

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, March 22, 2022
Commencing at 6:05 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
YDALIA GENAO, Mayor's Designee
ALICIA MOREJON
JOSE GUARENO, Alternate #1
HECTOR OSEGUERA, Alternate #2

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

BRIAN CHEWCASKIE, ESQ.
Board Counsel

CARLOS VALLEJO, Board Secretary

SUSAN BISCHOFF, CCR, RPR
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201-933-8220 SBischoffccr@yahoo.com

I N D E XPAGE

CALL TO ORDER

3

SALUTE TO FLAG

3

ROLL CALL

4

ADOPTION OF MINUTES

6

HEARINGS/APPLICATIONS/EXTENSION
613 39th Street, LLC

7

ADOPTION OF RESOLUTIONS

14/16/18/22/26

ADJOURNMENT

29

1 MR. VALLEJO: May I have your attention,
2 please.

3 Please take notice that on Tuesday,
4 March 22, 2022 at 6:00 p.m., a regular meeting is
5 scheduled for the City of Union City Planning
6 Board to be held in the Union City High School,
7 located at 2500 John F. Kennedy Boulevard, Union
8 City, New Jersey.

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

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

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

21 Before we call roll for this evening's
22 meeting, will everyone kindly rise to salute the
23 flag.

24

25 (Whereupon, the Pledge of Allegiance was

1 recited.)

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3 MR. VALLEJO: Thank you.

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5 **ROLL CALL:**

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7 MR. VALLEJO: Roll call for tonight's
8 meeting. Mayor Stack.

9 MAYOR STACK: Here.

10 MR. VALLEJO: Ms. Capizzi.

11 CHAIRPERSON CAPIZZI: Here.

12 MR. VALLEJO: Mr. Velez.

13 VICE CHAIRPERSON VELAZQUEZ: Here.

14 MR. VALLEJO: Commissioner Valdivia
15 absent. Ms. Genao.

16 MS. GENAO: Here.

17 MR. VALLEJO: Ms. Morejon.

18 MS. MOREJON: Yes.

19 MR. VALLEJO: Ms. Fernandez is absent.
20 Mr. Medina is absent. Mr. Guareno.

21 MR. GUARENO: Here.

22 MR. VALLEJO: Mr. Oseguera.

23 MR. OSEGUERA: Here.

24 MR. VALLEJO: Let the record indicate
25 there are six, seven present.

1 MR. CHEWCASKIE: Seven present, six can
2 act.

3 MR. VALLEJO: We have a full quorum for
4 tonight's meeting.

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ADOPTION OF MINUTES:

MR. VALLEJO: Adoption of minutes,
regular meeting February 22nd, 2022, can I have a
motion?

MAYOR STACK: Motion.

MR. VALLEJO: Motion by Mayor Stack.

VICE CHAIRPERSON VELAZQUEZ: Second.

MR. VALLEJO: Seconded by Mr. Velazquez.

Roll call on the motion. Mayor Stack.

MAYOR STACK: Yes.

MR. VALLEJO: Ms. Capizzi.

CHAIRPERSON CAPIZZI: Yes.

MR. VALLEJO: Mr. Velazquez.

VICE CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Five in favor, motion
carries.

* * * *

HEARINGS:

613 39th Street, LLC

613 39th Street:

MR. VALLEJO: Going to the first hearing on tonight's agenda is an extension. 613 - 39th Street, LLC. Ms. Pereiras, please.

MS. PEREIRAS: Thank you, Mr. Vallejo. Good evening, Mayor.

MAYOR STACK: Good evening.

MS. PEREIRAS: Good evening, Madam Chair, members of the Board, may it please the Board, Bianca Pereiras on behalf of the applicant for 613 - 39th Street in Union City.

The Board may recall we came before you back in November of 2019. At that time, we presented an application to subdivide a lot and to construct two new three-family homes. That application was bifurcated because part of our zone -- we actually were in two different zones. So part of that matter went before the Board of Adjustment. This Board an application for a subdivision and one three-family home. The resolution was memorialized in January of 2020, just before the onset of the COVID-19 pandemic.

1 And unfortunately and due solely the COVID issue,
2 my clients were unable to proceed with the permit
3 application. These are -- the owners are actually
4 local residents in Union City. And when I tell you
5 that they took every precaution, they did not
6 leave their home while all this was going on.

7 So at this point, they're ready to
8 proceed. They have CD's ready to be submitted,
9 but unfortunately, our approval expired in January
10 of this year. So here we are before you
11 requesting respectfully that this matter be
12 carried or extended to allow them the opportunity
13 to build according to the resolution of this
14 Board.

15 MAYOR STACK: How long are you looking
16 for, what type of extension?

17 MS. PEREIRAS: We don't need much time,
18 Mayor. So normally a year is granted, we don't
19 even need that, we're ready to go. So just a few
20 months would be enough.

21 MR. CHEWCASKIE: Mayor, if I may? Just
22 a few observations. There was, because of COVID
23 reasons, the permit extension act. And at the
24 time that this application was filed, the period
25 of the health emergency ceased, but then we were

1 hit with a curve ball because the health emergency
2 was reinstated, I believe, in January of this
3 year, and then just recently, changed in March.

4 And under the permit extension act --
5 and this may provide some guidance, if the Board
6 is inclined to grant an extension -- it basically
7 says that, you know, any action must be done
8 within six months of the expiration of, A, your
9 approval or the end of the health emergency.

10 So we -- my suggestion that if the Board
11 is inclined to grant the extension that it be
12 six months.

13 MAYOR STACK: So, let me just ask you
14 something, Ms. Pereiras. I'm familiar with the
15 house, I've been there a few times. I knew the
16 old woman that lived here, her name was Mrs.
17 Schwartz. And she lived there for a long time,
18 her husband was a police officer. So the house
19 actually is stepped up, you have to walk up stairs
20 to get to it and it goes way back.

21 Would this building block any of the
22 windows that are on that side of the building of
23 that townhouse development?

24 MS. PEREIRAS: I don't believe so. I
25 think there's a lot of extensive digging and work

1 to be done because of the slope of this property.
2 So there's a lot of work to be done, but I know --
3 and unfortunately the architect is not here to
4 speak to that in particular, but I do not believe
5 it blocks any properties.

6 MAYOR STACK: It will definitely be an
7 improvement to what's there right now. The only
8 thing I'm asking you is just I'll go along and I
9 want to let the Board members speak for themselves
10 and if they have any questions, see if there's
11 anyone from the public that has any questions, I
12 would support giving a year, but this would only
13 be the last one we give. This would be the only
14 one that would be granted and it has to be done
15 within a year.

16 More importantly right now, just make
17 sure the property is maintained, make sure the
18 weeds are cut, the property is kept clean. And
19 also try to put up something so the kids can't get
20 inside the property. We get a lot of police calls
21 at this property, I hear it on the radio,
22 juveniles on the property. Just so no one gets
23 hurt there, a child doesn't get hurt going in
24 there and stuff like that.

25 MS. PEREIRAS: I will make sure to take

1 care of that.

2 MAYOR STACK: Any Board member have any
3 questions on this at this point?

4 VICE CHAIRPERSON VELAZQUEZ: Just that,
5 you know, I get involved with a lot of these
6 properties. And the thing is maintaining them,
7 that's the main thing. So if maybe we could have
8 like every three weeks or month to make sure
9 that's clean and maintained, so I don't have to be
10 calling up?

11 MS. PEREIRAS: Not a problem. Like I
12 said, they're local so we'll make sure to take
13 care of that.

14 MAYOR STACK: Especially during the
15 summer, you know, during the summer, at least
16 every three weeks.

17 MS. PEREIRAS: Sure.

18 VICE CHAIRPERSON VELAZQUEZ: Could we
19 add that as a condition?

20 MR. CHEWCASKIE: If that's what the
21 Board's inclined to do --

22 MAYOR STACK: I trust you'll follow-up.

23 MR. CHEWCASKIE: -- you can grant the
24 extension. The resolution that I will prepare
25 will be subject to maintenance -- to maintain and

1 secure the property.

2 VICE CHAIRPERSON VELAZQUEZ: Thank you.

3 MAYOR STACK: Any other Board member
4 have any questions at this point?

5 Any member of the public have any
6 questions on this application at 613 39th Street,
7 an extension of a three family structure?

8 I'll make a motion to approve the one
9 year extension. Please get this built, it will be
10 a nice addition to that block.

11 MS. PEREIRAS: Absolutely.

12 MR. VALLEJO: Motion on the table by
13 Mayor Stack to approve one year extension.

14 VICE CHAIRPERSON VELAZQUEZ: Second.

15 MR. VALLEJO: Seconded by Mr. Velazquez.
16 Roll call on the motion.

17 Mayor Stack.

18 MAYOR STACK: Yes.

19 MR. VALLEJO: Ms. Capizzi.

20 CHAIRPERSON CAPIZZI: Yes.

21 MR. VALLEJO: Mr. Velazquez.

22 VICE CHAIRPERSON VELAZQUEZ: Yes.

23 MR. VALLEJO: Ms. Morejon.

24 MS. MOREJON: Yes.

25 MR. VALLEJO: Mr. Oseguera.

1 MR. OSEGUERA: Yes.

2 MR. VALLEJO: Five in favor. Motion
3 carries.

4 MR. CHEWCASKIE: You forgot --

5 MR. VALLEJO: He was absent. Mr.
6 Guareno was absent.

7 MR. CHEWCASKIE: Okay. So Mr. Guareno
8 we'll mark as an abstention.

9 MR. VALLEJO: He abstains.

10 MS. PEREIRAS: Mr. Chewcaskie, just to
11 confirm, I submitted a subdivision deed for the
12 Board's review and approval. I don't know if
13 that's something that will be executed?

14 MR. CHEWCASKIE: When the resolution is
15 adopted, we will execute the subdivision deed.
16 And quite frankly, just sent it to me again so I
17 can look at it. I don't remember when I received
18 it and I didn't have it in the file.

19 MS. PEREIRAS: I will.

20 MR. CHEWCASKIE: But I remember we spoke
21 about it.

22 MAYOR STACK: Thank you.

23 MS. PEREIRAS: Thank you.

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1 **ADOPTION OF RESOLUTIONS:**

2
3 (1) Liberty Park at Union City, LLC, 649-651 38th
4 Street. Block 260, Lot 30-60. Parking at
5 basement and ground floor. 48 dwelling units at
6 four floors above. The applicant seeks a one year
7 extension. The approval resolution was
8 memorialized on January 24, 2017.

9 **Dismissed**

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11 MR. VALLEJO: We have five resolutions
12 on tonight's agenda. The first resolution is
13 Liberty Park at Union City. This was dismissed at
14 the previous meeting. Can I have a motion to
15 adopt this resolution.

16 VICE CHAIRPERSON VELAZQUEZ: I make a
17 motion.

18 MR. VALLEJO: Motion by Mr. Velazquez.

19 MS. MOREJON: Second.

20 MR. VALLEJO: Second by Ms. Morejon.

21 Roll call on the motion.

22 Mayor Stack.

23 MAYOR STACK: Yes.

24 MR. VALLEJO: Ms. Capizzi.

25 CHAIRPERSON CAPIZZI: Yes.

1 MR. VALLEJO: Mr. Velazquez.

2 VICE CHAIRPERSON VELAZQUEZ: Yes.

3 MR. VALLEJO: Ms. Morejon.

4 MS. MOREJON: Yes.

5 MR. VALLEJO: Mr. Guareno, you abstain,
6 right?

7 MAYOR STACK: He wasn't here.

8 MR. CHEWCASKIE: According to this, we
9 had Ms. Capizzi, Mr. Velazquez, Mayor Stack, Ms.
10 Morejon and Mr. Oseguera.

11 MR. VALLEJO: Mr. Oseguera.

12 MR. OSEGUERA: Yes.

13 MR. CHEWCASKIE: I had to find your name
14 on here.

15 MR. VALLEJO: Five in favor, one
16 abstention. Motion carries.

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ADOPTION OF RECONSIDERATION OF THE RESOLUTION:

(3) Valente & Valente, 804 Kennedy Blvd. Block 43, Lot 3. Applicant is requesting a 1 year extension. The approval resolution was adopted on 11/27/2018. The denial resolution of a one year extension was memorialized on September 28, 2021.

MR. VALLEJO: We are going to reconsideration of resolution, Valente and Valente, 804 Kennedy Boulevard.

MR. CHEWCASKIE: On this one, Board members, this was a matter that I had the opportunity to review, speak with the attorney, speak with the officials in the City. There was an error with regard to this property, there was a request for an extension, the extension was denied. Based upon what we've seen, it was merited that the extension should be granted. We prepared a resolution authorizing that extension.

MAYOR STACK: So just to clear it up, I made a mistake on this one. I thought this property wasn't cooperating, keeping it clean, it was the property next door. So I stand corrected, I made a mistaken on this one. I'll sponsor the motion to grant the extension.

1 MR. VALLEJO: Motion to grant extension
2 by Mayor Stack.

3 VICE CHAIRPERSON VELAZQUEZ: Second.

4 MR. VALLEJO: Seconded by Mr. Velazquez.
5 Roll call on the motion.

6 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: Ms. Morejon.

13 MS. MOREJON: Yes.

14 MR. VALLEJO: Mr. Guareno.

15 MR. GUARENO: Yes.

16 MR. VALLEJO: Mr. Oseguera.

17 MR. OSEGUERA: Yes.

18 MR. VALLEJO: Six in favor, motion
19 carries.

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ADOPTION OF CORRECTIVE RESOLUTION:

(4) 1012 Palisade Ave. Block 186, Lot 42.

Applicant proposes the legalization of a ground floor apartment to convert from a two family to three families. Applicant also proposes the addition of a stair bulkhead. The approval resolution was memorialized on October 23, 2018.

MR. VALLEJO: Going to number three, corrective resolution, 1012 Palisade Avenue.

MR. CHEWCASKIE: I can take that one, Carlos, too. We received information regarding this property. When the property was before the Board, there was a roof deck on the garage which was proposed, discussed and part of the approved plans. The building department indicated that there was no specific reference to the roof deck. Based upon my review of the transcript and the drawings, the roof deck is there, it was discussed. So we're doing a corrective resolution, so there is no issue with the building department.

MAYOR STACK: And this is 1012 Palisade?

MR. CHEWCASKIE: Correct.

MAYOR STACK: And it's going from a two

1 to a three, right?

2 MR. CHEWCASKIE: Correct, that's my
3 understanding.

4 MAYOR STACK: These houses on 1010,
5 1012, and 1014 Palisade, I mean I lived next to
6 them as a kid, all my life. Really in reality,
7 they were always three families. I used to go in
8 and out -- my friends used to live in some of them
9 on this block. It was always an apartment, it was
10 like a one bedroom apartment on the first floor,
11 behind the garage. And then you had large
12 apartments on the second and the third floor. And
13 it's always been there. I think this is good for
14 the neighborhood, it's good to have it there. It
15 provides people with an apartment maybe other
16 people can afford, it's a little more affordable
17 those units that are there. Really in reality, I
18 know that 1014, I believe has the same thing as
19 1012. I think the only one that's still a two
20 family and never rented out behind the garage --
21 and it was an apartment, had a kitchen, a
22 bathroom -- I used to go in there as a kid -- was
23 1010.

24 So this is another good application for
25 the City. 1012 Palisade, that would be number

1 three. The only problem we had at this property
2 is she was doing Air BNB, that has stopped, so we
3 support the application. No Air BNB, Javier, I
4 don't want to see it in your house either. Just
5 kidding.

6 I'll sponsor the resolution -- oh, I was
7 absent, I'll abstain on this one.

8 MR. VALLEJO: Members present at that
9 meeting was Ms. Capizzi, Ms. Genao, Ms. Morejon,
10 Mr. Guareno, and Mr. Oseguera said he read the
11 transcripts and he's willing to sign the
12 affidavit.

13 MR. CHEWCASKIE: Okay. So we have five
14 that can act on it.

15 MR. VALLEJO: Yes. Can I have a motion
16 to adopt this resolution.

17 MR. GUARENO: Motion.

18 MR. VALLEJO: Motion by Mr. Guareno.
19 Can I have a second?

20 MR. OSEGUERA: Second.

21 MR. VALLEJO: Second by Mr. Oseguera.
22 Roll call on the motion to adopt this resolution.

23 Mayor Stack.

24 MAYOR STACK: Abstain.

25 MR. VALLEJO: Ms. Capizzi.

1 CHAIRPERSON CAPIZZI: Yes.

2 MR. VALLEJO: Mr. Velazquez, you're
3 going to abstain?

4 VICE CHAIRPERSON VELAZQUEZ: Carlos, I
5 sent the affidavit today, I emailed it to you. So
6 I'm going to vote.

7 MR. VALLEJO: Okay, thank you. Yes.

8 Ms. Genao.

9 MS. GENAO: Yes.

10 MR. VALLEJO: Ms. Morejon.

11 MS. MOREJON: Yes.

12 MR. VALLEJO: Mr. Guareno.

13 MR. GUARENO: Yes.

14 MR. VALLEJO: Mr. Oseguera.

15 MR. OSEGUERA: Yes.

16 MR. VALLEJO: Six in favor, one
17 abstained, motion carries.

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ADOPTION OF MODIFICATION OF RESOLUTION:

(3) Paolo Bosco. 418 17th Street. Block 90, Lot 23. Applicant proposes new additions for the construction of a three family house. The approval resolution was memorialized on September 22, 2020.

MR. VALLEJO: We are going now to number 4. That's Paolo Bosco, 418 17th Street.

MR. CHEWCASKIE: So this was another one. This is -- and, Carlos, I leave it to you whether this is a corrective or an amended resolution. If we consider this an amended resolution, it can be subject to the appropriate fees and that's already covered --

MR. VALLEJO: Amended.

MR. CHEWCASKIE: -- in the resolution, but I'll leave it to you if there are fees required for this. But what has happened is that this was a four-story addition to the rear of 418 17th Street. During the course of construction, it was determined that the property had to be reconstructed. A request was made by the owner to Mr. Spatz. Mr. Spatz issued a memorandum on February 3rd that he reviewed the resolution and

1 that there would be nothing to do but the complete
2 reconstruction of the building with four stories.

3 So what we have here is that the
4 construction will be within the footprint of what
5 was previously approved. It was recommended by
6 Mr. Spatz, it was also recommended by myself, and
7 it was suggested that this be administratively
8 approved by the Board by adopting this resolution.

9 MAYOR STACK: And there was a variance
10 application that was sought on this matter?

11 MR. CHEWCASKIE: There was a variance
12 that was granted based upon certain conditions on
13 the property, but what is being built will be
14 within the footprint of what was approved.

15 MAYOR STACK: And all the neighbors were
16 notified within 200 feet, correct?

17 MR. CHEWCASKIE: Yes, they were.

18 MAYOR STACK: How long ago was that
19 hearing do we know?

20 MR. CHEWCASKIE: That hearing was
21 conducted on July 28, 2020.

22 MAYOR STACK: Very good. Is there
23 anyone here to comment on any of these
24 applications that the Board has considered,
25 whether it was 649-651 38th Street, 804 Kennedy

1 Boulevard, 1012 Palisade Avenue, we're now on the
2 application, is that 418 17th Street?

3 MR. CHEWCASKIE: Correct.

4 MAYOR STACK: Anyone wishing to comment
5 on any of these applications? Seeing none, okay,
6 we'll move -- I'll move it.

7 MR. VALLEJO: Motion --

8 MAYOR STACK: On 418 17th Street, I'll
9 make a motion to approve.

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

12 VICE CHAIRPERSON VELAZQUEZ: Second.

13 MR. VALLEJO: Second by Mr. Velazquez.
14 Roll call on the motion.

15 Mayor Stack.

16 MAYOR STACK: Yes.

17 MR. VALLEJO: Ms. Capizzi.

18 CHAIRPERSON CAPIZZI: Yes.

19 MR. VALLEJO: Mr. Velazquez.

20 VICE CHAIRPERSON VELAZQUEZ: Yes.

21 MR. VALLEJO: Ms. Morejon.

22 MS. MOREJON: Yes.

23 MR. VALLEJO: Mr. Guareno.

24 MR. GUARENO: Yes.

25 MR. VALLEJO: Mr. Oseguera.

1 MR. OSEGUERA: Yes.

2 MR. VALLEJO: Six in favor, motion

3 carries.

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1 **ADOPTION OF AMENDED RESOLUTION:**

2 (5) 135 JPM Properties, LLC, 135 44th Street.
3 Block 253, Lot 22. Applicant proposes a new (3)
4 family dwelling. The approval resolution was
5 memorialized on May 25, 2021.

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7 MR. VALLEJO: We are going to resolution
8 number 5, 135 JPM Properties, LLC, 135 44th
9 Street.

10 MR. CHEWCASKIE: Okay. I'll explain
11 that one also. There was a hearing on this
12 property in April of 2021. And there was -- it
13 was approved that a two foot side yard would be on
14 the west side and a three foot side yard would be
15 on the east side. And the applicant requested an
16 amendment to do the opposite, two foot on the west
17 side, three foot on the east side. Revised plans
18 were submitted January 21st, 2022. The Board
19 planner, Mr. Spatz, reviewed the revised plan,
20 indicated that the revision does not affect or
21 modify any of the variances originally granted by
22 the Board with the exception of the side yard
23 shift. And therefore it was recommended that the
24 Board adopt this amended resolution, it certainly
25 will be an amendment. So that would be required

1 for the revised plans to be considered by the
2 building department.

3 MAYOR STACK: Anyone wishing to comment
4 on this application at 135 44th Street? This
5 would be also on a three family home, correct?

6 MR. CHEWCASKIE: Yes. At the time, it
7 was a three family.

8 MAYOR STACK: Right. I understand,
9 going back. Anyone wishing to comment on this
10 application at this time, please step forward,
11 state your name and address for the record?
12 Seeing none, any board members wishing to comment
13 on this application at this time? Seeing none,
14 I'll make a motion to approve it. This is another
15 project that's beneficial, as were the past four,
16 to the neighbors where they're actually going
17 into.

18 MR. VALLEJO: Motion on the table to
19 memorialize this resolution by Mayor Stack. Any
20 second?

21 VICE CHAIRPERSON VELAZQUEZ: Second.

22 MR. VALLEJO: Seconded by Mr. Velazquez.
23 Roll call on the motion.

24 Mayor Stack.

25 MAYOR STACK: Yes.

1 MR. VALLEJO: Ms. Capizzi.
2 CHAIRPERSON CAPIZZI: Yes.
3 MR. VALLEJO: Mr. Velazquez.
4 VICE CHAIRPERSON VELAZQUEZ: Yes.
5 MR. VALLEJO: Ms. Morejon.
6 MS. MOREJON: Yes.
7 MR. VALLEJO: Mr. Guareno.
8 MR. GUARENO: Yes.
9 MR. VALLEJO: Mr. Oseguera.
10 MR. OSEGUERA: Yes.
11 MR. VALLEJO: Six in favor, motion
12 carries.

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1 **ADJOURNMENT :**

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

6 MAYOR STACK: Does anyone have any
7 further comments from the public on any matter
8 concerning the planning board in the City of Union
9 City, please step forward, state your name and
10 address for the record. Anyone wishing to comment
11 at this time? Seeing none.

12 MR. VALLEJO: Motion to close by Mayor
13 Stack.

14 VICE CHAIRPERSON VELAZQUEZ: Second.

15 MR. VALLEJO: Seconded by Mr. Velazquez.
16 All in favor?

17
18 (All Board Members indicate in the
19 affirmative.)

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21 MR. VALLEJO: The ayes have it. Thank
22 you.

23 MAYOR STACK: Thank you very much.
24 Thank you Board members for being here.

25 MR. VALLEJO: Let the record show the

1 meeting has ended.

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3 (The meeting was adjourned at 6:27 p.m.)

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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