

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 25, 2023
Commencing at 6:04 p.m.

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

ALEJANDRO VELAZQUEZ, Chairperson
CELIN J. VALDIVIA, Commissioner
YDALIA GENAO
FRANKLIN MEDINA
HECTOR OSEGUERA, Alternate #2

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

BRIAN T. STACK, Mayor
ALICIA MOREJON
CAROLINA FERNANDEZ
JOSE GUARENO

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
449 Columbia Blvd., Wood-Ridge, NJ 07075
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A P P E A R A N C E S:

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

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, Jersey Property
Holdings, LLP

I N D E XPAGE

CALL TO ORDER

4

SALUTE TO FLAG

4

ROLL CALL

5

ADOPTION OF MINUTES

6

HEARINGS

7/9

ADOPTION OF RESOLUTIONS

n/a

ADJOURNMENT

12

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

3 Please take notice that on Tuesday, July
4 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 Celin Valdivia.

COMMISSIONER VALDIVIA: Here.

MR. VALLEJO: Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Ms. Morejon is absent.

Ms. Fernandez is absent.

Mr. Medina.

MR. MEDINA: Here.

MR. VALLEJO: Mr. Guareno is absent.

Mr. Oseguera.

MR. OSEGUERA: Here.

MR. VALLEJO: Let the record indicate we have five present for tonight's meeting.

* * * *

ADOPTION OF MINUTES:

MR. VALLEJO: We're going to adoption of the minutes. Regular meeting held on June 27, 2023. Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MS. GENAO: I'll second.

MR. VALLEJO: Seconded by Ms. Genao.

Roll call on the motion. Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: I abstain.

MR. VALLEJO: Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Mr. Medina.

MR. MEDINA: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

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

We are going to be off the record for five minutes.

(Whereupon a short recess was taken.)

1 **SHAISTA, LLC -**

2 **522-524 31ST STREET:**

3
4 MR. VALLEJO: Back on the record. First
5 application on tonight's agenda is Shaista, LLC,
6 522-524 31st Street. Ms. Pereiras, please.

7 MS. PEREIRAS: Good evening, counsel,
8 board members, Bianca Pereiras on behalf of
9 applicant.

10 As you know this is, I believe, our
11 fourth appearance on this application. When we
12 were here last, not only did you hear from our
13 architect, but you also heard from our traffic
14 engineer because the board had raised a concern
15 about parking and traffic in the neighborhood. At
16 that time, this board asked for an adjournment for
17 purposes of the board members going out to the
18 property and taking a look at the neighborhood and
19 community. I hope that the board members have
20 done that at this point and we are here in case
21 there are any questions or other concerns. But I
22 believe the floor is the board's now.

23 CHAIRPERSON VELAZQUEZ: I think at the
24 end of the day, it still comes down to the whole
25 parking component. We go to meetings, and we're

1 averaging now like eight police community
2 meetings. And the major thing is, parking that's
3 the major, major thing on it. I guess we got to
4 get a foothold to allow the parking situation and
5 everything. As of this point, I move to deny this
6 application.

7 MR. VALLEJO: We have a motion on the
8 table to deny this applications by Mr. Velazquez.

9 MR. OSEGUERA: Second.

10 MR. VALLEJO: Seconded by Mr. Oseguera.
11 Roll call on the motion to deny this application.

12 Mr. Velazquez.

13 CHAIRPERSON VELAZQUEZ: Yes.

14 MR. VALLEJO: Commissioner Valdivia.

15 COMMISSIONER VALDIVIA: Yes.

16 MR. VALLEJO: Ms. Genao.

17 MS. GENAO: Yes.

18 MR. VALLEJO: Mr. Medina.

19 MR. MEDINA: Yes.

20 MR. VALLEJO: Mr. Oseguera.

21 MR. OSEGUERA: Yes.

22 MR. VALLEJO: Five in favor, motion
23 carries. The application has been denied.

24 * * * *

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1 **JERSEY PROPERTY HOLDINGS, LLP -**

2 **1113 BERGENLINE AVENUE:**

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4 MR. VALLEJO: We're moving to
5 application number two, Jersey Property Holdings,
6 LLC, 1113 Bergenline Avenue. Ms. Pereiras,
7 please.

8 MS. PEREIRAS: Bianca Pereiras on behalf
9 of the applicant for property at 1113 Bergenline
10 Avenue. As the board may recall, we presented
11 testimony at the last meeting to construct two
12 mixed use buildings with parking on-site.

13 At the last meeting, the board asked for
14 a continuation so that you could also visit the
15 property and understand the neighborhood a little
16 better. So we're here in case the board has any
17 questions concerning this proposal.

18 CHAIRPERSON VELAZQUEZ: This was one of
19 the police community meetings that we actually had
20 on that block. And I know lot of the residents
21 are talking about development there. But as for
22 parking, it took forever to find parking. We got
23 to control -- get a foothold on this parking
24 situation. So for this application, I will vote
25 to deny.

1 MS. PEREIRAS: We're actually providing
2 parking on-site.

3 CHAIRPERSON VELAZQUEZ: For one. The
4 other one is the commercial.

5 MS. PEREIRAS: We're providing five
6 parking spots, which is unheard of in an
7 application in Union City, especially of this
8 size. And again we're proposing exactly what the
9 master plan and ordinance in the City request,
10 which is a mixed use building in this area. This
11 is Bergenline Avenue.

12 As we mentioned at the last meeting, we
13 grew up on that street so we know this area
14 extremely well. We drive by it every day to visit
15 our grandmother and to go to our office. This
16 property in particular has remained vacant for too
17 long. I believe this burnt down when I was a
18 little girl. And it's been just wasted, wasted
19 land, especially on Bergenline Avenue, which is
20 one of our most important thoroughfares.

21 So hearing your comments, we made sure
22 that on this property, because we had a corner
23 lot, we could not only address the master plan and
24 provide the housing that Union City requires, the
25 commercial units that Union City requires, but we

1 were also able to provide parking. I don't see a
2 better application ever coming forward on this
3 lot.

4 CHAIRPERSON VELAZQUEZ: Thank you. I
5 still vote to deny the application.

6 MR. VALLEJO: Motion on the table to
7 deny the application by Mr. Velazquez.

8 MS. GENAO: I second it.

9 MR. VALLEJO: Seconded by Ms. Genao.
10 Roll call on the motion to deny this application.

11 Mr. Velazquez.

12 CHAIRPERSON VELAZQUEZ: Yes.

13 MR. VALLEJO: Commission Valdivia.

14 COMMISSIONER VALDIVIA: Yes.

15 MR. VALLEJO: Ms. Genao.

16 MS. GENAO: Yes.

17 MR. VALLEJO: Mr. Medina.

18 MR. MEDINA: Yes.

19 MR. VALLEJO: Mr. Oseguera.

20 MR. OSEGUERA: Yes.

21 MR. VALLEJO: Five in favor, motion
22 carries. Let the record reflect that the
23 application has been denied.

24 * * * *

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1 **ADJOURNMENT :**

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3 MR. VALLEJO: We're moving now -- there
4 being no other application on tonight's agenda,
5 can I have a motion to close tonight's meeting?

6 CHAIRPERSON VELAZQUEZ: Make a motion.

7 MR. VALLEJO: Motion by Mr. Velazquez.
8 Seconded by?

9 COMMISSIONER VALDIVIA: Second.

10 MR. VALLEJO: Seconded by Commissioner
11 Valdivia. All in favor?

12 (All Board Members indicate in the
13 affirmative.)

14 MR. VALLEJO: The ayes have it.

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16 (Whereupon the meeting was adjourned at
17 6:20 p.m.)
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C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing is a true and accurate transcript of the testimony and proceedings as taken stenographically by me at the time, place, and on the date hereinbefore set forth.

SUSAN BISCHOFF, CCR, RPR
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