

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
PLANNING BOARD

SPECIAL MEETING : TRANSCRIPT OF
: :
: :
-----: PROCEEDINGS

Union City High School
Media Center
2500 Kennedy Boulevard
Union City, New Jersey

Tuesday, April 11, 2023
Commencing at 6:00 p.m.

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

ALEJANDRO VELAZQUEZ, Chairperson
YDALIA GENAO
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

SUSAN BISCHOFF, CCR, RPR
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1 MR. VALLEJO: Please take notice that on
2 Tuesday, April 11, 2023, at 6:00 p.m., a special
3 meeting is scheduled for the City of Union City
4 Planning Board to be held in Union City High
5 School, located at 2500 John F. Kennedy Boulevard,
6 Union City, New Jersey.

7 This meeting is called in compliance
8 with Chapter 231, Public Law 1975 of the Open
9 Public Meetings Act. Adequate notice of this
10 meeting has been provided as follows:

11 Notice of this meeting setting forth the
12 time, date, location, and 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?

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22 (Whereupon the Pledge of Allegiance was
23 recited.)
24

25 MR. VALLEJO: Thank you.

ROLL CALL:

MR. VALLEJO: Roll call for tonight's meeting. Mayor Stack is absent. Mr. Velazquez.

CHAIRMAN VELAZQUEZ: Here.

MR. VALLEJO: Commissioner Celine 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: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Let the record indicate there are five present.

* * * *

ADOPTION OF MINUTES:

MR. VALLEJO: We're going to adoption of minutes, regular meeting held on March 28, 2023. Can I have a motion to adopt?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MS. MOREJON: Second.

MR. VALLEJO: Seconded by Ms. Morejon.

Roll call on the motion. Mr. Velazquez.

CHAIRMAN 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.

MR. OSEGUERA: Yes.

MR. VALLEJO: Five in favor, motion carries.

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ADOPTION OF RESOLUTIONS:

1. 15th Street UC, LLC, 814 15th Street.

MR. VALLEJO: Mr. Chewcaskie.

MR. CHEWCASKIE: So the next order of business is the adoption of resolutions. There are three resolutions, these are three matters that can be dealt with at the March 28, 2023, meeting.

The first resolution is 15th Street UC, LLC, 814 15th Street. This was the remand from the Superior Court, it was the second remand. It was sent back to the Board for deliberations. A resolution was prepared and circulated to the Board. It indicated the reasons that the Board denied the application and incorporates the findings and conclusions from the prior resolutions, which were adopted on September 22, 2020, and October 26, 2021.

Everybody here this evening is eligible to vote as they were present at the last meeting. So it would be appropriate for a motion at this time. Do we have a motion?

CHAIRPERSON VELAZQUEZ: Make a motion.

MR. CHEWCASKIE: Motion by Chairman

1 Velazquez, and I believe we have a second by Ms.
2 Morejon, okay.

3 Chairman Velazquez.

4 CHAIRMAN VELAZQUEZ: Yes.

5 MR. CHEWCASKIE: Ms. Morejon.

6 MS. MOREJON: Yes.

7 MR. CHEWCASKIE: Ms. Genao.

8 MS. GENAO: Yes.

9 MR. CHEWCASKIE: Mr. Guareno.

10 MR. GUARENO: Yes.

11 MR. CHEWCASKIE: Mr. Oseguera.

12 MR. OSEGUERA: Yes.

13 MR. CHEWCASKIE: Okay, five in favor.

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ADOPTION OF RESOLUTIONS:

2. 613 39th Street, LLC - 613 39th Street:

MR. CHEWCASKIE: Our next resolution is a resolution for an extension. It was 613 39th Street, LLC, 613 39th Street. This was a second extension. The Board granted the extension from January 28, 2024, and no further extensions should be granted. Do we have a motion?

CHAIRPERSON VELAZQUEZ: Motion.

MR. CHEWCASKIE: Let me get the names correct, Mr. Medina?

MR. VALLEJO: Mr. Guareno.

MR. CHEWCASKIE: Mr. Guareno.

MR. VALLEJO: Seconded by?

MR. CHEWCASKIE: Sorry.

MR. VALLEJO: Ms. Morejon.

MR. CHEWCASKIE: Mr. Velazquez.

CHAIRMAN VELAZQUEZ: Yes.

MR. CHEWCASKIE: Ms. Genao.

MS. GENAO: Yes.

MR. CHEWCASKIE: Ms. Morejon.

MS. MOREJON: Yes.

MR. CHEWCASKIE: Mr. Guareno.

MR. GUARENO: Yes.

1 MR. CHEWCASKIE: Mr. Oseguera.

2 MR. OSEGUERA: Yes.

3 MR. CHEWCASKIE: Five in favor.

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ADOPTION OF RESOLUTIONS:

3. Michael Szczesny - 912 Palisade Avenue:

MR. CHEWCASKIE: The third resolution is
a also resolution for extension for one year,
Michael Szczesny, it is 912 Palisade Avenue. And
all conditions of the prior resolution are
included. Do we have a motion?

MS. GENAO: Motion.

MR. CHEWCASKIE: Ms. Genao.

I'm going to get this right this time.

Mr. Guareno was the second?

MR. GUARENO: Yes.

MR. CHEWCASKIE: All right.

Mr. Velazquez.

CHAIRMAN VELAZQUEZ: Yes.

MR. CHEWCASKIE: Ms. Genao.

MS. GENAO: Yes.

MR. CHEWCASKIE: Ms. Morejon.

MS. MOREJON: Yes.

MR. CHEWCASKIE: Mr. Guareno.

MR. GUARENO: Yes.

MR. CHEWCASKIE: Mr. Oseguera.

MR. OSEGUERA: Yes.

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1 **ADJOURNMENT:**

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3 MR. CHEWCASKIE: And that's it. The
4 next action to be a motion to adjourn.

5 CHAIRMAN VELAZQUEZ: Motion.

6 MR. VALLEJO: We don't have to open to
7 the public, right?

8 MR. CHEWCASKIE: There's no public here.
9 We can note no public is here, so no public
10 session.

11 MR. OSEGUERA: Second.

12 MR. CHEWCASKIE: All in favor?

13 (Whereupon, all Board Members indicate
14 in the affirmative.)

15 MR. VALLEJO: Let the record indicate
16 that the meeting has ended. Thank you and good
17 night, everyone.

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19 (Whereupon the meeting was concluded.)
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C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing transcript of the AUDIO RECORDED proceedings in their entirety, as taken stenographically by me, is a true and accurate transcript of the proceedings as recorded, and to the best of my ability.

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700