

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, May 24, 2022
Commencing at 6:03 p.m.

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

DIANE CAPIZZI, Chairperson
ALEJANDRO VELAZQUEZ, Vice Chairperson
ALICIA MOREJON
FRANKLIN MEDINA

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

BRIAN T. STACK, Mayor
CELIN J. VALDIVIA, Commissioner
YDALIA GENAO, Mayor's Designee
CAROLINA FERNANDEZ
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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1 MR. VALLEJO: May I have your attention.

2 Please take notice that on Tuesday, May
3 24, 2022, at 6 p.m., a regular meeting is scheduled
4 for the City of Union City Planning Board to be
5 held in the Union City High School, 2500 John F.
6 Kennedy Boulevard, Union 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:**

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25 MR. VALLEJO: Thank you. Roll call for

1 tonight's meeting. Mayor Brian P. Stack, absent.

2 Ms. Capizzi.

3 CHAIRPERSON CAPIZZI: Here.

4 MR. VALLEJO: Mr. Velazquez.

5 VICE CHAIRPERSON VELAZQUEZ: Here.

6 MR. VALLEJO: Mr. Celin Valdivia is

7 absent. Ms. Genao is absent. Ms. Morejon.

8 MS. MOREJON: Here.

9 MR. VALLEJO: Ms. Fernandez is absent.

10 Mr. Medina.

11 MR. MEDINA: Here.

12 MR. VALLEJO: Mr. Guareno.

13 MR. GUARENO: Here.

14 MR. VALLEJO: Mr. Oseguera.

15 MR. OSEGUERA: Here.

16 MR. VALLEJO: Let the record indicate

17 there are six present.

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ADOPTION OF MINUTES:

MR. VALLEJO: Adoption of minutes of the regular meeting held on April 26, 2022. Can I have a motion?

VICE CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. OSEGUERA: Second.

MR. VALLEJO: Seconded by Mr. Oseguera. Roll call on the motion. Ms. Capizzi.

CHAIRPERSON CAPIZZI: Yes.

MR. VALLEJO: Mr. Velazquez.

VICE CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Abstain.

MR. VALLEJO: Mr. Medina.

MR. MEDINA: Abstain.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Four in favor, two abstained. Motion carries.

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HEARINGS:

PBG REALTY, LLC

2207 Summit Avenue:

MR. CHEWCASKIE: Okay. So the next one is a hearing, request for an extension, PBG Realty 2207 Summit Avenue.

I did receive a call about quarter of six that the attorney for the applicant had a flat tire, the flat tire was being changed in Secaucus. And she's on her way. However, if the board wants to proceed, I have no issue with the extension being granted. But as I did more research into the project, it's in the Roosevelt Stadium Redevelopment Zone. I would suggest if the extension is granted that it be subject to the execution of a redevelopment agreement, which will set forth the time table for development of the project.

We did grant an extension, as the Board is aware, there has been statutory law that as a result of COVID, there were automatic extensions given. I would suggest that at this point in time, that we would grant a one year extension till, let's say, June 1, 2023, subject to the

1 applicant entering into a redevelopment agreement.

2 MR. VALLEJO: 2022?

3 MR. CHEWCASKIE: 2023. That's my
4 suggestion. I mean as a result of it's a
5 redevelopment plan, there's been -- A
6 redevelopment zone, there's been no change in
7 zoning. So when I reviewed everything earlier
8 today, as I said, I have no hesitancy in
9 recommending the extension. Of course, it's at
10 the Board's discretion. But since this is a
11 redevelopment plan, the plan was actually amended
12 in 2020 and the City still expects this
13 development.

14 MR. OSEGUERA: Motion to adopt subject
15 to the conditions laid out by Attorney Chewcaskie.

16 VICE CHAIRPERSON VELAZQUEZ: I second.

17 MR. VALLEJO: Motion by Mr. Oseguera to
18 grant the extension, seconded by Mr. Velazquez.
19 Roll call on the motion. 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. Medina.

1 MR. MEDINA: Yes.

2 MR. VALLEJO: Mr. Guareno.

3 MR. GUARENO: Yes.

4 MR. VALLEJO: Mr. Oseguera.

5 MR. OSEGUERA: Yes.

6 MR. VALLEJO: Six in favor, motion
7 carries.

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ADOPTION OF RESOLUTIONS:

MR. VALLEJO: We don't have any
resolution on tonight's agenda.

ADJOURNMENT:

MR. CHEWCASKIE: And I believe that the next meeting, Carlos, we have another redevelopment project that was deemed complete, correct?

MR. VALLEJO: That's correct. On June 28th, we have 2704 Kennedy Boulevard.

MR. CHEWCASKIE: That, so far, is our only case, correct?

MR. VALLEJO: Yes, that's the only case so far.

MR. CHEWCASKIE: All right.

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

MS. MOREJON: Motion.

MR. VALLEJO: Motion by Ms. Morejon.

MR. GUARENO: Second.

MR. VALLEJO: Second by Mr. Guareno. Roll call on the motion. Ms. Capizzi.

CHAIRPERSON CAPIZZI: Yes.

MR. VALLEJO: Mr. Medina.

MR. MEDINA: Yes.

MR. VALLEJO: Ms. Morejon.

1 MS. MOREJON: Yes.

2 MR. VALLEJO: Mr. Velazquez.

3 VICE CHAIRPERSON VELAZQUEZ: Yes.

4 MR. VALLEJO: Mr. Guareno.

5 MR. GUARENO: Yes.

6 MR. VALLEJO: Mr. Oseguera.

7 MR. OSEGUERA: Yes.

8 MR. VALLEJO: Six in favor, motion
9 carries. Let the record show that the meeting has
10 ended and thank you. Good night, everyone.

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12 (Whereupon the meeting was adjourned at
13 6:10 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