

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, NOVEMBER 22, 2022
Commencing at 6:04 p.m.

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

ALEJANDRO VELAZQUEZ, Chairperson
YDALIA GENAO
ALICIA MOREJON
FRANKLIN MEDINA
JOSE GUARENO
HECTOR OSEGUERA, Alternate #2

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

BRIAN P. STACK, Mayor
CELIN VALDIVIA, Commissioner
CAROLINA FERNANDEZ

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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HEARINGS/APPLICATIONS/EXTENSION	(NONE)
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1 MR. VALLEJO: May I have your attention?
2 Please take notice that on Tuesday, November 22,
3 2022, at 6:00 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 Opening statement: This meeting is
8 called in compliance with the Chapter 231, Public
9 Law 1975, of the Open Public Meeting Act.
10 Adequate notice of this meeting has been provided
11 as follows: Notice of this meeting, setting forth
12 the time, date, location, the agenda, to the
13 extent known, was forwarded to The Jersey Journal,
14 The Record, and The Hudson Reporter, has been
15 posted on the bulletin board in City Hall and has
16 been made available to the public in the Office of
17 Municipal Clerk.

18 Before we call roll for tonight's
19 meeting, could everybody kindly rise to 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 Stack, absent.

Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Here.

MR. VALLEJO: Commissioner Celin Valdivia, absent.

Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Yes.

MR. CHEWCASKIE: Ms. Fernandez is absent.

Mr. Medina.

MR. MEDINA: Here.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Here.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Here.

MR. CHEWCASKIE: Let the record indicate there's six present. Those absent tonight are Mayor Stack, Commissioner Celin Valdivia, and Ms. Fernandez.

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ADOPTION OF MINUTES:

MR. VALLEJO: Adoption of minutes.

Regular meeting held on July 26, 2220. Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MS. MOREJON: Second.

MR. VALLEJO: Motion by Mr. Velazquez.

Seconded by Ms. Morejon. Roll call on the motion.

Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Mr. Medina abstains, right?

MR. MEDINA: Yes.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes

MR. VALLEJO: Five in favor, one abstained, motion carries.

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RESOLUTIONS:

(1) H&A Developer, LLC. 2704-2710 Kennedy Blvd.
Block: 156 Lots; 2, 3, 24, 25, 26, 27, 28 & 8.
Proposed a six (6) story mixed-use building.
Consisting of 70 residential units, 2 commercial
spaces, and 137 parking spaces. Lot 8, two family
dwelling. Approved

MR. VALLEJO: We have three resolution
on tonight's agenda, we don't have any hearings.

Resolution number one, H&A Developer,
2704-2710 Kennedy Boulevard. This application was
approved on July 26, 2022.

Can I have a motion to adopt the
resolution.

MR. GUARENO: Motion.

MR. VALLEJO: Motion by Mr. Guareno.

CHAIRPERSON VELAZQUEZ: Second.

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

Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Ms. Morejon.

1 MS. MOREJON: Yes.

2 MR. VALLEJO: Mr. Medina abstains.

3 MR. MEDINA: Yes.

4 MR. VALLEJO: Mr. Guareno.

5 MR. GUARENO: Yes.

6 MR. VALLEJO: Mr. Oseguera.

7 MR. OSEGUERA: Yes.

8 MR. VALLEJO: Five in favor, one
9 abstained. Motion carries.

10 MR. CHEWCASKIE: Carlos, what I'll do is
11 I'll revise the resolution to get you the
12 corrected signature page. I'll get you that
13 tomorrow.

14 MR. VALLEJO: Okay.

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1 (2) resolution appointing the planning board
2 secretary for the year 2023

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4 MR. VALLEJO: Move to resolution number
5 2.

6 CHAIRPERSON VELAZQUEZ: Yes.

7 MR. VALLEJO: Appointing the planning
8 board secretary for the year 2023. May I have a
9 motion?

10 CHAIRPERSON VELAZQUEZ: Motion.

11 MR. VALLEJO: Motion by Mr. Velazquez.

12 MR. OSEGUERA: Second.

13 MR. VALLEJO: Seconded by Mr. Oseguera.

14 Roll call on the motion.

15 Mr. Velazquez.

16 CHAIRPERSON VELAZQUEZ: Yes.

17 MR. VALLEJO: Ms. Genao.

18 MS. GENAO: Yes.

19 MR. VALLEJO: Ms. Morejon.

20 MS. MOREJON: Yes.

21 MR. VALLEJO: Mr. Medina.

22 MR. MEDINA: Yes.

23 MR. VALLEJO: Mr. Oseguera.

24 MR. OSEGUERA: Yes.

25 MR. VALLEJO: Mr. Guareno.

1 MR. GUARENO: Yes.

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

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1 (3) resolution to approve the planning board
2 schedule for the year 2023.

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4 MR. VALLEJO: Resolution number 3,
5 resolution to approve the planning board schedule
6 for the year 2023. Can I have a motion?

7 MR. GUARENO: Motion.

8 MR. VALLEJO: Motion by Mr. Guareno.

9 CHAIRPERSON VELAZQUEZ: Second.

10 MR. VALLEJO: Seconded by Mr. Velazquez.

11 Roll call on the motion.

12 Mr. Velazquez.

13 CHAIRPERSON VELAZQUEZ: Yes.

14 MR. VALLEJO: Ms. Genao.

15 MS. GENAO: Yes.

16 MR. VALLEJO: Mr. Guareno.

17 MR. GUARENO: Yes.

18 MR. VALLEJO: Ms. Morejon.

19 MS. MOREJON: Yes.

20 MR. VALLEJO: Mr. Medina.

21 MR. MEDINA: Yes.

22 MR. VALLEJO: Mr. Oseguera.

23 MR. OSEGUERA: Yes.

24 MR. VALLEJO: Six in favor, motion
25 carries.

ADJOURNMENT :

MR. VALLEJO: Motion to adjourn?

MR. GUARENO: Motion;

MS. MOREJON: Second.

MR. VALLEJO: Motion by Mr. Guareno,
seconded by Ms. Morejon. All in favor?

(All Board Members indicate in the
affirmative.)

MR. VALLEJO: The ayes have it. Six in
favor. Thank you. Let the record show that the
meeting has ended.

(Whereupon the meeting was adjourned at
6:10 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