

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
PLANNING BOARD

REGULAR MEETING : TRANSCRIPT OF
: :
: :
-----: PROCEEDINGS

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

Tuesday, April 25, 2023
Commencing at 6:06 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, 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

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

BRIAN CHEWCASKIE, ESQ.
Board Counsel

CARLOS VALLEJO, Board Secretary

DAVID SPATZ, P.P.

SUSAN BISCHOFF, CCR, RPR
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A P P E A R A N C E S:

J. ALVARO ALONSO, ESQ.
Attorney for Applicant, WEST 13, LLC

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, SHAISTA, LLC

I N D E XPAGE

CALL TO ORDER	5
SALUTE TO FLAG	5
ROLL CALL	6
ADOPTION OF MINUTES	7
HEARINGS	8/17
ADOPTION OF RESOLUTIONS	n/a
ADJOURNMENT	35

I N D E X

SHAISTA, LLC
522-534 31st Street

WITNESSPAGE

MANUEL PEREIRAS

18

E X H I B I T SNO.DOCUMENTPAGE

NO

EXHIBITS

MARKED

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

3 Please take notice that on Tuesday,
4 April 25, 2023, at 6:00 p.m., a regular meeting is
5 scheduled for the City of Union City Planning
6 Board to be held in Union City High School,
7 located at 2500 John F. Kennedy Boulevard, Union
8 City, New Jersey.

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

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

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

21

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

24

25 MR. VALLEJO: Thank you.

ROLL CALL:

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

Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Here.

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

MS. GENAO: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Ms. Fernandez is absent.

Mr. Medina.

MR. MEDINA: Here.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Here.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Here.

MR. VALLEJO: Let the record indicate there are six present. Those absent tonight are Mayor Stack, Commissioner Celin Valdivia, Carolina Fernandez. We have a full quorum for tonight's meeting.

* * * *

ADOPTION OF MINUTES:

MR. VALLEJO: Adoption of minutes of the meeting held on April 11, 2023. Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. GUARENO: Second.

MR. VALLEJO: Seconded by Mr. Guareno.

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. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Five in favor, motion carries. We're going to have a five minute break off the record, thank you.

(Whereupon a short recess was taken.)

1 **HEARING:**

2 **WEST 13, LLC -**

3 **409 4TH STREET:**

4
5 MR. VALLEJO: Back on the record. We
6 are going to the first hearing on tonight's
7 agenda, West 13th, LLC, 409 4th Street. Mr.
8 Alonso, please.

9 MR. ALONSO: Good evening, Mr. Chairman,
10 Members of the Board, for the record Alvaro Alonso
11 on behalf of the applicant. As the Board knows,
12 we were here on remand from the Superior Court on
13 a matter that was appealed. The Board started the
14 hearing at the last meeting and then requested
15 that the matter be carried so at the very least
16 the Chairman, if not any other Board Member, could
17 make a visit to the site. So we're here now.

18 MR. CHEWCASKIE: Thank you, Mr. Alonso.
19 Just -- and I know you and I had a brief
20 conversation, I believe, yesterday. With regard
21 to the inspection of the property, it's my
22 understanding that there's been no change to the
23 property as it exists today and what was before
24 the Board when the application was denied; is that
25 correct?

1 MR. ALONSO: That is my understanding,
2 yes.

3 MR. CHEWCASKIE: And as I also
4 indicated, I had the opportunity to discuss with
5 counsel and certainly reserve all your rights, but
6 counsel did not believe, who handled the
7 litigation, that there would be any reopening,
8 additional testimony, or the like. So what we're
9 here today is to just amplify the Board's
10 decisions regarding their actions that they took
11 with the past resolutions. That's my
12 understanding.

13 MR. ALONSO: That's correct. Subject to
14 the reservations of whatever rights I may have and
15 objections that were placed on the record at the
16 last hearing, we're ready to move forward.

17 MR. CHEWCASKIE: All right. Mr.
18 Chairman, I believe we heard Mr. Alonso's
19 presentation at the last meeting, we also reviewed
20 the Court's order of remand, and there was also a
21 decision where the Court required that there be
22 further determination regarding the denial. There
23 was a determination that there would be a front
24 yard setback and whether there's a variance even
25 required, and also the Board's decision to

1 support -- or the Board's determination to support
2 its decision regarding the character of the area.
3 I believe that summarizes the Court's decision
4 that was entered in February of this year and I
5 think that's where we're at.

6 It's really to the Board to deliberate
7 and decide based upon what we've heard and if
8 anyone visited the property.

9 CHAIRPERSON VELAZQUEZ: I know I did.
10 Did you visit the property?

11 MS. MOREJON: Yes, we visited.

12 MS. GENAO: Yeah, we did.

13 MR. OSEGUERA: Yeah, I visited the
14 property. You know, it's a small structure that
15 sits there and I think the standard that we
16 ultimately have to go with is whether it's going
17 have -- the new structure is going to have a
18 significant impact on --

19 MR. ALONSO: Right. But just -- not to
20 cut you off, but I don't believe you were present
21 at the original --

22 MR. OSEGUERA: No.

23 MR. ALONSO: -- application, so I don't
24 know --

25 MR. CHEWCASKIE: He's allowed to

1 participate, Mr. Alonso, based upon his review of
2 the record.

3 MR. ALONSO: Okay. Is there a
4 certification signed?

5 MR. CHEWCASKIE: There's no
6 certification regarding the review of the record.
7 We've provided the Court's determination and the
8 like. Since the Board has changed members and the
9 like, in order to maintain a quorum, we've decided
10 that all members can participate. Certainly, you
11 can reserve your rights as to that.

12 MR. ALONSO: My understanding -- because
13 I did a little roll call myself. I believe you
14 have five members who were present during the
15 original presentation and the original vote. And
16 the Municipal Land Use Law requires a
17 certification that's signed --

18 MR. CHEWCASKIE: That's fine. Mr. --

19 MR. ALONSO: -- for purposes of voting.

20 MR. CHEWCASKIE: Mr. Oseguera can
21 certainly participate, we'll make a determination
22 whether he can vote.

23 MR. ALONSO: But it's based on the
24 record that was created, so there's no
25 certification --

1 MR. CHEWCASKIE: I understand. He can
2 participate and state his opinion, just as if a
3 member missed a meeting and didn't have -- and
4 participated in the next meeting.

5 MR. ALONSO: I understand that. But the
6 matter was remanded on a very narrow issue to make
7 findings to support the determination of the
8 Board. And if the member did not participate and
9 has not certified that they read the record --

10 MR. CHEWCASKIE: I disagree. He can
11 certainly state his opinion. Whether he can vote
12 or not will be determined.

13 MR. ALONSO: Okay.

14 MR. OSEGUERA: Okay, thank you.

15 You know, having gone to the property,
16 the small structure that exists there, ultimately
17 the Board would be asked, if I'm not mistaken, for
18 a variance on the property, correct?

19 MR. ALONSO: No. Our position is there
20 are no variances requested.

21 MR. CHEWCASKIE: There were two issues.
22 The Board indicated that there was not sufficient
23 testimony that the front yard setback was
24 prevailing based upon Mr. Valella's testimony and
25 said that there may be a variance required. And

1 the Board also determined that the proposed
2 structure would be out of character of the area
3 and would have an impact.

4 MR. ALONSO: And as to the second issue,
5 just to refresh, my position is that the Court
6 made a finding that incongruence is not relevant
7 when the use is permitted and variances are not
8 required.

9 MR. CHEWCASKIE: I think that's where we
10 disagree on what the decision says. So I mean
11 that's where we're at. I mean I think the Board
12 can deliberate and make the determination. As I
13 said, Mr. Alonso, with respect to the
14 participation and the scope of the record and the
15 like, you certainly reserve all your rights.

16 MR. ALONSO: Thank you.

17 MR. OSEGUERA: Just closing, I think
18 that ultimately we come down on whether there's
19 going to be a significant impact on the
20 neighborhood. The structure that exists versus
21 what is proposed is what ultimately, from my
22 judgment, would make me uncomfortable granting
23 the -- and what would make me believe that
24 ultimately what is proposed would have a
25 significant impact on the neighborhood.

1 CHAIRPERSON VELAZQUEZ: Alicia.

2 MS. MOREJON: I don't see -- I agree
3 with Mr. Oseguera. It's going to be big impact in
4 that area. The neighborhood, you know, has been
5 like that for years. I want to agree.

6 CHAIRPERSON VELAZQUEZ: Anybody else?
7 Jose? Franklin?

8 MR. GUARENO: I agree it would be out of
9 line with everything else that is there.

10 CHAIRPERSON VELAZQUEZ: I guess how we
11 look at it, at the end of the day, I know we have
12 laws and sometimes our -- we have to respect the
13 laws, especially the master plan, which we helped
14 create over a number of years. But as of this
15 plan, I'd rather it go to the Court. I make a
16 motion to deny this application.

17 MR. VALLEJO: Motion on the table to
18 deny the application --

19 MS. MOREJON: Second.

20 MR. VALLEJO: -- by Mr. Velazquez.

21 MR. CHEWCASKIE: Mr. Vallejo, once we
22 get a second, I'll --

23 MR. VALLEJO: Seconded by Ms. Morejon.

24 MR. CHEWCASKIE: Just, in that instance,
25 based upon what we heard from Mr. Alonso and I'll

1 rely on your records, Mr. Vallejo, because I do
2 not have the transcript, I just want to see who
3 participated at the last hearing. Mr. Oseguera
4 was not a member of the Board then. So everyone
5 here is permitted to vote except for you, Mr.
6 Oseguera. So we'll only call the five members.

7 MR. VALLEJO: Thank you.

8 We have a motion on the table to deny by
9 Mr. Velazquez, seconded by Ms. Morejon. Roll call
10 on the motion.

11 Mr. Velazquez.

12 CHAIRPERSON VELAZQUEZ: Yes.

13 MR. VALLEJO: Ms. Genao.

14 MS. GENAO: Yes.

15 MR. VALLEJO: Ms. Morejon.

16 MS. MOREJON: Yes.

17 MR. VALLEJO: Mr. Medina.

18 MR. MEDINA: Yes.

19 MR. VALLEJO: Mr. Guareno.

20 MR. GUARENO: Yes.

21 MR. VALLEJO: Five in favor, motion
22 carries.

23 MR. ALONSO: Thank you very much. Have
24 a good evening.

25 MR. CHEWCASKIE: Mr. Alonso, I will be

1 preparing a resolution, you certainly can advise
2 the Court that it will be forthcoming. I will let
3 Mr. Kotchick know also.

4 MR. ALONSO: Thank you very much. Have
5 a good evening.

6 * * * *

1 **HEARING:**

2 **SHAISTA, LLC -**

3 **522-524 31ST STREET:**

4
5 MR. VALLEJO: We're moving to hearing
6 number two, Shaista, LLC, 522-524 31st Street.
7 Ms. Pereiras, please.

8 MR. CHEWCASKIE: Just for the record, I
9 did review the affidavit of service and
10 publication. It was submitted to me by Mr.
11 Vallejo, I believe, last week. I reviewed it, it
12 is in appropriate order and the Board has
13 jurisdiction to hear the application.

14 MS. PEREIRAS: Thank you very much,
15 Counsel. Good evening, Mr. Chairman, Members of
16 the Board, may it please the Board, Bianca
17 Pereiras on behalf of the applicant, Shaista, LLC,
18 for property at 522-524 31st Street, also known as
19 Lots 41 and 42 in Block 170. This property is
20 located in the CN zone right on 31st Street. And
21 as the ordinance intends, we are looking to
22 construct two new buildings consisting of
23 commercial space on the ground floor with three
24 residential units above. We are looking to
25 subdivide the property so that we have two --

1 actually more than conforming lots, because we
2 have 2,750 square feet on each proposed lot. But
3 that is the gist of the presentation. We have one
4 expert to testify and that is our architect, Mr.
5 Manuel Pereiras.

6
7 M A N U E L P E R E I R A S , after having been
8 duly sworn or affirmed, did testify as follows:

9
10 MR. PEREIRAS: Manny Pereiras,
11 P-E-R-E-I-R-A-S, with Pereiras Architects
12 Ubiquitous, located at 1116 Summit Avenue, here in
13 Union City.

14 MS. PEREIRAS: And Mr. Pereiras has
15 testified before this Board in the past and I ask
16 that he be accepted as an expert in the field of
17 architecture.

18 MR. CHEWCASKIE: My recommendation to
19 the Board would be to accept him as he's been here
20 before.

21 MS. PEREIRAS: Thank you, Counsel.

22 Mr. Pereiras, did you prepare the
23 drawings that are before the Board this evening?

24 MR. PEREIRAS: Yes.

25 MS. PEREIRAS: And would you kindly

1 describe the proposed project for the Board?

2 MR. PEREIRAS: I'd be very happy to.
3 I'd like to begin with talking about what's
4 existing there on the site. We are on the north
5 side of 31st Street. If you look at the
6 photograph, it's the Dominos Pizzeria right there
7 and next to it's a small house. We're looking to
8 demolish both those structures, they're in
9 disrepair and we're looking to demolish them.

10 And then what I'd like to explain is the
11 way the lots are formed right now, it's extremely
12 odd. The lot where the Dominos is is 27 -- a
13 little bit over 27 feet wide and then the house is
14 on 23 feet wide. And the Dominos makes an L-shape
15 like this. So what that causes is that we have an
16 undersized lot and then an oversized lot, which
17 doesn't makes sense. Our district recognizes lots
18 that are 25-by-100. So what we're doing is we're
19 wiping the slate clean and we're creating two lots
20 that are 25 feet each, so that now we have two
21 conforming lots. And you're going to see that the
22 way we're creating conformity is exactly what
23 we're doing throughout this project. We're
24 creating a project that's basically exactly what
25 the ordinance and what the master plan requests.

1 So now we have two lots that are 25-by-110 feet
2 deep and we're proposing a structure on each of
3 those two lots.

4 A little bit of logistics. The owner of
5 this property is a person who operates the Dominos
6 Pizzeria. He doesn't want to close down and go
7 out of business. So we're doing this in phases.
8 We're going tear down the small house, build the
9 structure on the right. Once it's built, we're
10 moving the Dominos Pizzeria into that new
11 structure. Then we're going to demolish where the
12 Dominos Pizza is and build that portion, okay.

13 I'd like to turn now to the next sheet,
14 which is Z-101 and that shows our proposed site
15 plan. The top of the backyard is cut off, we just
16 made it this size so it's easy to read. But we
17 have a full 20 foot rear yard, so we're conforming
18 in the rear yard. The ordinance allows zero foot
19 setbacks on both sides of both buildings.
20 However, we wanted to create an alleyway for
21 firemen and for safety and egress between the two
22 buildings, so we're setting our building back
23 three feet. So we have a slight technical
24 variance there because the ordinance says you only
25 need zero feet, but if you provide one, you need

1 to provide five feet. So we're providing three.
2 Keep in mind, we could provide zero if we wanted
3 to, but we're providing three, so technically
4 that's a variance that we're asking from this
5 Board. And it's the only variance that we're
6 asking from the Board is that technical aspect of
7 that.

8 The front yard is zero feet as we're
9 requesting as well. Going down the list, just to
10 be clear on the record. We have a minimum lot
11 size 2,500 square feet, we're larger, we're at
12 2,750. We have a minimum lot width of 25 feet, it
13 was nonconforming before, now it's conforming.
14 With the subdivision, we're going to be at 25 feet
15 for both lots. We have a minimum depth of 100
16 feet, we're more, we're at 110 feet for our lot.
17 Side yards, that technical variance I told you
18 because we have three feet instead of zero feet.
19 Rear yard, we're conforming, 20 feet is required,
20 20 feet is provided.

21 Stories -- and I'd like to clarify this
22 for the record because there's a typo in the
23 drawings that you have submitted. Four stories is
24 what we're proposing, that's permitted. We're
25 proposing a structure that's 45 feet high.

1 There's a couple of places on the drawings that
2 says 49, that's a complete typo. We want to be in
3 100 percent conformance with that at 45 feet.
4 We've already sent Mr. Spatz, your planner, the
5 updated drawings on this. And what we'll do is if
6 this Board were to deem this approved, we would
7 update the drawings in the City. So we're not
8 asking for any height variance whatsoever, we are
9 conforming at 45 feet in height.

10 Building coverage, we're under the
11 requirement, we're under the limit, so 80 percent
12 minimum. We're at 72, so we're good there as
13 well. Maximum building coverage, 100 is
14 permitted, we're at 85 because we're providing
15 landscaping in the rear yard. And then off-street
16 parking, of course, there is a parking variance
17 because there is no opportunity to provide parking
18 on the 25-by-100 lots and I think the zone
19 contemplates that. And that's the way we have the
20 design of the buildings because the plan is to
21 have commercial on the ground floor and
22 residential above. Obviously there's no space to
23 put parking.

24 Turning now to the plans, as you can see
25 there's two small basements in each of the

1 buildings to hold the utilities. The ground
2 floor, we have a build out of the Dominos Pizzeria
3 on one side and an empty shell on the other for a
4 future tenant. There is a main stairwell for the
5 residential and a secondary stairwell in the rear
6 for emergency escape from the residential. And if
7 you go to the floors above, it's a typical floor
8 plan, very simple. It's a three bedroom apartment
9 on each of the floors. You have a master bedroom
10 with a large bathroom and closet, two additional
11 bedrooms with shared bathroom. And then finally a
12 living room, dining room, kitchen space that's all
13 open, it's a beautiful, simple three bedroom
14 design. And it's the same design on both
15 structures and on the full four stories, so three
16 floors above.

17 So each structure is going to have one
18 commercial space and three apartments above. As
19 you can see as I turn the pages, it's the same
20 concept. The buildings note that are different
21 widths, one has the three foot setback, one has an
22 alleyway for windows. And then to talk about --
23 and our roof. We have a roof that's accessible
24 for the owners of the apartments. And there's a
25 rooftop there with some grass, a green roof as

1 well along the front and the back. We made sure
2 that we did our rooftop, we set it back
3 significantly from the front yard and the rear
4 yard. In the rear yard, it's set back 25 feet.
5 In the front yard, it's set back 8 feet 10 inches,
6 so that you don't see people standing near the
7 edge of the buildings, it is all set back.

8 And now our elevations. We have a
9 beautiful simple elevation that fits into Union
10 City really well. It is an overwhelmingly brick
11 building, nice large windows for the apartments
12 above, a beautiful cornice. And of course the
13 commercial area on the bottom with appropriate
14 signage. It's very simple. It's basically
15 exactly what the ordinance asks for is what we're
16 producing here.

17 The sides of the building are with
18 siding and typical, nothing out of the ordinary
19 there. And I could probably keep on talking, but
20 that concludes my testimony for now. And I'm open
21 for your questions.

22 MR. CHEWCASKIE: So based upon your
23 testimony, Mr. Pereiras, the only variance that is
24 required a parking?

25 MR. PEREIRAS: That's correct and a

1 technical variance for that side yard. If we're
2 providing a side yard, we need five feet.

3 MR. CHEWCASKIE: And then I guess the
4 other question is the existing Dominos, because of
5 its configuration, has no parking for the present
6 business?

7 MR. PEREIRAS: Correct. And it's typical
8 of the CN zone, you see me present in the CN zone
9 all the time. I think the design and the
10 ordinance contemplated there would be no parking
11 in these types of structures. Because we want the
12 commercial below, there's nowhere to put the
13 parking in there. And then the residential above,
14 that is permitted in the zone.

15 Remind you, it's 31st Street, so it's
16 the most convenient access to public
17 transportation possible. You literally walk
18 outside, you have buses in every direction and
19 every way that you can imagine. And I don't have
20 to speak to this Board, you all know how simple it
21 is.

22 CHAIRPERSON VELAZQUEZ: And most
23 congested.

24 MR. PEREIRAS: It is. But that's a good
25 thing. It's the heart of Union City, we want

1 congestion in the heart of the Union City.

2 Congestion means more people buying, more people
3 using our facilities. It is what we need in that
4 area. There's pockets of Union City that honestly
5 need a lot more congestion, this is one of them.
6 This is the core of Union City, it used to be
7 center city when we had the previous master plan.

8 I think it's critical, it's critical to
9 see mixed use like this where you have stores on
10 the ground floor that are active during the day.
11 And then at night, you have people living there,
12 walking in and out. It stops vagrancies, it stops
13 crime, just because it's active. And that's what
14 we need in this whole area. Our ordinance put it
15 in, designed it that way. Our master plan is
16 designed that way and it makes perfect sense. And
17 this applicant basically followed the rules. He
18 got the assignment, he built exactly -- he's
19 proposing exactly what the City wants.

20 CHAIRPERSON VELAZQUEZ: Above Dominos,
21 is that a unit there?

22 MR. PEREIRAS: That's a unit there.

23 CHAIRPERSON VELAZQUEZ: And is that
24 occupied?

25 MR. PEREIRAS: I actually don't believe

1 it's been occupied for a while now.

2 CHAIRPERSON VELAZQUEZ: And the house
3 next door?

4 MR. PEREIRAS: The house -- I believe
5 everyone is out at this point.

6 MS. PEREIRAS: Those were two, units,
7 but they're currently vacant.

8 MR. PEREIRAS: They're not in good
9 shape.

10 MR. OSEGUERA: So this is how well I
11 know that area, I actually bought from that
12 Dominos last night. So I know this area very well
13 and you know --

14 MR. PEREIRAS: I buy there a little too
15 much.

16 MR. OSEGUERA: Looking at the plan, the
17 lack of parking really does concern me because
18 where -- I agree with the congestion and there are
19 places we want people to thrive. But, you know,
20 you're assuming that none of the people in those
21 apartments are going to have additional cars. And
22 parking is already incredibly tight in that area,
23 as somebody who tried to park in that area
24 literally last night. So that's something that
25 does concern me about this plan is you're bringing

1 a lot of people in without any assumption that any
2 single one of them is going to bring one vehicle
3 into that area, which is going to have, you know,
4 what I would call a negative impact in that part
5 of town.

6 MR. PEREIRAS: The alternative to that
7 is that we eliminate a commercial space and we
8 create parking, which is exactly what the master
9 plan says not to do. So it's a little bit of a
10 balance. And I totally understand because of
11 parking, but there's a new mentality to planning.
12 And I believe very strongly in that mentality,
13 Jersey City has adopted that mentality fully, it's
14 really working for them. And a lot of downtowns
15 are adopting that. That is if you create an
16 apartment, such as this, that has good public
17 transportation, people will not be inclined to
18 have cars, which is a reduction of traffic. When
19 you create a building that has one or two parking
20 spaces, then we'll people going to have cars
21 trying to find parking, creating worse situations.

22 So the actual -- the ability of not
23 having a parking space in many ways in modern
24 thinking is a reduction of traffic in the area.

25 CHAIRPERSON VELAZQUEZ: Because I had

1 over here and it's a little dark there and I had
2 some the grounds and all that, flood lights, and I
3 actually seen like the -- that's now, it's cars
4 parked all the way from Central all the way to
5 that house now. And then plus the Dominos, cars
6 in that parking lot, which I think belongs to the
7 medical doctor.

8 MS. MOREJON: To the medical.

9 CHAIRPERSON VELAZQUEZ: The medical
10 facility.

11 MR. PEREIRAS: Which one?

12 MS. MOREJON: There's a lot of traffic.

13 CHAIRPERSON VELAZQUEZ: On the
14 right-hand side.

15 MR. PEREIRAS: On the right-hand side,
16 it's a medical facility.

17 CHAIRPERSON VELAZQUEZ: And on the left
18 over there to get into the medical --

19 MR. PEREIRAS: On the left-hand side is
20 the access to the building that we got approved on
21 the opposite side, on 32nd Street.

22 CHAIRPERSON VELAZQUEZ: Because they
23 park there a lot, too.

24 MR. PEREIRAS: Yeah. That's an active
25 parking lot being used a lot.

1 MR. GUARENO: What's behind --
2 currently, what's behind the house?

3 MR. PEREIRAS: So it's very --

4 MR. GUARENO: You said it's an irregular
5 lot.

6 MR. PEREIRAS: So to explain it a little
7 better, I think I can go to the site plan, to the
8 survey. Right now, the house is here. This
9 building wraps around the house. So that house
10 really has like a very tiny concrete rear yard of
11 basically nothing. It's this building that wraps
12 around it. And then there's a parking lot over
13 here with that building.

14 So we actually reached out to that
15 building, we asked them if we could have access of
16 that driveway so we can park in the rear of our
17 structure. And he was unwilling to provide that
18 access. So we did reach out and try to do that.
19 He was unwilling.

20 MR. GUARENO: What's behind it right now
21 just that empty --

22 MR. PEREIRAS: It's just empty.

23 MR. GUARENO: There's no structure?

24 MR. PEREIRAS: No structure.

25 CHAIRPERSON VELAZQUEZ: They're going to

1 be doing construction on the opposite side?

2 MR. PEREIRAS: No. So that's already
3 complete. And now we're -- we just started -- we
4 did footings and foundation. That's why my shoes
5 are dirty. That was on the dirt over here on 32nd
6 Street, where the liquor store used to be on the
7 lot, that's being constructed right here.

8 CHAIRPERSON VELAZQUEZ: That's what I
9 meant, yeah.

10 MR. PEREIRAS: So that's not touching
11 this property, it's more like right here.

12 MS. GENAO: I wanted to confirm, it's
13 four units proposal?

14 MR. PEREIRAS: No. It's two buildings,
15 commercial and three, and commercial and three.

16 MS. GENAO: That would be three for rent
17 and one commercial?

18 MR. PEREIRAS: On each one, so six
19 total.

20 MS. MOREJON: Six.

21 MR. PEREIRAS: Which is exactly what the
22 ordinance permits.

23 CHAIRPERSON VELAZQUEZ: Still looks like
24 three over one to me, even with the commercial.

25 MR. PEREIRAS: It is. But our zone

1 hasn't changed in any way, that's what's permitted
2 and that's what we're proposing.

3 MR. OSEGUERA: It would be how --
4 one-story taller than the building -- the house
5 that you see next to the Dominos? The ultimate
6 structure, what you're proposing right now?

7 MR. PEREIRAS: It's hard to say that
8 because the house next to it, I believe the ground
9 floor starts a few feet high, then it's three
10 story with an attic. It's not easy to the do the
11 comparison. We're going to be at 45 feet, which
12 is what's permitted in the zone and four stories.
13 So we're probably going to be a little bit taller
14 than the house on the left. We're going to be
15 shorter than the buildings behind it.

16 We're going to be -- yeah, so it's --
17 and then you have a lot of tall structures in that
18 area.

19 CHAIRPERSON VELAZQUEZ: This is like
20 another one that I'd like to say that everybody
21 should go and see first. When we get these
22 things, everybody should go and see what's going
23 on first, so then we could all have input on these
24 projects. It's very, very important because we
25 could go with pictures, that's nice, but we have

1 to know the area. We'll go accidentally because
2 we're going to go eat.

3 MR. OSEGUERA: I wasn't exactly
4 inspecting the property for --

5 CHAIRPERSON VELAZQUEZ: I recommend that
6 we hold off on this application to the next
7 meeting.

8 MR. CHEWCASKIE: All right. So, Mr.
9 Chairman, you want to move to carry this to the
10 next meeting to allow for site inspection? You
11 want to make that motion.

12 CHAIRPERSON VELAZQUEZ: Yes.

13 MR. CHEWCASKIE: Is there a second on
14 the motion?

15 MR. OSEGUERA: Second.

16 MR. VALLEJO: Motion on the table to
17 adjourn this application for May 23rd by Mr.
18 Velazquez, seconded by Mr. Oseguera. Roll call on
19 the motion.

20 Mr. Velazquez.

21 CHAIRPERSON VELAZQUEZ: Yes.

22 MR. VALLEJO: Ms. Genao.

23 MS. GENAO: Yes.

24 MR. VALLEJO: Ms. Morejon.

25 MS. MOREJON: Yes.

1 MR. VALLEJO: Mr. Medina.

2 MR. MEDINA: Yes.

3 MR. VALLEJO: Mr. Guareno.

4 MR. GUARENO: Yes.

5 MR. VALLEJO: Mr. Oseguera.

6 MR. OSEGUERA: Yes.

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

9 MS. PEREIRAS: Have a good night. See
10 you next month.

11 MR. PEREIRAS: Good night, everyone.

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ADJOURNMENT :

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

MR. GUARENO: Motion.

MR. VALLEJO: Motion by Mr. Guareno.

MS. MOREJON: Second.

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

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

MR. VALLEJO: The ayes have it. Let the record indicate that the meeting has ended. Thank you and good night, everyone.

(Whereupon the meeting was adjourned at 6:37 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