

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, July 26, 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
YDALIA GENAO, Mayor's Designee
ALICIA MOREJON
JOSE GUARENO, Alternate #1
HECTOR OSEGUERA, Alternate #2

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

BRIAN T. STACK, Mayor
CELIN J. VALDIVIA, Commissioner
CAROLINA FERNANDEZ
FRANKLIN MEDINA

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

BRIAN CHEWCASKIE, ESQ.
Board Counsel

CARLOS VALLEJO, Board Secretary

McKINLEY MERTZ, Planner

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A P P E A R A N C E S:

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, H&A Developer, LLC

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I N D E X

H & A Developer, LLC
2704-2710 Kennedy Blvd.

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

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

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

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

21
22 (The Pledge of Allegiance was recited.)
23

24 MR. VALLEJO: Thank you.

25 * * * *

ROLL CALL:

MR. VALLEJO: Roll call for tonight's meeting. Mayor Brian P. 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.

MS. MOREJON: Yes.

MR. VALLEJO: 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 reflect there are six present.

* * * *

ADOPTION OF MINUTES:

MR. VALLEJO: Adoption of minutes of regular meeting held on May 24, 2022. Can I have a motion?

CHAIRPERSON CAPIZZI: Make a motion.

MR. VALLEJO: Motion by Ms. Capizzi.

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. Ms. Morejon, she was absent.

Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Five in favor. Motion carries.

* * * *

RESOLUTIONS:

(1) Resolution to appoint the Attorney for the Planning Board; commencing on July 1, 2022 through June 30, 2023.

MR. VALLEJO: Moving to resolutions.
Resolution to appoint attorney for the planning board commencing July 1st, 2022, through June 30, 2023.

CHAIRPERSON CAPIZZI: Motion.

MR. VALLEJO: Motion by Ms. Capizzi.

VICE CHAIRPERSON VELAZQUEZ: Second.

MR. VALLEJO: Seconded by Mr. Velazquez.

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: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Oseguera.

1 MR. OSEGUERA: Yes.

2 MR. VALLEJO: Six in favor, motion
3 carries.

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1 (2) PBG Realty, LLC, 2207 Summit Avenue, Block:
2 120 Lot: 12-20 & 33. Apartment complex with 208
3 residential units and ground floor commercial
4 space and 272 parking spaces. The approved
5 resolution was memorialized on July 24, 2018.
6 First extension was memorialized on May 26, 2020.
7 Requesting a second extension. **Approved**

8
9 MR. VALLEJO: Resolution number 2, PBG
10 Realty, LLC, 2207 Summit Avenue.

11 MR. CHEWCASKIE: This was the extension
12 that was dealt with by the board at the May
13 meeting. It was carried to tonight for the
14 resolution.

15 VICE CHAIRPERSON VELAZQUEZ: I make a
16 motion.

17 MR. VALLEJO: Motion by Mr. Velazquez..

18 MR. OSEGUERA: Second.

19 MR. CHEWCASKIE: Seconded by Mr.
20 Oseguera. Roll call on the motion.

21 Ms. Capizzi.

22 CHAIRPERSON CAPIZZI: Yes.

23 MR. VALLEJO: Mr. Velazquez.

24 VICE CHAIRPERSON VELAZQUEZ: Yes.

25 MR. VALLEJO: Ms. Morejon.

1 MS. MOREJON: Yes.

2 MR. VALLEJO: Mr. Guareno.

3 MR. GUARENO: Yes.

4 MR. VALLEJO: Mr. Oseguera.

5 MR. OSEGUERA: Yes.

6 MR. CHEWCASKIE: Five in favor, motion
7 carries.

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1 **HEARINGS:**

2 **H & A DEVELOPER, LLC**

3 **2704-2710 KENNEDY BLVD.:**

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5 MR. VALLEJO: Moving to application
6 number one and the only one, H & A Developer, LLC,
7 2704-2710 Kennedy Boulevard. Ms. Pereiras,
8 please.

9 MR. CHEWCASKIE: You've already emailed
10 me. Just before Ms. Pereiras starts, what was
11 handed to me was the affidavit of service for
12 tonight's hearing. Prior to this evening, last
13 week, I did receive an email copy. I had the
14 opportunity to review the emailed copy then. The
15 application notice is complete and the board has
16 jurisdiction to proceed.

17 And just so that everyone in the public
18 is aware of what the application is for, this
19 property was designated an area in need of
20 redevelopment by the Board of Commissioners of the
21 City and what we have before us this evening is
22 the proposed site plan for that redevelopment.
23 And, hopefully, we will hear that it is consistent
24 with the redevelopment plan. So I just want to
25 make it clear that what we're seeing is consistent

1 with the plan, but we need to hear the testimony.

2 Thank you, Ms. Pereiras, you can
3 proceed.

4 MS. PEREIRAS: What would be best, if I
5 put it in front for everybody?

6 MR. CHEWCASKIE: I've seen the plans. I
7 think McKinley has seen the plans. I don't know
8 if --

9 MR. GUARENO: That will work.

10 MR. CHEWCASKIE: If I need to see
11 something, I'll move.

12 MS. PEREIRAS: Good evening, counsel,
13 Madam Chair, members of the board. May it please
14 the board, Bianca Pereiras on behalf of the
15 applicant H & A Developers for property located at
16 2704-2710 Kennedy Boulevard. This property, as
17 counsel mentioned, is within the Roosevelt Stadium
18 Redevelopment Area, particularly with a mixed use
19 zone B, wherein the uses that are proposed this
20 evening are permitted. We have taken extreme care
21 to make sure that we have a variance-free
22 application and we'll go through those details
23 going forward.

24 There are two components to our project.
25 One is a mixed use development and the other is a

1 two-family home. So we'll present both. We'll
2 start with our mixed use building and then we'll
3 proceed with the two-family. We are hopeful that
4 this board and that the public can appreciate the
5 amount of work and care that took into designing
6 this building.

7 As this board knows, this property is
8 located just a few blocks from here. And Kennedy
9 Boulevard is one of our most important
10 thoroughfares. And this site in particular is
11 incredibly important. We have such a beautiful
12 Kennedy Boulevard landscape and this property has
13 remained vacant for many, many years. It's the
14 one property that you see when coming off of 495.
15 And it has been vacant for way too long. So
16 hopefully this is something that the board and the
17 town would appreciate.

18 We have a project that not only fits
19 this landscape but also helps us provide
20 affordable housing, which we're happy to provide,
21 helps us provide much needed landscaping, a
22 variety of housing needs, including one bedrooms,
23 two bedrooms, and three bedrooms, as well as a few
24 amenities, some green features that our architect
25 will speak further about. We're also proposing

1 electric charging stations. So this a great
2 application as to many angles.

3 I'd like to begin our presentation with
4 our presentation with our architect, Prital
5 Shukla. Ms. Shukla has presented in front of the
6 board in the past, I don't know if the board
7 recalls, if you'd like to hear her qualifications,
8 I'm happy to go through those.

9 MR. CHEWCASKIE: Yes. I think we'll
10 need her name and address first for the record.

11

12 P R I T A L S H U K L A, after having been
13 duly sworn or affirmed, did testify as follows:

14

15 MS. SHUKLA: First name Prital,
16 P-R-I-T-A-L, last name Shukla, S-H-U-K-L-A, 1116
17 Summit Avenue, Union City.

18 MS. PEREIRAS: Ms. Shukla, would you
19 kindly go through your qualifications?

20 MS. SHUKLA: Sure. So I graduated with
21 master's of science and architecture from Pratt
22 Institute in New York. I have eight years of
23 experience working on ground-up development
24 projects in northern New Jersey. I have testified
25 in front of other boards, such as Hoboken. And

1 I've had the opportunity to testified in front of
2 this board a couple times.

3 I'm a licensed architect in the State of
4 New Jersey and New York. My license is currently
5 active and in good standing in the State of New
6 Jersey.

7 MS. PEREIRAS: I ask Ms. Shukla be
8 accepted as an expert in the field of
9 architecture?

10 MR. CHEWCASKIE: That would be fine.
11 She's testified and has been accepted before this
12 board in the past.

13 MS. SHUKLA: Thank you so much.

14 MS. PEREIRAS: Thank you. Ms. Shukla,
15 are you familiar with the property in question?

16 MS. SHUKLA: Yes.

17 MS. PEREIRAS: And have you had an
18 opportunity to review the drawings that were
19 prepared by your firm?

20 MS. SHUKLA: Yes.

21 MS. PEREIRAS: And would you please
22 describe the project for the board and public?

23 MS. SHUKLA: Sure, I'll be very happy to
24 do so. So as Ms. Pereiras mentioned, this
25 application, we are proposing two buildings. One

1 is a mixed use building, which is a six story
2 mixed use development. And the other is a three
3 story, two family residential building. First,
4 I'll be going over and explaining the six story
5 mixed use development project.

6 So I would like to begin with the
7 location of the property. So this is in -- the
8 project is in DR Roosevelt Stadium Redevelopment
9 Zoning District. It is located along an L-shape
10 property configuration. And in terms of locating
11 the board exactly, this is the JFK Boulevard, this
12 is 28th Street and this is 27th Street, Summit
13 Avenue is here. So right now we're looking at the
14 corner of JFK and 28th Street. The six story
15 development is along this area and the three story
16 two family development is long this property.

17 First, I'll be explaining the six story
18 mixed use development project. So the proposed
19 development, both the six story and the three
20 story, we fully comply with the zoning regulations
21 and we are seeking no variance application
22 tonight. So the proposed site area, I would just
23 like to run down quickly with the zoning table.
24 For the six story mixed use development, the
25 proposed site area is around 24,600 square feet.

1 The minimum required lot is 35 feet and the
2 proposed is 216 feet. The minimum lot depth,
3 required is 100 feet, and the proposed is
4 160.53 feet. The front here along JFK Boulevard,
5 is 8 feet. I would explain it on the site plan.
6 So this is JFK Boulevard, this is 28th Street,
7 27th Street, and Summit Avenue is here. So the
8 proposed front here along JFK Boulevard is 8 feet,
9 the proposed front here along 28th Street is
10 5 feet. And there's 10 feet side yard proposed
11 along all the interior edges of the property line.

12 The max lot coverage, allowed is
13 100 percent, the proposed lot coverage is
14 84 percent. Max building coverage is 85 percent,
15 and the proposed building coverage is 77 percent.
16 As you can see, we are proposing a lot of green
17 grass surfaces on the site plan with landscaping
18 areas. The required parking is 136 spaces and the
19 proposed is 137 spaces.

20 So for the six story, we have two floors
21 of parking. The ground floor and second floor are
22 parking spaces and third through six are
23 residential apartments. On the ground floor,
24 there are 38 parking spaces, out of which three
25 are ADA spaces, including one ADA van accessible

1 space. And there are 14 electrical car charging
2 stations, with electrical car parking spaces. And
3 the rest is the regular car parking. The regular
4 entry for the ground floor is through the 28th
5 Street. There are two levels of parking and both
6 the entrances are from 28th Street.

7 The main building entrance for the
8 residential is along JFK Boulevard with a generous
9 lobby area for the residential tenants. This is
10 the elevator cores, the stair cores, with a
11 package room on the left, and a building office
12 room on the right.

13 There are two commercial spaces proposed
14 along the frontage of JFK Boulevard, each
15 approximately 1,500 square feet. The signage for
16 the commercial spaces will be in compliance with
17 Union City zoning regulations.

18 The second floor has 42 parking spaces
19 with mechanical lifts. So overall there are 84
20 parking spaces on this floor. As you can see
21 there's a residential elevators, stair core with
22 an elevator room at the back. There is a
23 residential lounge area provided as an amenity
24 here and a fitness center on the second floor.
25 There are two affordable units proposed on the

1 second floor. One is a one bedroom, one bath unit
2 with a generous 800 square feet floor area. And
3 the other is two bedroom, two bath affordable
4 unit, approximately 1,250 square feet. Both
5 affordable units have generous living, open kind
6 of kitchen and pretty much open floor plan
7 concept.

8 The third floor has -- third and fourth
9 floor are the same. Third floor has 16 apartments
10 each. The corner units are affordable units. The
11 green ones are three bedroom units, the ones in
12 yellow are two bedroom units, the blue ones are
13 one bedroom units, and the red ones are one
14 bedroom plus units. The affordable unit three
15 bedroom two bath unit is around 1,500 square feet,
16 both along the corner facing JFK Boulevard. And
17 the other affordable unit, two bed two bath is
18 1,200 square feet.

19 All the one bedroom plus office spaces
20 are facing 28th Street and they all range around
21 890 to 900 square feet in floor area. The two
22 apartments facing JFK Boulevard, one bed one bath
23 is around 900 square feet. And as you can see,
24 all the apartments have an open floor plan
25 concept, where it's a generous living dining area

1 with an open kitchen, bedrooms and a master
2 bedroom with a walk-in closet, master bath, and a
3 generous bedroom.

4 So the only difference between third and
5 fourth floor is on the fourth floor, the corner
6 units are not affordable. There's only one
7 affordable unit, the yellow one, as compared to
8 the third and fifth floor.

9 Fifth and sixth floor are very similar.
10 On the fifth floor, again, the blue ones, fifth
11 floor has 18 apartments per floor. And the third
12 and fourth floor had 16 apartments. Fifth and
13 sixth have 18 apartments per floor.

14 So the blue ones, one bedrooms range
15 from 700 to 900 square feet. The red ones, one
16 bedroom plus range from 900 to 950 square feet.
17 And again the affordable unit at the corner is
18 same from third floor through sixth floor. The
19 sixth floor, I would like to skip because it's the
20 same.

21 So the roof plan. Along JFK Boulevard
22 facade, we're proposing a green roof for
23 stormwater management. In terms of area, it's
24 around 5,600 square feet. And a roof deck is
25 proposed along the center of the roof, screened

1 from the edges of the building. And the roof
2 terrace deck is around 4,900 square feet. There
3 are condensers throughout the roof. But, again,
4 those are screened away from the street so that
5 there is no visibility from the street for the
6 condensers.

7 Sheet Z10 and Z11 are elevations. As
8 you can see, we are using green materials mainly.
9 The main material that we're using is brick in
10 combination of fiber board, cement siding, the
11 blue here and metal panels, the brown that you
12 see.

13 And I would like to show the rendering
14 on the first page. So that's the description for
15 the six story mixed use project. And I would like
16 to ask the board if you have any questions or you
17 would like me to explain the other?

18 MS. PEREIRAS: Ms. Shukla, I have a few
19 questions for you quickly. We mentioned some
20 green features. Can you show or pinpoint where we
21 have some parking for bikes as well? We are
22 providing that, correct?

23 MS. SHUKLA: Right. So the bike room is
24 on the corner of JFK and 28th Street. And it's
25 providing with 10 double racks, so 20 bicycle

1 parking spaces. The size of the bicycle storage
2 room is around 20 feet by 20 feet, so 400 square
3 feet bicycle room.

4 MS. PEREIRAS: And I see some trees on
5 your rendering. Are we planting trees?

6 MS. SHUKLA: Right. So if I can show
7 along the site plan, right now, existing there are
8 no street trees. We are planting six street trees
9 along JFK Boulevard, six street trees along 28th
10 Street. And these are spaced approximately
11 26 feet center to center. And apart from the
12 street trees, there is landscaping grass area with
13 shrubs proposed on the site plan. Because the
14 building coverage, we are occupying only
15 77 percent of the building as compared to the
16 allowable 85 percent, which leaves us with some
17 space, which we will be using for green surfaces.

18 MS. PEREIRAS: That's great. As far as
19 lighting, could you describe the lighting on the
20 exterior of the building?

21 MS. SHUKLA: So the lighting, as you can
22 see on the rendering, these are surface mounted
23 lights here, to enhance the commercial spaces on
24 the first floor -- on the ground floor along JFK
25 Boulevard. And in terms of -- there will be

1 lights incorporated within landscaping to enhance
2 the JFK Boulevard facade, as well as 28th Street
3 facade.

4 MS. PEREIRAS: And as far as safety
5 measures, ingress and egress to the building, can
6 you please talk about that a little bit?

7 MS. SHUKLA: Right. So if I can show
8 the first floor. So in terms of security and
9 egress, we have fire rated stair and elevator core
10 here. We have two means of egress through one
11 stair and the second stair. One stair opens into
12 the residential lobby, which exits along JFK
13 Boulevard. And the second stair goes out on 28th
14 Street and the building will be fully sprinklered.

15 MS. PEREIRAS: Fantastic. What about
16 security measures, any security measures on-site?

17 MS. SHUKLA: So there is an office here,
18 building office here. There will be 24-hour
19 doorman facility provided in this building.

20 MS. PEREIRAS: And you discussed the
21 affordable housing, I believe there were
22 seven units, correct?

23 MS. SHUKLA: Right. So we are proposing
24 seven units out of which there's one one-bedroom,
25 800 square feet, four two-bedrooms, 1,200 square

1 feet, and two three-bedrooms, 1,500 square feet.

2 MS. PEREIRAS: And do those affordable
3 units have the same access to the amenities that
4 the other residents can enjoy?

5 MS. SHUKLA: Yes. So in terms of
6 amenities, there is a residential lounge on the
7 second floor, there is a fitness center on the
8 second floor, the roof deck, the green roof on the
9 roof deck, the electric charging stations for the
10 parking. All these amenities will be available,
11 equally available for affordable units.

12 MS. PEREIRAS: Thank you. And as far as
13 the mechanicals on the roof, are any of those
14 evidenced from the streetscape?

15 MS. SHUKLA: No. None of the units --
16 so if we see the roof plan, all the mechanical
17 units are grouped together and away from the
18 periphery of the building. So there is no
19 visibility from the street.

20 MS. PEREIRAS: Thank you, Ms. Shukla.
21 If the board has any questions?

22 MR. OSEGUERA: Yeah. Regarding security
23 measures, I wanted to ask about the lighting on
24 the exterior and whether or not there would be any
25 sort of video cameras on the exterior of the

1 property? JFK is a very highly trafficked and
2 could be susceptible to a place where there's
3 traffic incidents or other pedestrian issues that
4 might need security. So I was wondering what the
5 lighting situation on the perimeter is and if
6 there's any allocation for cameras on the
7 perimeter of the property?

8 MS. SHUKLA: Right, great question. So
9 completely agree with the video camera provision
10 and there would be a video camera provision
11 available at the entrance of the building, along
12 the main lobby area. There will be a desk, a
13 doorman, reception kind of situation also. So
14 video camera along with the doorman with reception
15 desk. Both would be considered in terms of
16 security here at the building.

17 In terms of lighting, we definitely
18 envision JFK Boulevard especially to be lit in
19 terms of the exterior facade, with wall sconces
20 and have lighting incorporated within the
21 landscaping so that there is no -- there are no
22 issues in terms of any dark spot or dark areas
23 along both the street frontage, wherever there's
24 access to the building is provided.

25 MR. OSEGUERA: Thank you.

1 VICE CHAIRPERSON VELAZQUEZ: I'm glad
2 that was incorporated with the video cameras
3 because we have a municipal ordinance for that.
4 That's important. The lighting is going to be LED
5 lighting?

6 MS. SHUKLA: Yes, high efficiency LED
7 lighting.

8 VICE CHAIRPERSON VELAZQUEZ: And the
9 condensers on the top, those units, are they
10 soundproof?

11 MS. SHUKLA: There will be screening
12 outside the condensing units, so some kind of
13 panelling to enclose the unit so that sound is
14 taken care of. Because the roof will be used for
15 the roof deck and the green roof area amenities,
16 so definitely there would be screening around the
17 units.

18 VICE CHAIRPERSON VELAZQUEZ: I'm just
19 saying hypothetically if it was approved, I know
20 the residents there are not going to put up with
21 those kind of noises. And I deal with that a lot
22 when these buildings come up, the next building
23 next door have a lot of problems with the noise.
24 And then the management company takes forever to
25 get back to you and try to get anything fixed.

1 It's not fair for residents who have been there
2 for --

3 MS. SHUKLA: Yeah, we'll be very happy
4 to consider soundproof panelling rather than just
5 fencing for the units.

6 VICE CHAIRPERSON VELAZQUEZ: This is
7 going to be owned by somebody or it's going to be
8 managed by a company?

9 MS. PEREIRAS: It will be managed by a
10 company.

11 VICE CHAIRPERSON VELAZQUEZ: It will
12 have an on-site super there?

13 MS. PEREIRAS: Right, absolutely.

14 VICE CHAIRPERSON VELAZQUEZ: So the
15 doorman won't be the super? Okay.

16 CHAIRPERSON CAPIZZI: How will people
17 get in and out of the garage and what kind of
18 security do you have?

19 MS. SHUKLA: Right. So the garage
20 entrance, the vehicular entrance is along -- so on
21 the ground floor, the vehicular entrance is from
22 28th Street. And the pedestrian entrance is from
23 JFK. There is internal connection, once you park
24 the car inside, the lobby has a door. And you can
25 access the residential building once you park the

1 car. But the vehicular entrance is through 28th
2 Street on the ground floor.

3 And on the second floor, as the site
4 moves down, the ramp on the second floor -- so on
5 the ground floor, the ramp is here. And on the
6 second floor, the ramp is here. There is no
7 internal connection, vehicular connection between
8 ground floor and second floor. But in terms of
9 access and exit it would be along 28th Street.

10 CHAIRPERSON CAPIZZI: Security cameras
11 inside, will there be inside security cameras that
12 someone will be watching?

13 MS. SHUKLA: Right. So the video
14 camera, which will be part of the lobby, apart
15 from the video camera in the lobby area, there
16 will be cameras provided within garage for
17 security reasons, both on the ground floor as well
18 as on the second floor.

19 CHAIRPERSON CAPIZZI: With the lighting
20 inside?

21 MS. SHUKLA: Correct.

22 MR. CHEWCASKIE: And then I guess the
23 follow-up question to that was would there be --
24 is there like a garage door that you would need to
25 swipe in or how does that work?

1 MS. SHUKLA: Yes. So if you see the
2 rendering, I'm not --

3 MR. CHEWCASKIE: I saw the door, but in
4 order to access, do you swipe in or there's
5 something like an access card that you can pull up
6 and it will open?

7 MS. SHUKLA: Right, either -- we've not
8 really thought through it, but either there will
9 be a card to swipe or like a button to open the
10 door, which will be provided exclusively to the
11 tenants.

12 CHAIRPERSON CAPIZZI: So people who want
13 to visit the two -- there's two commercial spaces,
14 are they parking in here as well or no, it's only
15 for residents?

16 MS. SHUKLA: It is for residents only.

17 CHAIRPERSON CAPIZZI: Okay.

18 MS. MERTZ: Will guests of the residents
19 be able to access the garage?

20 MS. SHUKLA: Right. So for those
21 situations, if a guest -- if I'm staying here and
22 a guest is visiting me, they can give me a call
23 before arriving or when they are there. And the
24 doorman would connect through the video cam
25 intercom and just mention the name. And if the

1 resident says okay and that's how they can provide
2 access, electronically.

3 VICE CHAIRPERSON VELAZQUEZ: So it will
4 be a real doorman not a virtual doorman?

5 MS. PEREIRAS: The plan is for a real
6 doorman.

7 VICE CHAIRPERSON VELAZQUEZ: That scares
8 me, that's why.

9 MR. GUARENO: You said you're going to
10 have commercial parking spaces?

11 MS. SHUKLA: No, only for the
12 residential.

13 MR. GUARENO: Okay.

14 MS. PEREIRAS: These are local
15 commercial businesses, that's what we're
16 envisioning in the space.

17 MS. MERTZ: Will the proprietors of the
18 businesses be able to park in the garage?

19 MS. SHUKLA: So the required parking is
20 136, we do have 137, there is one spot. However,
21 there are two commercial spaces, 1,500 square feet
22 each. So the preference definitely we would
23 prefer the residential tenants who have the
24 preference for parking over commercial spaces, but
25 we do have an extra spot.

1 MS. MERTZ: The concern is because your
2 cover said you provided eight spaces for the
3 commercial requirements.

4 A VOICE: I had --

5 MR. CHEWCASKIE: We're not open to the
6 public yet, you'll get your chance.

7 A VOICE: Okay, I just wanted to know.
8 Thank you.

9 MS. SHUKLA: So 100 -- I mean -- it
10 didn't print here.

11 MS. MERTZ: Yeah, that's --

12 MS. SHUKLA: You're right.

13 MS. PEREIRAS: The commercial is part of
14 our parking requirement.

15 MS. MERTZ: Yeah.

16 MS. SHUKLA: It did not print here, it's
17 a typo, but yes.

18 MS. MERTZ: So I would recommend that at
19 least a few spaces be available to the proprietors
20 or we're probably going to have to have you seek a
21 variance for that, since there's not actually
22 going to be off street parking for them.

23 MS. PEREIRAS: We can provide parking
24 for them, I think we have ample parking on site.

25 MS. MERTZ: You calculated for it, you

1 should have the eight spaces, but I would
2 recommend designating --

3 MS. PEREIRAS: We can designate them,
4 that's not a problem.

5 MS. SHUKLA: I just want to go over the
6 parking requirement. So required for one bedroom
7 is 110, two bedrooms is 10, and three bedrooms is
8 8, which totals to 128 spaces. We have
9 providing -- I mean 136 is required, including the
10 eight spaces of commercial, so 137 we are
11 proposing, and which includes residential and
12 commercial.

13 MS. MERTZ: Right. And if it's all
14 right, just for the benefit of the board, there's
15 a new state ordinance involving electric vehicle
16 charging stations. I think you all are familiar
17 with it. So it gives commercial tenants and large
18 residential tenants really a bonus credit. So
19 they're required to provide the EV spaces and then
20 they get the bonus credit. So physically, there
21 are fewer spaces, but they are meeting their
22 requirement and they are meeting the state
23 requirement. It's a bit odd, but -- so assuming
24 we can designate the eight spaces, they will not
25 need a variance for that.

1 MS. PEREIRAS: We can do so.

2 MS. MERTZ: Just speak to loading and
3 unloading for both -- how a tenant might move in
4 and how those retail spaces, if they were to get a
5 delivery, what might happen?

6 MS. SHUKLA: Right. So in terms of
7 loading and unloading, it's along 28th Street for
8 the ground floor. It's along the corner of JFK
9 and 28th Street for the second floor. It's along
10 the end of the 28th Street, that's where the
11 vehicular traffic would load in, into the spaces.
12 And so for the commercial spaces, the loading
13 would happen on the ground floor and there is a
14 pretty much generous loading area here, close to
15 the trash recycling room. And that's where the
16 loading and unloading can happen for the
17 commercial space.

18 MS. MERTZ: So that would be the same
19 process that you spoke to before where when the
20 delivery truck arrives, they can call in and the
21 doorman can buzz them into the loading space?

22 MS. SHUKLA: Correct.

23 MS. MERTZ: And while you mention it,
24 can you speak to the recycling and trash, since
25 you're right there, is that for tenants and

1 commercial or is it -- residents and commercial?

2 MS. SHUKLA: So each floor would have a
3 trash chute, access to the trash chute within the
4 elevator and stair core, which -- and the trash
5 chute would be connected to the compactor within
6 the trash and recycling room. It's a pretty
7 generous trash and recycling room, 13 feet by
8 23 feet for the residential tenants.

9 MS. MERTZ: And the commercial tenants
10 would have street pick up or --

11 MS. SHUKLA: No. So the commercial
12 tenants would have separate bins, which will be
13 within the same room.

14 MS. MERTZ: So the truck will enter and
15 pick everything up at once from the same room?

16 MS. SHUKLA: Correct.

17 VICE CHAIRPERSON VELAZQUEZ: So let's
18 just say hypothetically, the way Amazon drivers
19 drive now, they just park anywhere. Would an
20 Amazon truck think they're going to park on JFK
21 Boulevard, where hypothetically is where the bus
22 stop is? And then you have Family Dollar across
23 the street and that's very narrow.

24 MS. SHUKLA: There is a space here, a
25 pretty generous space dedicated for parking, so

1 they can definitely park in this area and get the
2 access through the lobby to the residential lobby
3 door.

4 VICE CHAIRPERSON VELAZQUEZ: That will
5 be enforced to have these --

6 MS. SHUKLA: Right, right.

7 VICE CHAIRPERSON VELAZQUEZ: -- because
8 I've seen them just park anywhere, jump out and
9 all that. And they think -- you know, they have
10 three packages, they can run into the building and
11 then park right in the middle of 28th Street and
12 leave it right there.

13 MS. SHUKLA: Completely.

14 MR. GUARENO: Is the parking garage
15 going to be high enough as far as the ceiling for
16 the truck to go in?

17 MS. SHUKLA: In terms of height of the
18 ground floor, the ground floor parking level
19 height is 10 feet 6 clear.

20 MR. CHEWCASKIE: What has happened with
21 these newer buildings is that the Amazon, UPS, and
22 other drivers are also given like a key or a card,
23 so there are no delays, you know. It benefits
24 both the building and the driver that the driver
25 can come right in and go to the package room. So

1 if the board is inclined, we can make sure it's in
2 the resolution.

3 VICE CHAIRPERSON VELAZQUEZ: Because I
4 can already see, like let's say, if that's there
5 and everybody is moving in, I could just picture
6 all these moving trucks all going to be all over
7 the place.

8 MS. SHUKLA: There is a dedicated
9 package room provided which is again close to the
10 residential lobby and the parking area, once the
11 truck or any kind of delivery is parked here.

12 MS. PEREIRAS: We also have a traffic
13 engineer that can speak further to some of these
14 issues as well.

15 MR. CHEWCASKIE: Just one last question
16 for the record, what I have in front of me is a
17 set of drawings last revised June 24, 2022, which
18 consists of 14 sheets, Z00C13, am I correct?

19 MS. SHUKLA: Yes.

20 MR. CHEWCASKIE: Just for the record,
21 we'll mark the complete set of drawings as
22 testified to as A-1, last revised 6/24/22.

23 MS. MERTZ: There were a few things in
24 my memo listing -- species of trees and specific
25 lighting fixtures. We don't need to have that

1 now, but you'll agree to that as a condition of
2 approval if the board decides that?

3 MS. SHUKLA: Absolutely.

4 MS. PEREIRAS: We'll send those to you
5 for your review. Are there any further questions
6 on the mixed use development, should we move on to
7 the two family?

8 MR. CHEWCASKIE: I guess the two family.

9 MS. PEREIRAS: Okay, two family then.

10 VICE CHAIRPERSON VELAZQUEZ: You don't
11 think the one project --

12 MR. CHEWCASKIE: We'll do the whole
13 architect --

14 VICE CHAIRPERSON VELAZQUEZ: I don't
15 want to get them confused.

16 MR. CHEWCASKIE: You know what, maybe
17 that's a good idea.

18 MS. PEREIRAS: Okay.

19 MR. CHEWCASKIE: Does anyone in the
20 public have questions for the architect? This
21 would be a time for questions. If there are
22 comments, those we will hold until the end of
23 hearing. If you want to come up and identify
24 yourself to ask your question?

25 MR. HERNANDEZ: I have a question.

1 MR. CHEWCASKIE: Sir, I think he had a
2 question in the past, just give us your name and
3 address, please, sir, so the court reporter has it
4 for the record.

5 MR. HERNANDEZ: Sure. My name is Lionel
6 Hernandez and I own the property in the corner of
7 27th and Kennedy. So to this gentleman's point,
8 those units on the top of the roof are going to be
9 right over me. You know, I have helicopters,
10 planes, traffic going on Kennedy Boulevard, I
11 don't want to hear those units. So that was a
12 very good point. And number two, one camera in
13 the front is not enough. You should have several
14 cameras along the building, not one in the front.

15 MS. SHUKLA: Right, we completely agree.
16 I mentioned one camera where the doorman would be
17 to communicate with the residential tenants. But
18 within the parking area on the ground floor as
19 well as --

20 MR. HERNANDEZ: I got that, I got that.
21 But on the exterior, you only have one in the
22 front of the entrance, that's not nearly enough.

23 VICE CHAIRPERSON VELAZQUEZ: Mr.
24 Hernandez, I think what happens is that they're
25 going to review the municipal ordinance that we

1 have in place and that requires a lot more
2 cameras.

3 MR. HERNANDEZ: Okay, just --

4 MS. PEREIRAS: Happy to comply.

5 MR. CHEWCASKIE: It's a valid point.
6 And I think what will happen is that the security
7 plan to include cameras must meet the ordinance
8 requirement because those are --

9 MR. HERNANDEZ: It's going to be a lot
10 of people there and --

11 MR. CHEWCASKIE: I don't think anyone
12 disagrees with you.

13 VICE CHAIRPERSON VELAZQUEZ: And if we
14 could do that to the housing authority and to the
15 senior buildings, I think --

16 MR. HERNANDEZ: The --

17 MS. PEREIRAS: That's not a problem at
18 all.

19 MR. HERNANDEZ: The third point is -- to
20 the young lady over there, that these stores in
21 the front here, you know, how they going to get
22 deliveries, you know -- just that doesn't work,
23 you know. I'm sorry.

24 MS. SHUKLA: So in terms of deliveries,
25 we do have a dedicated spot here, which is very

1 close to where the commercial space is.

2 MS. PEREIRAS: These are small business
3 areas.

4 MR. HERNANDEZ: I'm sorry, it doesn't --
5 that doesn't -- that's not --

6 MR. GUARENO: So any deliveries for the
7 commercial spaces, they're going to do it through
8 the main lobby?

9 MR. HERNANDEZ: No, through the garage.

10 MR. GUARENO: They have to go through
11 the lobby and bring it to the store?

12 MR. HERNANDEZ: It doesn't flow, but
13 that's just my opinion. I'm an amateur architect.

14 MS. SHUKLA: Very happy to address --

15 MR. CHEWCASKIE: You indicated you own
16 the property next door, what sort of property is
17 it? Is it residential or commercial?

18 MR. HERNANDEZ: It's a commercial store,
19 you know, on the corner there. I don't know if
20 you --

21 MR. GUARENO: The furniture store?

22 MR. CHEWCASKIE: Just trying to place
23 everything.

24 MR. HERNANDEZ: And, well, you know,
25 hey. And I'm sure other people have questions

1 here. It's going to be butting -- is it going to
2 be butting my building?

3 MS. SHUKLA: No, there is a setback,
4 there is a 10 feet setback --

5 MR. HERNANDEZ: Okay.

6 MS. SHUKLA: -- from the property, it is
7 not --

8 MR. HERNANDEZ: It's not butting up,
9 okay, that's awesome.

10 MS. SHUKLA: There is 10 feet setback
11 around the entire interior property line. From
12 the front it's eight feet along JFK Boulevard.
13 Along 28th Street, it is five feet.

14 MR. HERNANDEZ: Eight feet?

15 MS. SHUKLA: I mean it's in compliance
16 with the zoning regulations.

17 MR. HERNANDEZ: Eight feet, come on, on
18 a busy street like that.

19 MR. CHEWCASKIE: What is the board is
20 faced with is what has been determined in the plan
21 as created by the Board of Commissioners, so...

22 MR. HERNANDEZ: All right. I'm just
23 seeing it -- I'm just telling you the way I see
24 it, but that's --

25 MR. CHEWCASKIE: I just want to --

1 MR. HERNANDEZ: The ball is on your
2 court now, thank you.

3 MR. YURI: I have questions.

4 MR. CHEWCASKIE: Sir, please come up,
5 give us your name.

6 MR. YURI: How you doing? My name is
7 Yuri, Y-U-R-I. And we live at 815 28th Street.

8 MR. VALLEJO: Was that 8615 --

9 MR. YURI: 815. Two questions. On
10 regards of -- one is about parking, right. So we
11 talk about parking, you know how dreadful parking
12 is in Union City already. So I read here that
13 this is 70 units, has 134 parking. If you minimum
14 have a couple in each, so you have 140 cars right
15 there, right? So I know the ordinance requires
16 minimum stuff, but right there you already kind
17 of -- you know the parking is already stressed
18 over here.

19 And plus, if you get visitors, where you
20 going to park the visitors? I heard you say they
21 may come in, either a tenant or resident has
22 already parked there, they have to park outside.

23 MR. CHEWCASKIE: Well, perhaps I can
24 answer your question and we all may not like the
25 answer. But Union City, like every community in

1 the State of New Jersey, is governed by something
2 called the Residential Site Improvement Standards
3 for residences. So this is what has been
4 determined by the state to have uniform guidelines
5 throughout the state. So you also have standards
6 for how many spaces you need, how many credits for
7 electric vehicles. And, unfortunately, it also
8 includes in that standard the standard for
9 visitors.

10 So by applying that standard, that's all
11 that they have to provide for. But, you know,
12 both the attorney and the architect on this
13 project are pretty savvy and they will know how to
14 market the project. You look at it this way,
15 you're not paying high rents or a lot of money for
16 a unit if you have parking demands that are
17 greater than what can be provided.

18 MR. YURI: Well, yeah, and that's --
19 like I said, in this area, the parking is very
20 stressful already.

21 MR. CHEWCASKIE: No doubt about it.

22 MR. YURI: Okay. Second thing is about,
23 again, about the deliveries, right. We're talking
24 about deliveries and we said he mentioned about
25 enforcement. So how about even though they have

1 keys and everything to get into the garage, the
2 Amazon guy decides to park on Boulevard. Would
3 the, you know, the security guard say, hey, you
4 got to park in here? They have to enforce it, is
5 there any written policy for the company to say
6 enforce it that way?

7 MR. CHEWCASKIE: Well, I think maybe I
8 could answer that. If the board's going to
9 approve this, there will be a written resolution
10 that the applicant will have to comply with. And
11 that would be part of the conditions in the
12 resolution to have an appropriate management plan
13 for deliveries and enforcement of those
14 deliveries.

15 MR. YURI: And the last thing about the
16 rooftop and everything, you said the building is
17 going to be soundproof right here, it's going to
18 have soundproofing?

19 MR. CHEWCASKIE: It won't be soundproof,
20 but there will be noise attenuating panels that
21 are to protect and deflect the sound. There will
22 be sound, but it won't -- it will be sound within
23 the requirements pursuant to the noise ordinance
24 and noise standards.

25 MR. YURI: Okay. That's all I have at

1 this time. Thank you.

2 CHAIRPERSON CAPIZZI: Thank you.

3 MR. CHEWCASKIE: Were there any other
4 questions for the architect?

5 MR. MAYERSOHN: Norman Mayersohn, 212
6 18th Street, Union City. M-A-Y-E-R-S-O-H-N.

7 Just curious, the room for the bicycles,
8 will there be provisions for electrical charging?
9 We're seeing a huge number of e-bikes and it would
10 be wonderful if there were provisions for charging
11 those?

12 MS. SHUKLA: It's something we can
13 definitely consider.

14 MR. MAYERSOHN: You know, if you're
15 around here, you see an enormous number of e-bikes
16 these days, so that would be -- that would be a
17 suggestion.

18 CHAIRPERSON CAPIZZI: You mean those
19 motorized scooters?

20 MR. MAYERSOHN: Yeah, like all the
21 delivery guys use.

22 MS. SHUKLA: The e-scooters.

23 MR. MAYERSOHN: My driveway is on
24 Palisade Avenue and you just see them going up and
25 down all the time, which is wonderful. It just --

1 you know, a charging provision would be a benefit
2 to the tenants.

3 MS. SHUKLA: Yeah, we can look --

4 MR. MAYERSOHN: And the EV spaces, just
5 to be clear, they're all on the first floor of the
6 garage?

7 MS. SHUKLA: Correct, yes. They're all
8 on the ground floor, 14 spaces along these three
9 rows.

10 MR. MAYERSOHN: I see and the building
11 provides a level two charge or is that
12 undetermined at this point?

13 MS. SHUKLA: It's undetermined at this
14 point.

15 MR. MAYERSOHN: Okay. Very good, thank
16 you.

17 CHAIRPERSON CAPIZZI: Thank you.

18 MR. HERNANDEZ: Gas or electric, the
19 units?

20 MR. CHEWCASKIE: I'm sorry, Mr.
21 Hernandez, what sort of -- which units?

22 MR. HERNANDEZ: The stoves --

23 MS. SHUKLA: The residential units,
24 whether they would have gas cooking or electric?
25 Something not determined at this point.

1 MR. HERNANDEZ: Okay, no problem.

2 MS. MERTZ: Can I ask a follow-up
3 question? You had just said 14 electric vehicle
4 spaces, but previously it was -- the requirement
5 is 20, so I want to make sure it is 20 spaces.
6 Let me make sure my math is correct.

7 MS. SHUKLA: It is 14 and there's one
8 ADA, so there's 15.

9 MS. MERTZ: It does need to be 20. You
10 had said it was 20 before.

11 MS. SHUKLA: The zoning sheet says 14.

12 MS. MERTZ: The 14 is the bonus credits
13 that you guys get for providing them, but you have
14 to provide 20 physical EV spaces.

15 MS. SHUKLA: So 14 times two, 28.

16 MS. PEREIRAS: We can definitely update
17 that --

18 MS. MERTZ: We had --

19 MS. PEREIRAS: -- for 20 spots.

20 VICE CHAIRPERSON VELAZQUEZ: With the
21 sidewalks being done on 28th Street and 27th
22 Street, that's all going to be put back to
23 restoration?

24 MS. PEREIRAS: We understand the City's
25 concern and we will do that.

1 VICE CHAIRPERSON VELAZQUEZ: And how
2 about anything on the front, that's a huge
3 building, any kind of sidewalk --

4 MS. PEREIRAS: Following, hopefully, the
5 approval of this board, we will be going to the
6 county for approval as well and they're going to
7 take jurisdiction as to that street as well.

8 VICE CHAIRPERSON VELAZQUEZ: Because I
9 know the county helped out putting in all the
10 bollards there, so you got a little bit of
11 security there, coming with the cars and all that.

12 MS. PEREIRAS: Understood. And we're
13 ready to --

14 VICE CHAIRPERSON VELAZQUEZ: Got to be
15 mindful too, that there's a bus stop there. I can
16 see this in the future, you're going to have the
17 residents, I don't want it there, I want to move
18 it. It's been there forever.

19 MS. PEREIRAS: Absolutely, we understand
20 that. That's why we put all the curb cuts on side
21 street, not Kennedy Boulevard.

22 If there are no more questions on the
23 mixed use building, we'll proceed to the two
24 family.

25 MS. SHUKLA: So we are proposing a three

1 story, two family building here. The property
2 address is 818 27th Street, Block 156, Lot 8.
3 This is a standard 25 by 100 lot. We are
4 complying with all zoning regulations and there is
5 no variance applications proposed here.

6 This site also is in DRS Roosevelt
7 Stadium Redevelopment Zoning District. The
8 proposed front yard along 27th Street is
9 seven feet, the proposed rear yard is 20 feet and
10 side yard along, one side is 20 feet, on the other
11 side is three feet, one. Total side yard together
12 is five feet one in compliance with zoning
13 regulation. Proposed three story building,
14 38 feet tall. Maximum lot coverage required is
15 90 percent, proposed is 81 percent. Maximum
16 building coverage required is 65 percent and the
17 proposed is 58 percent.

18 So on the ground floor, the vehicular
19 entrance is from the center of the property, with
20 four parking spaces at the back. There are two
21 stairs on each side. On the right side, stairs
22 takes you to the first floor unit, which is a
23 three bed two bath unit, 1,460 square feet. And
24 the left side stair takes you to the second floor
25 unit, again which is a three bed two bath

1 apartment, similar 1,460 square feet. Both
2 apartments, the second floor and the third -- the
3 first floor and the second floor are very much
4 similar in terms of design with an open living
5 dining area, open kitchen, two bedrooms at the
6 back and a master bedroom at the rear with a
7 master bath and a walk-in closet.

8 With this, I conclude my testimony and
9 I'm open to all the questions.

10 CHAIRPERSON CAPIZZI: Is there a
11 backyard?

12 MS. SHUKLA: Yes, there is a rear yard,
13 20 feet.

14 CHAIRPERSON CAPIZZI: What's the
15 outside -- what materials?

16 MS. SHUKLA: So there the proposed rear
17 yard will have concrete pad for condensers and a
18 green landscaping area. So the concrete pad for
19 the condensers is right close to where the
20 building ends, which is just three feet of
21 concrete pad for the condensers. And the rest of
22 the area to the 20 feet will be the green
23 landscaping area.

24 CHAIRPERSON CAPIZZI: What materials are
25 on the outside of the house?

1 MS. SHUKLA: The exterior --

2 CHAIRPERSON CAPIZZI: Do you have a
3 rendition of what it's going to look like?

4 MS. SHUKLA: We don't have it for the
5 two-family project. But in terms of materials, we
6 are proposing brick facade on the front, metal
7 panels and vinyl siding along the sides and the
8 back.

9 CHAIRPERSON CAPIZZI: Lighting,
10 shrubbery?

11 MS. SHUKLA: So if I show the first
12 floor, the front yard has green surfaces. The
13 seven feet front yard setback that we have has
14 green areas. There is a pathway for the pathways,
15 the driveway, because of the car parking, but the
16 portion of front yard, we are proposing green
17 plantings.

18 CHAIRPERSON CAPIZZI: Lighting?

19 MS. SHUKLA: The lighting would be -- we
20 don't show it on the front elevation, but it would
21 be -- we will have lighting along the entrances,
22 both the entrances on each side of the stair and
23 the garage door side, we will have one wall
24 sconce, so three wall sconces along the front
25 elevation of the facade.

1 VICE CHAIRPERSON VELAZQUEZ: If this
2 project were to proceed, would this be
3 simultaneously going on?

4 MS. SHUKLA: So the idea is to first
5 develop the six story mixed use development and
6 use this site mainly for staging, logistic
7 background. And then once the six story is
8 developed, do it in phases.

9 CHAIRPERSON CAPIZZI: Um-hum.

10 MS. MERTZ: The trash room you have on
11 the ground floor is for both units?

12 MS. SHUKLA: Yes. The trash room is
13 three feet two by five feet eight.

14 MS. PEREIRAS: No further questions on
15 the two family?

16 MR. HERNANDEZ: There's no elevation?

17 MS. SHUKLA: Yeah. So that's the front
18 elevation, there's the door to each stair, the
19 garage door in the center, and there are casement
20 windows for the second and the first -- first
21 floor and second floor unit.

22 MR. HERNANDEZ: The property is all the
23 way to the sidewalk or it's set back?

24 MS. SHUKLA: No, it's set back. So
25 there's seven feet setback from the front, two

1 feet setback along one side and three feet one on
2 the other side. So the total side yard is
3 five feet one.

4 CHAIRPERSON CAPIZZI: McKinley, do you
5 need anything else in terms of information with
6 these two structures for these houses?

7 MS. MERTZ: For the two family house,
8 no, it's really -- they really don't even require
9 site plan approval for it because the lots are
10 basically connected, which is why they have to go
11 before you. But they meet all the setback
12 standards, so there's no variances associated with
13 it.

14 CHAIRPERSON CAPIZZI: Thank you.

15 VICE CHAIRPERSON VELAZQUEZ: Probably
16 one of the main things and I know the residents
17 probably feel the same way, if this was to
18 proceed, Bianca, you know this. I do not want it
19 to become like a forest, a dump, garbage, because
20 all these people always at these meetings seem to
21 always have big dreams. And then we're stuck
22 looking at these dilapidated structures that get
23 half way, fences down, graffiti.

24 MS. PEREIRAS: Understood. The
25 applicant is actually here and he's listening to

1 all your comments. And I can tell you that this
2 has been a tremendous work effort and love to get
3 to this point. And he will take every measure to
4 move this along as quickly as possible.

5 VICE CHAIRPERSON VELAZQUEZ: I seem to
6 be calling Bianca about a lot of stuff.

7 MS. PEREIRAS: If there are no further
8 questions, then I'm happy to proceed with our
9 traffic engineer, Mr. Hughes.

10

11 C O N N O R H U G H E S, after having been duly
12 sworn or affirmed, did testify as follows:

13

14 MR. HUGHES: Connor, C-O-N-N-O-R, Hughes
15 H-U-G-H-E-S.

16 MS. PEREIRAS: Mr. Hughes, I believe
17 this is the first time you're testifying in front
18 of the planning board?

19 MR. HUGHES: Yes, that's correct.

20 MR. CHEWCASKIE: If we could just have
21 Mr. Hughes's business address?

22 MR. HUGHES: Certainly, 245 Main Street
23 Suite 110 in Chester, New Jersey. That's for
24 Dynamic Traffic.

25 MS. PEREIRAS: Mr. Hughes, would you

1 kindly give your qualifications to the board?

2 MR. HUGHES: Certainly. As Bianca
3 mentioned, this is my first time before the
4 planning board. However, I have testified and
5 been qualified as a professional witness before
6 the Union City Zoning Board of Adjustment. I've
7 been practicing traffic engineering for about
8 five years, during which time I've prepared
9 hundreds of traffic impact studies similar to
10 this. I am a licensed professional engineer in
11 the State of New Jersey. And I have a bachelor's
12 of science degree in civil engineering from New
13 Jersey Institute of Technology. And I have
14 testified at various other locations in the state
15 and been qualified as an expert witness.

16 MR. CHEWCASKIE: I see no issues with
17 Mr. Hughes's qualifications.

18 MS. PEREIRAS: Thank you very much.

19 Mr. Hughes, are you familiar with the
20 property in question?

21 MR. HUGHES: Yes, I am.

22 MS. PEREIRAS: Did you prepare a traffic
23 impact study for this project in particular?

24 MR. HUGHES: Yes.

25 MS. PEREIRAS: Would you kindly describe

1 your findings for the board?

2 MR. HUGHES: Certainly. So as
3 mentioned, we did prepare a traffic impact study
4 for this project, it's last revised March 10th of
5 this year 2022. So I'll just walk you through
6 that.

7 So I think we're all familiar with the
8 site proposed before us tonight, but it's a 70
9 residential unit building with some ground floor
10 retail space. Access to the property will be
11 located along 28th Street via two driveways, right
12 turn in, right turn out driveways, due to the one
13 way nature of 28th Street. Parking, we're
14 providing 122 physical spaces, but with the EV
15 credits, that puts us at the 137 space mark, which
16 meets the requirement of 136, as we went through
17 earlier.

18 Now, as far as traffic conditions, the
19 first step of establishing the traffic volume is
20 going out and physically counting the traffic, via
21 manual turning counts, go out and counting at the
22 study intersections next to the site during the
23 peak hours that are appropriate for the use.
24 Being a residential use, we did our counts during
25 the a.m. and p.m. weekday peak periods, this would

1 be 7 to 9 in the morning and 4:30 to 6:30 in the
2 afternoon. And we conducted these counts at two
3 intersections, we did Kennedy Boulevard and 27th
4 Street. And we also counted at those hours at
5 Summit Avenue and 28th Street.

6 The Kennedy Boulevard and 27th, we
7 conducted the counts in March of 2019. So in
8 order for those to reflect the current 2022
9 conditions, we utilized NJ DOT, New Jersey
10 Department of Transportation, they established
11 background growth rates for different roadway
12 types across the state, based on county, based on
13 roadway classification. So we utilized the
14 background growth rates to grow the 2019 counts up
15 to 2022, so it's three years. The counts at
16 Summit Avenue and 28th, we actually conducted
17 those in March of this year, so there's no growth
18 necessary for those.

19 So now we're both using 2022 volumes
20 across the board at these locations. And then
21 what we do once we have this data is we isolate
22 the highest single hour during those times that we
23 do the counts. In this case, the single hour in
24 the morning was from 7:30 to 8:30 and the
25 afternoon was 4:30 to 5:30. That's what

1 establishes our peak hour traffic volumes.

2 And then what we do is we analyze those
3 volumes against what's called levels of service.
4 Level of service is essentially a grading system
5 that's used to analyze the capabilities of the
6 intersection and how its operating at its current
7 capacity. It's a grading scale A through F, A
8 being the most well operating, F being very
9 congested. In this case, our study indicates that
10 there are level of service at these two
11 intersections are both overall level of service B,
12 which is very favorable.

13 And then if we keep going, our next step
14 is to establish our future conditions. And the
15 first step of that is establishing our no build
16 condition, which is essentially looking two years
17 down the road, but without the consideration of
18 our site traffic. So that incorporates background
19 growth rate, as I mentioned earlier, as well as
20 adjacent developments near the site. So we took
21 those to establish our no build condition, this
22 included two other adjacent developments in the
23 vicinity. As I mentioned, we grew the existing
24 volumes for two years. And then once we have the
25 no build, we can add our site traffic to establish

1 our build volume. Our site generated traffic is
2 established by utilizing the publication Trip
3 Generation, we used the 11th Edition published by
4 ITE, Institute of Transportation Engineers. I'm
5 sure you've heard other traffic engineers speak to
6 this. Essentially, they're a very widely used
7 source in the traffic engineering community for
8 establishing trip generation for hundreds of
9 different land uses. We utilize that source to
10 project the traffic volumes for the site.

11 So again, if we look at the a.m. and
12 p.m. peak hours, the total trips projected in the
13 amount is 14, that would be five in and nine out.
14 And then in the afternoon, that's 20 total trips,
15 nine inbound and 11 outbound. And then we take
16 those volumes, add them to our no build and that
17 establishes our build traffic volumes, which are
18 then compared to the level of service results from
19 the no build in order to indicate the impacts of
20 the project.

21 So upon that comparison, the two study
22 intersections, Kennedy Boulevard with 27th and
23 Summit Avenue with 28th, both still operate at
24 level of service B, so those mimic the no build
25 conditions. And we also analyzed the two site

1 driveway locations. So those both operate at
2 levels of service A. Again, these are very
3 favorable conditions.

4 Now, getting into the site plan. As I
5 mentioned, we're providing two separate driveways
6 along 28th Street, one for the lower parking
7 level, one for the upper parking level. And as I
8 mentioned, our parking supply meets the ordinance
9 requirements once we considered the electric
10 vehicle credits. So we will make sure to include
11 spaces for the retail as well, so that we
12 accommodate that parking demand.

13 I know there's some concerns with the
14 deliveries. As our architect attested to, we do
15 have the dedicated loading space which can be
16 utilized. The building staff, of course, will be
17 forthcoming in making sure that these delivery men
18 and delivery women are following the rules of the
19 property and delivering packages and items in a
20 safe and efficient manner.

21 And that pretty much concludes my direct
22 testimony. So if there's any questions from the
23 board, I'd be happy to entertain them.

24 MR. CHEWCASKIE: So I guess to summarize
25 from what I've heard, the existing condition, the

1 no build condition, the no build plus the
2 building, they're all level of service B at the
3 two intersections you studied?

4 MR. HUGHES: Yes.

5 MR. CHEWCASKIE: And for the driveways
6 into the building, they're both operating at A?

7 MR. HUGHES: Level of service A, yes.

8 MR. CHEWCASKIE: Ms. Pereiras, have you
9 filed a county application yet?

10 MS. PEREIRAS: Not yet. We did a
11 preliminary technical review and that went very
12 well, but we haven't filed an official one until
13 hopefully this board gives us approval.

14 MR. CHEWCASKIE: I'm sure they'll
15 request the updated traffic information.

16 MS. PEREIRAS: Yes.

17 MR. CHEWCASKIE: Board, I don't know if
18 you have any questions? The methodology utilized
19 is the typical methodology, testimony indicated
20 what the level would be.

21 MS. MERTZ: Do the traffic counts
22 take -- I'm sorry, the projections take into
23 account the bus stop on the corner?

24 MR. HUGHES: In which --

25 MS. MERTZ: Is it expected that some of

1 the tenants might use the bus stop instead of
2 driving?

3 MR. HUGHES: Yes, certainly. So ITE
4 actually establishes rates for various areas. So
5 we utilized what they consider an urban dense
6 multi-use area, which in those calculations do
7 consider mass transit usage in the calculation.

8 MS. MERTZ: From your perspective as a
9 traffic engineer experienced with circulating, the
10 proposal to have the delivery trucks coming in
11 through the garage and utilizing that parking --
12 I'm talking about for the commercial tenants.

13 MR. HUGHES: Yes.

14 MS. MERTZ: In your opinion as a traffic
15 engineer, is that an appropriate way for goods to
16 move and the trucks to move in and out? Does that
17 seem efficient to you or do you foresee any issues
18 from a traffic perspective?

19 MR. HUGHES: I do believe that that's a
20 safe manner of doing so, it's very commonplace.
21 For a lot of different residential developments,
22 it's very typical design. These are smaller
23 retail spaces, so deliveries are going to be
24 fairly infrequent, and smaller in nature as well.
25 So I don't anticipate there being any

1 significant -- really any issues with the loading.

2 MS. MERTZ: You've seen similar designs
3 before?

4 MR. HUGHES: Correct, yes.

5 MS. MERTZ: Thanks.

6 VICE CHAIRPERSON VELAZQUEZ: You don't
7 only have the bus stop there, you have the car
8 wash that seems to back up the whole lane.

9 MR. HUGHES: Yeah. I mean, again, level
10 of service indicate that it all operates fine. I
11 know the eye tests don't think so, there are some
12 congestion issues, but the signal itself is able
13 to process everything. And, you know, our site
14 traffic being added on top of it is minimal. So
15 there's really not going to be, let's say, a
16 discernible difference in the traffic conditions
17 with and without the site traffic.

18 MR. GUARENO: I have a question which
19 may be for you and/or the architect. Regarding
20 the deliveries, they're going to go inside the
21 lower level of that parking lot. Now, I know 28th
22 Street is not exactly a very wide street, so
23 there's two points to this. Let's say Amazon,
24 that's what was mentioned, they're going to go
25 inside the garage to make the delivery. There's

1 only one door to get in and out. How are they
2 going to turn within the parking lot?

3 MR. HUGHES: Certainly. So bring the
4 site plan up? Typically talking about an Amazon
5 van, it's fairly similar to a standard vehicle.
6 So essentially the circulation would work similar,
7 pull in, they will be able to K-turn out and be
8 able to exit the driveway.

9 MR. GUARENO: It's a standard vehicle in
10 that it has four wheels and a tire, but they are
11 taller, wider, longer, so it becomes an issue when
12 you try to turn within the parking lot to be able
13 to get out.

14 MR. HUGHES: Certainly.

15 MR. GUARENO: If you back up, I mean,
16 again, 28th Street is not that wide. I don't know
17 how wide it may be, but even for the truck, even
18 vehicles parked across the street, you're going
19 to -- it's going to be make a turn to get out?

20 MR. HUGHES: Certainly. So, again,
21 there's sufficient room. The aisle width is just
22 over 22 feet which meets the ordinance
23 requirement. Understandably that's mostly for
24 residential use. But there's still sufficient
25 space that he would be able to maneuver himself

1 out. And again the driveway is wide enough that
2 he would be able to make the maneuver out onto
3 28th without conflicting with any of the -- if
4 there's any cars parked on the street or anything
5 like that.

6 You know, it's all, like I said, very
7 standard dimensions to accommodate these types of
8 occurrences. And I do believe an Amazon van or
9 something similar would be able to make the
10 necessary maneuvers to get in and out safely and
11 efficiently.

12 MS. PEREIRAS: And Ms. Shukla can direct
13 to us the site plan.

14 MS. SHUKLA: So the vehicular entrance
15 on the first floor along 28th Street, the ramp
16 goes down and the loading area is very close to
17 where the entrance is proposed here. And this
18 loading dock area, again, is very close to the
19 residential lobby. It has a 22 feet wide
20 driveway. So once the van is in the delivery,
21 they can just back out and pull out.

22 MR. GUARENO: What is on the left of the
23 loading area?

24 MS. SHUKLA: There's a van accessible
25 space, ADA space.

1 MR. HUGHES: It's also possible he could
2 pull past the loading zone, back in and that would
3 make it easier for him to pull out. They're going
4 to do whatever is easiest for them to maneuver,
5 but either way that they do it, it will work.

6 MS. MERTZ: Would you be willing, should
7 the board act favorably, and you have to submit
8 for completeness, could you and the architect work
9 together to show the turning radii of how a van
10 would K-turn --

11 MR. HUGHES: Certainly.

12 MS. MERTZ: -- so it would actually be
13 on the site plan, so we can see that they can
14 appropriately turn around?

15 MR. HUGHES: Certainly.

16 MR. YURI: When they exit --

17 MR. CHEWCASKIE: Sir, wait a minute. Is
18 everyone done with their questions for the traffic
19 consultant now? Okay. Now, sir.

20 MR. YURI: When they exit out of the
21 traffic, especially with this, now you going to
22 put something, an extra large a car or delivery
23 truck, when they exit out of the garage, are they
24 going to expand the exit, losing a parking space
25 over on this side? Because as you said, the

1 street is very narrow, and you have, you know, the
2 other streets sort of that they have some room to
3 navigate. Maybe he has to go through and go back
4 out. So I guess that -- as she said, there has to
5 be a way to explain how it's going to --
6 especially a truck --

7 MR. HUGHES: Sure.

8 MR. YURI: -- to turn out of
9 the driveway.

10 MR. HUGHES: And that's something, like
11 she mentioned, we'll put together what's called a
12 vehicle circulation plan that physically shows the
13 vehicle path and how it gets in and out, including
14 back out onto 28th to show there won't be any
15 interference.

16 MR. YURI: That's gonna lose any extra
17 parking on the street?

18 MR. HUGHES: Yeah --

19 MR. YURI: -- you add in the stress --

20 MR. HUGHES: Right.

21 MR. CHEWCASKIE: Anyone else have a
22 question for the traffic consultant? Okay.
23 Seeing none, I guess we can move on.

24 MS. PEREIRAS: Okay. And to wrap up our
25 presentation this evening, we have our planner,

1 Mr. Michael Kauker.

2

3 M I C H A E L K A U K E R, after having been
4 duly sworn or affirmed, did testify as follows:

5

6 MR. KAUKER: Good evening, Michael F.
7 Kauker, K-A-U-K-E-R. I'm a principal in the firm
8 of Kauker and Kauker, we're located at 356
9 Franklin Ave. in Wyckoff, New Jersey.

10 MS. PEREIRAS: And Mr. Kauker has
11 testified before this board in the past?

12 MR. KAUKER: Yes, I have.

13 MR. CHEWCASKIE: I believe the board is
14 familiar with Mr. Kauker's qualifications, so we
15 will recognize him as an expert in the field of
16 planning.

17 MS. PEREIRAS: Thank you very much.

18 Mr. Kauker, are you familiar with the
19 property in question?

20 MR. KAUKER: Yes, I am.

21 MS. PEREIRAS: And you're also familiar
22 with the Roosevelt Redevelopment Plan?

23 MR. KAUKER: I am.

24 MS. PEREIRAS: Can you please describe
25 this project in perspective with that

1 redevelopment plan and how this project meets all
2 the requirements?

3 MR. KAUKER: This project, add a six
4 story building in addition to a three story two
5 family house will consist of 70 units and two
6 commercial spaces. It's a rare pleasure to be
7 able to testify before a board on an application,
8 number one, that has been so professionally and
9 thoroughly conceived in the form of the revised
10 redevelopment plan prepared by McKinley Mertz
11 dated 2021, I don't have a specific date.

12 The board is aware that this document
13 was originally adopted in 2004, 12/6, so it has
14 been in existence for a number of years and it has
15 been reviewed and re-reviewed and modified on two
16 occasions. Firstly at 11/14/2006 and also in
17 2021.

18 The plan itself has been extremely well
19 prepared, it covers each and every facet of what
20 is prescribed in the New Jersey state law
21 redevelopment law. This applicant has attempted
22 to fabricate and propose and conceive of an
23 application which essentially complies with all 11
24 major categories, bulk requirements, lot area, and
25 setbacks. In that context, it is fully compliant

1 with the specific requirements of the
2 redevelopment plan.

3 The plan itself was prepared by Pereiras
4 Architects Ubiquitous, last revision dated
5 6/24/22. I have reviewed extensively both the
6 redevelopment plan and the proposed site plan in
7 all its detail. I have had the pleasure of
8 sitting and witnessing tonight the testimony of
9 our architect and traffic expert, as well as the
10 operational questions raised by members of the
11 board and members of the public, which this
12 applicant is very serious about attending to and
13 making sure that those potential stumbling blocks
14 that occur with virtually any new development are
15 properly addressed and also included in the
16 conditions attached to this application.

17 I have very thoroughly reviewed HGA's
18 report prepared again by McKinley Mertz and Lee
19 Fleming, wherein they describe all of the salient
20 aspects of the application as it relates to full
21 compliance with the redevelopment law, but for, at
22 the time of its original preparation, a shortfall
23 of two parking spaces, which has been addressed by
24 this applicant, hence rendering this application
25 in full compliance.

1 I can say with certainly a great deal of
2 confidence that this application, which is located
3 in the northerly-most sector of the four part
4 redevelopment plan, which includes several
5 clusters of properties to the south of this
6 document, represents a step forward in the
7 evolution of Union City with which I'm extremely
8 familiar with, having testified on approximately
9 40 or 50 occasions in the past ten years before
10 principally the zoning board of adjustment.

11 This gateway location is singularly
12 noteworthy and it effectively opens the door from
13 the outside to, truthfully, what Union City has
14 become and what it remains as a community of
15 people and a community of people that will not be
16 displaced, but will be nurtured through the master
17 plans that HGA has prepared over the years. And I
18 find that very refreshing in terms of the
19 evolution of urban areas, which have grown
20 essentially in response to the needs of the
21 population.

22 That concludes my comments and opinion
23 regarding full compliance. I'd certainly be happy
24 to answer any questions you may have.

25 MR. CHEWCASKIE: Does anyone have any

1 questions for Mr. Kauker? McKinley, any
2 questions?

3 MS. MERTZ: No, I appreciate the
4 compliments there as well. I agree with Mr.
5 Kauker, it is a fully compliant application. As
6 he indicated, the original submission was short
7 parking and really that just came down to we're
8 all trying to learn how to apply this electric
9 vehicle charging ordinance. I worked with the
10 applicant, and they are compliant. So the memo I
11 had sent to you says they require that variance,
12 but that is no more. There are no variances,
13 there are no design waivers required.

14 It has been a very long process. If you
15 all remember, we came forth with a redevelopment
16 plan about two weeks before the pandemic for a
17 hotel and that obviously didn't happen. So it's
18 been many years in the making. I agree that it's
19 an appropriate, as the Board of Commissioners,
20 which is why they would rezone this, an
21 appropriate location for the multifamily. So I
22 have no questions and it's a good summation of
23 their application.

24 MR. CHEWCASKIE: Does any member of the
25 public have any questions for Mr. Kauker? Okay.

1 Ms. Pereiras, do you have any other witnesses?

2 MS. PEREIRAS: No, that would conclude
3 our presentation this evening.

4 MR. CHEWCASKIE: Now, I guess it would
5 be appropriate, if we can open to the public for
6 any comments on the application. Does anyone wish
7 to say anything more about the application that
8 has been presented to the board?

9 Seeing none, I would leave it to Ms.
10 Pereiras. Do you have anything further to add,
11 Ms. Pereiras?

12 MS. PEREIRAS: I briefly just want to
13 thank this board, the public that came out
14 tonight. As Ms. Mertz mentioned, this has been a
15 long process and there have been a lot of changes,
16 reiterations of this. And I think this is really
17 an appropriate application and I just thank the
18 board and the city and their professionals for
19 allowing us to bring something of this nature.

20 MR. CHEWCASKIE: If I may, Ms. Capizzi,
21 I had the opportunity to review the application,
22 the plans, the redevelopment plans, thankfully,
23 Ms. Mertz's report to appropriately analyze this.

24 We probably have not seen one of these
25 in awhile because of the pandemic. We now have a

1 site plan which is a requirement for a
2 redevelopment project.

3 So based upon what I've heard, if the
4 board is inclined to grant this application, I
5 think it would be appropriate for me to tell you
6 what I think the conditions should be. So number
7 one, there would be requirement for redevelopment
8 agreement; and number two, as we heard from the
9 traffic engineer, there should be an appropriate
10 vehicle circulation plan, which will include the
11 turning radii for evaluation and approval by the
12 planner. In addition, comply with any outstanding
13 requirements of the HGA report, and any comments
14 regarding that report that were made at the
15 meeting tonight.

16 With regard to any air conditioning or
17 other mechanical units on the rooftop, appropriate
18 noise attenuation should be provided. Again, that
19 would be provided in the redevelopment agreement,
20 but that will be subject to the review and
21 approval of the planner. And if the planner is
22 uncomfortable with doing that, certainly the city
23 engineer.

24 There will be sufficient security
25 cameras both within and outside the building as

1 determined by the City ordinance. There will also
2 be a provision for doorman and super.

3 There will be provided within the
4 interior of the building, eight spaces for the
5 commercial use. The deliveries should be
6 coordinated and provided access within the
7 building and there will be an appropriate
8 management plan and enforcement for those
9 deliveries. And what I mean by coordination,
10 certainly, you know, as with any building, move in
11 move out or any regular deliveries should be
12 scheduled.

13 There will be a provision for 20
14 electric vehicle spaces, providing charging
15 stations within the bike room. And as with any
16 development in the City that there will be
17 maintenance of the property during the course of
18 construction. So McKinley, did I miss anything?

19 MS. MERTZ: That was everything on my
20 list. I just would add one of those electric
21 vehicle charging spaces must be ADA.

22 MR. CHEWCASKIE: ADA.

23 MS. MERTZ: And correct to make sure you
24 have the right number of parking spaces listed on
25 the plans. It's 137 total, I think it still says

1 135.

2 MS. PEREIRAS: Okay. We'll take care of
3 that.

4 MR. CHEWCASKIE: So I think a revised
5 plan set in order to address any of the comments
6 will be required.

7 MS. PEREIRAS: We can do that.

8 MR. CHEWCASKIE: So I don't know if any
9 board members have any further questions or if
10 there was anyone wanting to offer a motion on this
11 application?

12 MS. MOREJON: I make a motion to
13 approve.

14 MR. VALLEJO: Motion on the table to
15 approve the application by Ms. Morejon.

16 VICE CHAIRPERSON VELAZQUEZ: Second.

17 MR. VALLEJO: Seconded by Mr. Velazquez.
18 Roll call on the motion to approve this
19 application, revised plans required. Ms. Capizzi.

20 CHAIRPERSON CAPIZZI: Yes.

21 MR. VALLEJO: Mr. Velazquez.

22 VICE CHAIRPERSON VELAZQUEZ: Yes.

23 MR. VALLEJO: Ms. Genao.

24 MS. GENAO: Yes.

25 MR. VALLEJO: Ms. Morejon.

1 MS. MOREJON: 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.

8 MS. PEREIRAS: Thank you all very much.
9 Thank you.

10 MR. CHEWCASKIE: So we will not have a
11 resolution until September because we do not have
12 an August meeting. I don't know if Mr. Andazzo
13 from my office has been in contact with you
14 regarding a redevelopment agreement, but you will
15 hear from him.

16 MS. PEREIRAS: Not a problem.

17 MR. CHEWCASKIE: Okay.

18

19

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ADJOURNMENT :

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

MR. OSEGUERA: Motion.

MR. VALLEJO: Motion by Mr. Oseguera.

MS. MOREJON: Second.

MR. VALLEJO: Seconded by Ms. Morejon.
All in favor?

(All Board Members indicate in the affirmative.)

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

(Whereupon the matter was adjourned.)

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