

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, April 26, 2022
Commencing at 6:00 p.m.

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

DIANE CAPIZZI, Chairperson
ALEJANDRO VELAZQUEZ, Vice Chairperson
YDALIA GENAO, Mayor's Designee
JOSE GUARENO, Alternate #1
HECTOR OSEGUERA, Alternate #2

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

BRIAN P. STACK, Mayor
CELIN VALDIVIA
ALICIA MOREJON
CAROLINA FERNANDEZ
FRANKLIN MEDINA

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

3 Please take notice that on Tuesday,
4 April 26, 2022, at 6:00 p.m., a regular meeting is
5 scheduled for the City of Union City Zoning Board
6 of Adjustment, to be held in Union City High
7 School, located at 2500 John F. Kennedy Boulevard,
8 Union City, New Jersey.

9 Adequate notice of this meeting has been
10 provided as follows:

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

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

21

22 (Whereupon the Pledge of Allegiance was
23 recited.)

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25 MR. VALLEJO: Thank you.

ROLL CALL:

MR. VALLEJO: Roll call for tonight's meeting. Mayor Brian Stack, absent. Ms. Capizzi.

CHAIRPERSON CAPIZZI: Here.

MR. VALLEJO: Mr. Velazquez.

VICE CHAIRPERSON VELAZQUEZ: Here.

MR. VALLEJO: Commissioner Valdivia is absent. Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Ms. Morejon is absent, Ms. Fernandez is absent. Mr. Medina is absent. Mr. Guareno.

MR. GUARENO: Here.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Here.

MR. VALLEJO: Let the record indicate there are five present, we have a quorum for tonight's meeting.

* * * *

ADOPTION OF MINUTES:

MR. VALLEJO: All right. We're going to adoption of the minutes of the previous meeting on March 22, 2022. Can I have a motion?

CHAIRPERSON CAPIZZI: Motion.

MR. GUARENO: Second.

MR. VALLEJO: Seconded 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. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Five in favor, motion carries.

* * * *

HEARINGS:

MR. VALLEJO: We don't have any
applications for tonight's agenda.

ADOPTION OF RESOLUTION:

(1.) 613 39th Street, LLC, 613 39th Street. Block: 261. Lot 57. Applicant proposes a subdivision to create two (2) new lots. Lot 57 will be 2500 square feet and Lot 58 will be approximately 3125 square feet. And to construct a new four story three families on lot 57. The approval resolution was memorialized on January 28, 2020. Applicant is requesting a 1 year extension. Approved.

MR. VALLEJO: We're moving to resolutions. One resolution on tonight's agenda, 613 39th Street, LLC, 613 39th Street. This extension was approved at the previous meeting. Can I have a motion?

VICE CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. GUARENO: Second.

MR. CHEWCASKIE: Everyone can vote except for Ms. Genao because the mayor was here at that meeting.

MR. VALLEJO: She also was present.

MR. CHEWCASKIE: She was present, but

1 since the mayor took the action, she cannot vote
2 on the resolution.

3 MR. VALLEJO: Thank you. Mr. Guareno
4 seconded. Roll call on the motion. Ms. Capizzi.

5 CHAIRPERSON CAPIZZI: Yes.

6 MR. VALLEJO: Mr. Velazquez.

7 VICE CHAIRPERSON VELAZQUEZ: Yes.

8 MR. VALLEJO: Mr. Guareno.

9 MR. GUARENO: Yes.

10 MR. VALLEJO: Mr. Oseguera.

11 MR. OSEGUERA: Yes.

12 MR. CHEWCASKIE: Four in favor, motion
13 carries.

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ADJOURNMENT :

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

MR. OSEGUERA: Motion.

MR. VALLEJO: Motion by Mr. Oseguera.

MR. GUARENO: Second.

MR. VALLEJO: Seconded by Mr. Guareno. All in favor?

(All Board Members indicate in the affirmative.)

MR. VALLEJO: The ayes have it. Good night. Let the record show that the meeting has ended.

(Whereupon the meeting was adjourned at 6:04 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