

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, SEPTEMBER 26, 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
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
449 Columbia Blvd., Wood-Ridge, NJ 07075
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I N D E X

PAGE

CALL TO ORDER

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SALUTE TO FLAG

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ROLL CALL

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ADOPTION OF MINUTES

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HEARINGS

n/a

ADOPTION OF RESOLUTIONS

6/8

ADJOURNMENT

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

3 Please take notice that on Tuesday,
4 September 26, 2023, at 6:00 p.m., a regular
5 meeting is scheduled for the City of Union City
6 Planning Board to be held in Union City High
7 School, located at 2500 John F. Kennedy Boulevard,
8 Union 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.)

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25 MR. VALLEJO: Thank you.

ROLL CALL:

MR. VALLEJO: Roll call. Mayor Stack is absent. Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Here.

MR. VALLEJO: Commissioner Celin Valdivia is absent.

Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Ms. Fernandez is absent.

Mr. Medina.

MR. MEDINA: Yes, 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.

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ADOPTION OF MINUTES:

MR. VALLEJO: We're going to regular meeting held on July 25, 2023. Can I have a motion to adopt the minutes?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez. Any second?

MS. GENAO: I second.

MR. VALLEJO: Seconded by Ms. Genao. Roll call on the motion.

Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Yes.

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, motion carries.

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ADOPTION OF RESOLUTIONS:

1. Shaista, LLC, 522-524 31st Street. Block: 170, Lots: 41 & 42. The applicant proposes to demolish two structures. Re-subdivide the property and construct a new four (4) story mixed use structure on each lot; consisting of commercial space on the ground floor and three residential units above on each new lot. **Denied**

MR. VALLEJO: Moving to the resolution number one, Shaista, LLC, 522-524 31st Street. The application was denied at the previous meeting. Can I have a motion to adopt the resolution?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. OSEGUERA: Second.

MR. VALLEJO: Seconded by Mr. Oseguera.

MR. CHEWCASKIE: Before the roll, Mr. Velazquez, Ms. Genao, Mr. Medina and Mr. Oseguera are eligible to vote.

MR. VALLEJO: Thank you. Roll call on the motion by Mr. Velazquez, seconded by Mr. Oseguera. Roll call on the motion.

Mr. Velazquez.

1 CHAIRPERSON VELAZQUEZ: Yes.

2 MR. VALLEJO: Ms. Genao.

3 MS. GENAO: Yes.

4 MR. VALLEJO: Mr. Medina.

5 MR. MEDINA: Yes.

6 MR. VALLEJO: Mr. Oseguera.

7 MR. OSEGUERA: Yes.

8 MR. VALLEJO: Four in favor, motion
9 carries.

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ADOPTION OF RESOLUTIONS:

2. Jersey Property Holdings, LLP, 1113 Bergenline Avenue, Block: 53, Lots: 15 & 16. The applicant proposes to construct a four-story mixed-use buildings on each of the above note two vacant lots; commercial space on the ground floor and three-bedroom unit on each of the second, third and fourth floor of both buildings. Five (5) parking will be provided on lot 15 and no parking will be provided on lot 16. **Denied**

MR. VALLEJO: Resolution number two, Jersey Property Holdings, LLP, 1113 Bergenline Avenue. This application was denied at the July meeting. Can I have a motion to adopt this resolution?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. OSEGUERA: Second.

MR. VALLEJO: Seconded by Mr. Oseguera.

MR. CHEWCASKIE: And the same individuals are eligible to vote.

MR. VALLEJO: Thank you. Roll call the on motion. Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Yes.

1 MR. VALLEJO: Ms. Genao.

2 MS. GENAO: Yes.

3 MR. VALLEJO: Mr. Medina.

4 MR. MEDINA: Yes.

5 MR. VALLEJO: Mr. Oseguera.

6 MR. OSEGUERA: Yes.

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

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ADJOURNMENT :

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

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MS. GENAO: Second.

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: Mr. Medina.

MR. MEDINA: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Six in favor, the motion carries. Let the record show the meeting has

1 ended. Thank you and good night, everybody.

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3 (Whereupon the meeting was adjourned at
4 6:04 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
LICENSE NO. 30XI00233700