

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 28, 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:

CAROLINA FERNANDEZ
BRIAN CHEWCASKIE, ESQ.
Board Counsel

CARLOS VALLEJO, Board Secretary

DAVID SPATZ, P.P.

SUSAN BISCHOFF, CCR, RPR
449 Columbia Blvd., Wood-Ridge, NJ 07075
201-933-8220 SBischoffccr@yahoo.com

A P P E A R A N C E S:

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, 1012 Palisade Ave.

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, 2107 Bergenline Ave.

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

3 Please take notice that on Tuesday,
4 November 28, 2023, at 6:00 p.m., a regular meeting
5 is 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.

VICE CHAIRPERSON VELAZQUEZ: Here.

MR. VALLEJO: Commissioner 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: Here.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Here.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Here.

MR. VALLEJO: Let the record indicate that there are six present.

* * * *

ADOPTION OF MINUTES:

MR. VALLEJO: All right. We're going to adoption of minutes of regular meeting held on September 26, 2023. Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. MEDINA: Second.

MR. VALLEJO: Seconded by Mr. Medina.

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. Medina.

MR. MEDINA: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Six in favor, motion carries.

* * * *

1 **1012 PALISADE AVENUE:**

2

3 MR. VALLEJO: Can we do the
4 resolutions -- no, we have to wait for --

5 MR. CHEWCASKIE: Let's just do it during
6 the resolution. There's no presentation tonight,
7 I'll explain it.

8 MR. VALLEJO: Let's go to the resolution
9 then.

10 MR. CHEWCASKIE: With respect to the
11 adjournment, Carlos, we're adjourning that to
12 January 23, 2024, without further notice.

13 MR. VALLEJO: We'll go to 1012 Palisade
14 Avenue.

15 MR. CHEWCASKIE: Let's do 1012 Palisade
16 Avenue while Bianca is here. What has occurred is
17 the building department wanted additional clarity
18 in our amended resolution with regard to the roof
19 decks. We revised the prior resolution and
20 provided that to the board. It deals with a
21 renovation of an existing roof deck and also the
22 addition of a roof deck.

23 This has been before us now I think for
24 the fourth time. We added the language that was
25 required and I provided the resolution to the

1 board today. So I don't know if you wanted to add
2 anything?

3 MS. PEREIRAS: No, very simply -- good
4 evening, everyone. Bianca Pereiras on behalf of
5 the applicants. We're just following the
6 instructions of the building department. They
7 asked for specific verbiage, so thankfully your
8 counsel has agreed to pick that up. And,
9 hopefully, this will be the last time we're in
10 front of you for this application.

11 MR. VALLEJO: You want to dad for the
12 records, the certification?

13 MR. CHEWCASKIE: Right. There were
14 certain individuals who were not present for the
15 original application. I believe the transcript
16 was read, am I correct?

17 CHAIRPERSON VELAZQUEZ: Yes.

18 MR. OSEGUERA: Yes.

19 MR. CHEWCASKIE: So we can proceed. Why
20 don't we just do the resolution, we don't need to
21 vote on the application.

22 * * * *

23

24

25

1 **2107 BERGENLINE AVENUE:**

2
3 MR. CHEWCASKIE: And then the next
4 matter is 2107 Bergenline Avenue. I believe
5 you're requesting an adjournment?

6 MS. PEREIRAS: I am, counsel. Let me
7 give you my jurisdictional submissions?

8 MR. CHEWCASKIE: Sure.

9 I've had the opportunity to review the
10 affidavit of service, everything is in order.
11 I've also reviewed the affidavit of publication in
12 The Jersey Journal, so the board would have
13 jurisdiction to hear this case.

14 MS. PEREIRAS: Thank you very much,
15 Counsel. Unfortunately, my one and only witness
16 is sick this evening and won't be able to appear.
17 So I have no presentation for you this evening.
18 Respectfully, I am requesting adjournment of this
19 matter.

20 MR. CHEWCASKIE: And this matter --
21 there's no December meeting, it would be adjourned
22 to January 23, 2024. If there's an extension of
23 time required, are you granting that extension?

24 MS. PEREIRAS: Of course, Counsel.

25 MR. CHEWCASKIE: I would suggest to the

1 board to grant the adjournment.

2 MR. VALLEJO: Can I have a motion to
3 adjourn this application for January 23, 2024.

4 CHAIRPERSON VELAZQUEZ: I make a motion.

5 MR. VALLEJO: Motion by Mr. Velazquez.

6 MR. GUARENO: Second.

7 MR. VALLEJO: Seconded by Mr. Guareno.

8 Roll call on the motion to adjourn the
9 application.

10 Mr. Velazquez.

11 CHAIRPERSON VELAZQUEZ: Yes.

12 MR. VALLEJO: Ms. Genao.

13 MS. GENAO: Yes.

14 MR. VALLEJO: Ms. Morejon.

15 MS. MOREJON: Yes.

16 MR. VALLEJO: Mr. Guareno.

17 MR. GUARENO: Yes.

18 MR. VALLEJO: Mr. Medina.

19 MR. MEDINA: Yes.

20 MR. VALLEJO: Mr. Oseguera.

21 MR. OSEGUERA: Yes.

22 MR. VALLEJO: Six in favor, motion
23 carries. No new notice.

24 MS. PEREIRAS: Thank you all very much.

25 And since I won't you see you before the end of

1 the year, merry Christmas. I'll see you next
2 year.

3 * * * *

ADOPTION OF RESOLUTIONS:

1. Resolution appointing the planning board secretary for the year 2024.

MR. VALLEJO: Resolution number one, appointing the planning board secretary for the year 2024. Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. OSEGUERA: Second.

MR. VALLEJO: Seconded by Mr. Oseguera.

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. Medina.

MR. MEDINA: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Six in favor, motion carries.

* * * *

ADOPTION OF RESOLUTIONS:

2. Resolution to approve the planning board schedule for the year 2024.

MR. VALLEJO: Resolution number two, approve the planning board schedule for the year 2024. Can I have a motion?

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.

MS. MOREJON: Yes.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Medina.

MR. MEDINA: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Six in favor, motion pass.

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1 **ADOPTION OF RESOLUTIONS:**

2 3. 1012 Palisade Ave. Block: 186. Lot: 42.
3 Applicant proposes the legalization of a ground
4 floor apartment to convert them from a two family
5 to three families. Applicant also proposes the
6 addition of a stair bulkhead. **The approved**
7 **resolution was memorialized on 10-23-2018. The**
8 **applicant's attorney requested that the board**
9 **amend the resolution.**

10
11 MR. VALLEJO: Resolution number three,
12 1012 Palisade Avenue.

13 MR. CHEWCASKIE: If I may, Mr. Vallejo?
14 This was a resolution that I revised today to add
15 a few more words as to the roof decks, which we
16 just described during the earlier hearing in order
17 that the building department can issue the
18 permits. The approved drawings indicated that the
19 roof decks were -- well the approved drawings
20 indicated the roof decks. The resolution was
21 revised I believe six or seven months ago. That
22 resolution indicated the roof decks; however, the
23 building department was concerned because one was
24 new and one was renovated. Those were the words
25 that were added to identify the two roof decks.

1 One was on the building itself, which was
2 existing. And then there was one added to the
3 garage. So that's the resolution.

4 MR. VALLEJO: Can I have a motion to
5 adopt the resolution?

6 CHAIRPERSON VELAZQUEZ: I make a motion.

7 MR. VALLEJO: Motion by Mr. Velazquez.

8 MR. GUARENO: Second.

9 MR. VALLEJO: Seconded by Mr. Guareno.

10 Roll call on the motion. Mr. Velazquez.

11 CHAIRPERSON VELAZQUEZ: Yes.

12 MR. VALLEJO: Mr. Guareno.

13 MR. GUARENO: Yes.

14 MR. VALLEJO: Ms. Genao.

15 MS. GENAO: Yes.

16 MR. VALLEJO: Ms. Morejon.

17 MS. MOREJON: Yes.

18 MR. VALLEJO: Mr. Medina.

19 MR. MEDINA: Yes.

20 MR. VALLEJO: Mr. Oseguera.

21 MR. OSEGUERA: Yes.

22 MR. VALLEJO: Six in favor, motion
23 passes.

24 * * * *

25

ADJOURNMENT:

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

CHAIRPERSON VELAZQUEZ: Motion.

MR. GUARENO: Second.

MR. VALLEJO: Motion by Mr. Velazquez.
Second by Mr. Guareno.

All in favor?

(All Board Members indicate in the affirmative.)

(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