opportunity to make Ydalia a full-fledged member,
20 we'll make her a full-fledged member.

21 MR. VALLEJO: You have one space.

22 MAYOR STACK: So for the next commission
23 meeting, let's put it on the agenda to make Ydalia
24 a full-fledged member. And then we'll leave the
25 mayor's designee open for someone else.

HEARINGS:

Liberty Park at Union City, LLC

649-651 38th Street:

MAYOR STACK: On the next applicant, that would be 649-651 38th Street, Lot 30-60, parking at basement and ground floor, 48 dwelling units at four floors above. The applicant seeks a one year extension. Where is the applicant?

MR. CHEWCASKIE: Mayor, I spoke with Mr. Vallejo earlier today. He did reach out to Mr. Lopez and I believe Mr. Lopez indicated there may have been some building permit issued for this?

MR. VALLEJO: For footings.

MR. CHEWCASKIE: For footings. I am unaware of that, but based upon the fact that Mr. Vallejo reached out for Mr. Lopez, did not have a response, we advised Mr. Lopez that this matter would be scheduled this evening. If there's no appearance, I would recommend that the request for extension be dismissed.

MAYOR STACK: I agree. I'll make a motion to deny this application.

MR. CHEWCASKIE: So to dismiss it for lack of prosecution.

1 MAYOR STACK: You got it. Thank you,
2 Mr. Chewcaskie.

3 MR. VALLEJO: Motion on the table by
4 Mayor Stack to dismiss the extension of 649-651
5 38th Street. May I have a second.

6 VICE CHAIRPERSON VELAZQUEZ: Second.

7 MR. VALLEJO: Seconded by Mr. Velazquez.
8 Roll call on the motion to dismiss this
9 application extension.

10 Mayor Brian Stack.

11 MAYOR STACK: Yes.

12 MR. VALLEJO: Ms. Capizzi.

13 CHAIRPERSON CAPIZZI: Yes.

14 MR. VALLEJO: Mr. Velazquez.

15 VICE CHAIRPERSON VELAZQUEZ: Yes.

16 MR. VALLEJO: Commissioner Valdivia.

17 COMMISSIONER VALDIVIA: Yes.

18 MR. VALLEJO: Ms. Morejon.

19 MS. MOREJON: Yes.

20 MR. VALLEJO: Mr. Oseguera.

21 MR. OSEGUERA: Yes.

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

24 MAYOR STACK: Let me just say something
25 for the record, if I may. Mr. Lopez does this

1 commonly, whether it be before the Board of
2 Commissioners or the Planning Board, I can't speak
3 for the other boards because I'm not on them. But
4 he routinely does not show up for meetings, even
5 after he's called. It's a total lack of respect
6 that he has for this board and I just want the
7 record to reflect that. He does it commonly
8 before the Board of Commissioners on liquor
9 hearings, he does it before this board. I wonder
10 if treats the Superior Court the same as he does
11 this board.

12 The members of this board are all
13 volunteer members of the board, they come here on
14 their own time, they volunteer to serve on the
15 municipal board and it's very unfair to treat them
16 that way. Just let the record reflect that.

17 MR. VALLEJO: We don't have any
18 resolutions on tonight's agenda.
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ADJOURNMENT:

MR. VALLEJO: There being no other application on tonight's agenda, can I have a motion to close tonight's meeting.

MAYOR STACK: Motion.

MR. VALLEJO: Motion by Mayor Stack. Any second?

MR. OSEGUERA: Second.

MR. VALLEJO: Second by Mr. Oseguera. All in favor?

(All Board Members indicate in the affirmative.)

MR. VALLEJO: The ayes have it. Thank you, have a good night. Let the record indicate that the meeting has ended.

(Whereupon the meeting was adjourned at 6:14 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