

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, March 26, 2024
Commencing at 6:05 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 CO.
449 Columbia Blvd., Wood-Ridge, NJ 07075
201-390-0583 SBischoffccr@yahoo.com

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

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, Michael Szczesny

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, 531 32nd St., LLC

I N D E XPAGE

CALL TO ORDER	7
SALUTE TO FLAG	7
ROLL CALL	8
ADOPTION OF MINUTES	9
HEARINGS	
Preliminary investigation	10
Michael Szczesny	18
531 32nd St., LLC	24
ADOPTION OF RESOLUTIONS	37/39
ADJOURNMENT	41

I N D E X

PRELIMINARY INVESTIGATION
540 39th Street

WITNESSPAGE

JOHN BARREE

11

E X H I B I T SNO.DOCUMENTPAGE

A-1

Heyer Gruel report dated 1/19/24

11

I N D E X

MICHAEL SZCZESNY
912 Palisade Avenue

WITNESSPAGE

MANUEL PEREIRAS

19

E X H I B I T SNO.DOCUMENTPAGE

NO

EXHIBITS

MARKED

I N D E X

531 32ND ST., LLC
525-531 32nd Street

WITNESSPAGE

MANUEL PEREIRAS

24

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 March 26, 2024, 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 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?

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.

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 there are six present.

* * * *

ADOPTION OF MINUTES:

MR. VALLEJO: Adoption of minutes.

Regular meeting held on February 27, 2024. Can I have a motion?

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.

CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Medina.

MR. MEDINA: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Six in favor, motion carries.

* * * *

HEARINGS/APPLICATION:

Preliminary investigation Silk Mill Complex -
540 39th Street:

MR. VALLEJO: All right. I'm going to
item number one on tonight's agenda. Silk Mill
Complex, 540 39th Street. Mr. Chewcaskie, please.

MR. CHEWCASKIE: Yes, thank you, Mr.
Vallejo. The board has received a redevelopment
study that's been prepared by Heyer Gruel and
Associates. Mr. Barree is here to discuss that
study.

This matter was referred to the planning
board by resolution September 6, 2023, where the
board authorized -- I'm sorry, the Board of
Commissioners authorized the planning board to
undertake a review of the area. A study was
prepared by Heyer Gruel, that study is dated
January 19, 2024. It was determined to schedule
this date for the hearing. In advance of the
hearing, we've provided notice to the property
owner. There was one property owner for which the
study affects, that notice was provided by letter
dated February 26, 2024. In addition, Mr. Vallejo
made two publications in The Jersey Journal, as

1 required by law. Those publications were made two
2 successive weeks and the last publication was on
3 March 11th, in accordance with the law.

4 Basically, this is similar to what we've
5 done with the Teamsters building. For ease of
6 reference, we will mark the report of January 19,
7 2024, as A-1. And Mr. Barree is here. We can
8 have Mr. Barree sworn and he can testify as to the
9 findings and conclusions in his report.

10
11 J O H N B A R R E E , after having been duly
12 sworn or affirmed, did testify as follows:

13
14 MR. BARREE: John Barree, I'm a
15 professional planner with Heyer Gruel Associates.
16 My office prepared the report that you have before
17 you, I contributed to the preparation of the
18 report. So basically what we have is a study of
19 the properties that we're referring to as the Silk
20 Mill Complex, it's 14 separate buildings that are
21 in a jumbled arrangement, kind of on Block 229,
22 Lots 4, 5, and 6. It's located just east of John
23 F. Kennedy Boulevard, between 39th and 40th
24 Streets, so in the middle of the block, stretches
25 between the two east-west streets.

1 The study area is about 58,000 square
2 feet or 1.3 acres in area, so a decent sized piece
3 of property here in the City. The key points to
4 note are it's got a long industrial history, as
5 many older factory buildings in the City have.
6 There's been a history of environmental
7 remediation, there remains some areas of
8 environmental concern due to some of the uses that
9 are continuing to take place on the property that
10 are industrial in nature. There's some light
11 manufacturing uses, there are some other kinds of
12 trades businesses, there are few artists
13 workshops. There's a little bit of storage
14 warehousing and wholesaling going on. The
15 appendices in the report, appendices C, D, and E
16 include some details about those environmental
17 conditions to substantiate those issues that are
18 present on the site.

19 But by and large, this is a kind of
20 scenario where the pictures really speak for
21 themselves, if you get into looking at the
22 conditions of the property. In the report, pages
23 18 through 35, really walk you through all of the
24 different buildings. And you see a lot of the
25 same kinds of deterioration, older buildings that

1 haven't been maintained. You have leaking roofs,
2 you have instances where pieces of the roof are
3 missing. You have buckets being used to catch
4 leaks from the water coming through roofs. You
5 have missing windows, broken window panes. You
6 have a lot of peeling paint, both walls and
7 ceilings. You have some structural issues that
8 are evident. You have spaces that are lacking
9 windows, some of these work spaces are kind of
10 isolated and lacking windows.

11 So there's a lot of different factors
12 that contribute to one of the main criteria that
13 we use to evaluate and designate a property in
14 need of redevelopment. Criterion A talks about an
15 unsafe, unsanitary, substandard condition lacking
16 in light, air and open space, and creating
17 unwholesome living or working conditions. That
18 ties into a lot of the vacancy that you see in the
19 building. So you have these condition where a lot
20 of these substandard and deteriorated conditions
21 are also contributing to the vacancy of the
22 building.

23 As of the report date, about 55 percent
24 of the complex was vacant. So it was more than
25 half vacant, less than half occupied. A lot of

1 the tenants in the complex were smaller users on
2 short-term leases, people renting a few hundred
3 square feet here or there. There's a handful of
4 bigger tenants, but for the most part, a group of
5 small operations occupying smaller spaces in the
6 building. A lot of the larger spaces are in poor
7 condition and not really fit for use right now.

8 So we also have some records under
9 appendix F dealing with some code enforcement
10 issues that have been present at the property.
11 There have been a number of citations over the
12 last seven or eight years that we've documented.
13 A lot of those issues have been abated, but
14 there's a continued pattern of citation, and then
15 abatement. As of the report, there were some open
16 issues related to some work that was done without
17 permits and the creation of an illegal dwelling
18 unit within the property, which again speaks to
19 that unwholesome living conditions under Criterion
20 A.

21 So the main conclusion of the report, in
22 looking at the conditions, which mostly speak for
23 themselves, substantiated by some of the
24 environmental considerations, some of the code
25 enforcement issues, and the pattern of vacancy

1 over the last several years, is that the property
2 meets Criterion A, which as I said deals with
3 unsafe and unsanitary conditions that create
4 unwholesome living or working conditions.
5 Criterion B, where you have a pattern of
6 substantial vacancy over a period of at least two
7 years, appendix G in the report substantiates the
8 vacancy rates that have been present in the
9 buildings.

10 So it's my opinion that both criteria
11 are met and that the board can return that
12 recommendation to the governing body for their
13 action. I'd be happy to take any questions from
14 board members, members of the public, anybody who
15 has anything.

16 MR. CHEWCASKIE: Does anyone have any
17 questions for Mr. Barree? And this is similar to
18 what was done by the Teamsters building. The
19 planning board has to make a determination whether
20 the findings in the study merit a recommendation
21 to the Board of Commissioners. The Board of
22 Commissioners makes the ultimate determination
23 whether the area qualifies as an area in need of
24 redevelopment.

25 Based upon the study, Mr. Barree's

1 testimony, it appears that the study area does
2 qualify and meets the criteria of sections A and
3 B, which were just testified to.

4 So I don't know if any board members
5 have any questions of me. If there is a motion,
6 it would be a motion to recommend that the study
7 area, which is the Silk Mill Complex, be
8 recommended to be an area in need of redevelopment
9 to the Board of Commissioners.

10 CHAIRPERSON VELAZQUEZ: I make a motion.

11 MS. MOREJON: Second.

12 MR. VALLEJO: Motion to recommend by Mr.
13 Velazquez, seconded by Ms. Morejon.

14 Roll call on the motion. Mr. Velazquez.

15 CHAIRPERSON VELAZQUEZ: Yes.

16 MR. VALLEJO: Ms. Genao.

17 MS. GENAO: Yes.

18 MR. VALLEJO: Mr. Guareno.

19 MR. GUARENO: Yes.

20 MR. VALLEJO: Mr. Medina.

21 MR. MEDINA: Yes.

22 MR. VALLEJO: Ms. Morejon.

23 MS. MOREJON: Yes.

24 MR. VALLEJO: Mr. Oseguera.

25 MR. OSEGUERA: Yes.

1 MR. VALLEJO: Six in favor, motion
2 passes.

3 MR. CHEWCASKIE: John, you're done.

4 MR. BARREE: Thank you very much.
5 Thanks for your time this evening. Have a nice
6 night.

7 * * * *

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

HEARINGS/APPLICATIONS/EXTENSIONS:

Michael Szczesny -
912 Palisade Avenue:

MR. VALLEJO: We're moving to item
number two, Michael Szczesny, 912 Palisade Avenue.
Ms. Pereiras, please.

MS. PEREIRAS: Thank you very much, Mr.
Vallejo. Good evening, Mr. Chairman, Counsel,
members of the board. May it please the board,
Bianca Pereiras on behalf of Michael Szczesny for
property at 912 Palisade Avenue.

As the board may recall, you approved an
application to construct a three-family on site.
This was memorialized by resolution on May 25,
2021. We actually got an extension, so we're here
before the board this evening for a second
extension request.

As you know, the site is on the
Palisade, and due to the topography, this was a
difficult application. And there was a lot of
geotechnical studies that had to be done.
Unfortunately, they've not been able to secure
approvals or permits from the building department.
They're in the process of obtaining approvals from

1 the sewer department and from soil conservation.
2 So we are requesting a one year extension to be
3 able to finalize those approvals with sewer and
4 soil conservation and then proceed with the Union
5 City building department for final building
6 permits.

7 CHAIRPERSON VELAZQUEZ: How close do you
8 think you are to finalizing?

9 MS. PEREIRAS: I'll turn to our
10 architect, who's the one very actively involved
11 with the process. Mr. Pereiras.

12
13 M A N U E L P E R E I R A S, after having been
14 duly sworn or affirmed, did testify as follows:

15
16 MR. PEREIRAS: Manny Pereiras,
17 P-E-R-E-I-R-A-S, with Pereiras Architect
18 Ubiquitous, located at 1116 Summit Avenue in Union
19 City.

20 So the process to obtain permits has
21 been an arduous one, to say the least. In Union
22 City, it's been taking awhile lately. Just so
23 that you have a reference point, 910 Palisade was
24 submitted almost a year ago and we still don't
25 have full permits for that. We have footing and

1 foundation permits. So right now, they've been
2 working, they've submitted to soils conservation,
3 they've submitted to sewer. Both of those should
4 be coming back soon. The building department does
5 not accept permits until those pieces are
6 complete. So they will be receiving the permit
7 application probably within the next month at some
8 point.

9 CHAIRPERSON VELAZQUEZ: You have to go
10 through the process of demoing?

11 MR. PEREIRAS: Correct. So we will
12 work, just like we did on 910, with the building
13 department to make sure the timing works with the
14 Union City pool, that's been our biggest concern.
15 So that -- you know, so that we're not working
16 while the pool is in session. And they're doing
17 that at 910 and we will continue to do that same
18 thing at 912.

19 So more than likely, this will be in
20 construction after the pool -- footing and
21 foundations after the pool closes and probably
22 have the building sealed before the next spring
23 when the pool would reopen.

24 MS. MOREJON: The pool will be open on
25 Memorial day, the pool will close September 15th.

1 MR. PEREIRAS: Correct.

2 MS. MOREJON: There's going to be no
3 work done during the summer?

4 MR. PEREIRAS: For this property, no,
5 none at all.

6 CHAIRPERSON VELAZQUEZ: I make a motion
7 to approve the extension, this would be the final
8 one.

9 MS. PEREIRAS: Understood and we
10 appreciate that.

11 MR. CHEWCASKIE: If there's a second, I
12 just have some other conditions, if there's a
13 second?

14 MS. MOREJON: Second.

15 MR. VALLEJO: Motion on the table to
16 grant the extension.

17 MR. CHEWCASKIE: The only condition I
18 would put on it is represented by the applicant's
19 architect, that no construction will occur on the
20 site until after the closing of the pool, which is
21 September 15th, right, Ms. Morejon?

22 MS. MOREJON: Yes.

23 MR. CHEWCASKIE: That's the only
24 condition.

25 MR. VALLEJO: Motion on the table to

1 grant the application --

2 MS. MOREJON: Also if I may, when they
3 start construction, they have to do some kind of a
4 cover. Because at this moment, I have a company
5 there, painting all the bridge and painting part
6 of the pool. So we want to make sure there's
7 nothing going into the pool.

8 MR. CHEWCASKIE: So --

9 MS. MOREJON: There have to be some kind
10 of net or something on that side of the pool, you
11 understand what I'm saying?

12 MR. PEREIRAS: There will be an entire
13 house between us actually. So this is 912
14 Palisade.

15 MS. MOREJON: I was there today.

16 MR. PEREIRAS: Yeah, 912 is next to
17 that, 910 is going to be --

18 MS. MOREJON: I'm talking about the lot
19 that you have next to the pool.

20 MR. PEREIRAS: That's not what we're
21 talking about today.

22 MR. VALLEJO: All right. Motion on the
23 table by Mr. Velazquez, seconded by Ms. Morejon,
24 with the conditions to approve the extension.

25 Roll call on the motion. Mr. Velazquez.

1 CHAIRPERSON VELAZQUEZ: Yes.
2 MR. VALLEJO: Ms. Genao.
3 MS. GENAO: Yes.
4 MR. VALLEJO: Mr. Guareno.
5 MR. GUARENO: Yes.
6 MR. VALLEJO: Mr. Medina.
7 MR. MEDINA: Yes.
8 MR. VALLEJO: Ms. Morejon.
9 MS. MOREJON: Yes.
10 MR. VALLEJO: Mr. Oseguera.
11 MR. OSEGUERA: Yes.
12 MR. VALLEJO: Six in favor, motion
13 passes.
14 MS. PEREIRAS: Thank you all very much.
15 * * * *
16
17
18
19
20
21
22
23
24
25

HEARINGS/APPLICATIONS/AMENDMENTS:

531 32nd St., LLC -
525-531 32nd Street:

MR. VALLEJO: All right. We're going to move to item number three, 531 32nd Street, LLC, 525-531 32nd Street. Ms. Pereiras, please.

MS. PEREIRAS: Again, Bianca Pereiras on behalf of the applicant for 531 -- 525 to 531 32nd Street.

This board approved this application for a mixed use structure consisting of residential and commercial. The project is already underway. The application before the board this evening is to modify our resolution. Originally, we had coming in with a fully bricked building. We are requesting a modification so that the only portion that is brick is the front facade or the actual area that is seen.

Our architect is here in case the board has any questions, maybe he can walk us through exactly what the change is from the perspective of the townspeople. Mr. Pereiras?

M A N U E L P E R E I R A S, previously sworn:

1
2 MR. PEREIRAS: Yes. When we originally
3 came before this board, we had this beautiful
4 brick facade on the front, but we also had the
5 brick on the sides and the rear. Value
6 engineering, when we went through Covid, that was
7 removed from the project. We went to the building
8 department and the building department just looks
9 for some clarity to make sure that the board is
10 okay with this.

11 I actually didn't think this step was
12 necessary, but in order to work with the City,
13 we're taking this step. And as you can see, it's
14 not parts of the building that are visible, it's
15 the rear of the building, the sides of the
16 building, that we're proposing to be elegant and
17 beautiful as well, siding. We just don't want to
18 spend the money on the brick on the facade.

19 And then there was one other minor
20 thing. The drawings were exactly what was
21 submitted to the board before; however, the
22 original drawings had the basement in this corner
23 of the building. When we excavated we found a lot
24 of rock. We shifted the basement to this corner
25 of the building, which is right here. And that

1 just holds utilities. Again, it's nothing that
2 impacts the site or the City in any way, it was
3 just the pragmatics of being on-site.

4 So we're asking for that change of the
5 location of the basement, no additional square
6 footage, it actually got reduced. And that we
7 provide siding on the three sides of the building.

8 And it's beautifully built, it's one --
9 it's going to be one of the nicest buildings in
10 Union City, building very, very well.

11 MR. CHEWCASKIE: Just if I may, Mr.
12 Chairman, I don't know if we have that drawing
13 that shows the basement change and the like, so
14 that's number one, if there's plans to be signed.

15 MR. PEREIRAS: It was submitted as part
16 of the package. The drawings on the board are the
17 same drawings that were submitted to the board and
18 I'll just walk you through them. We have sheet
19 Z01, which is the rendering with the code data.
20 Sheet Z02 shows the basement with the basement in
21 the new location, which by the way, the building
22 department moved forward and allowed us to do
23 that. They didn't ask for any planning, I just
24 want to make the board know that that's the change
25 that happened between the drawings.

1 Sheet Z03 is the upper floors and the
2 roof. And then sheet Z04 are the elevations and
3 the changes are -- not the facade, the facade
4 stays the same. It's going to be a beautiful
5 facade. The other three sides are simply not
6 visible from the street, so that's what we're
7 proposing to be siding.

8 MR. CHEWCASKIE: So I guess my concern
9 is is that you said the building department
10 allowed the basement, they've issued permits?

11 MR. PEREIRAS: They've issued permits,
12 it's actually constructed, it's fine. I just
13 wanted this board to know that I did make that
14 change on these drawings because it is an as-built
15 condition.

16 MR. CHEWCASKIE: And I believe at the
17 time you applied for permits, there was an error
18 in the original 2015 resolution, so we did an
19 amendment --

20 MR. PEREIRAS: That's correct.

21 MR. CHEWCASKIE: -- that we adopted in
22 February 2023.

23 MR. PEREIRAS: That is correct.

24 MR. CHEWCASKIE: So I just wanted to
25 make sure. And when were the permits issued, Mr.

1 Pereiras?

2 MR. PEREIRAS: Permits were issued --
3 I'm not positive, but I think it was around --
4 when did the Teenage Mutant Ninja Turtles come
5 out, the movie? Because I got called from the
6 building department while I was taking my kids to
7 that movie.

8 MR. CHEWCASKIE: Which movie?

9 MR. PEREIRAS: Teenage Mutant Ninja
10 Turtles.

11 CHAIRPERSON VELAZQUEZ: 2022?

12 MR. PEREIRAS: No, 2023, I think it was
13 close to December or November. It came out August
14 2, 2023. So that was the day that permits were
15 issued. And if you drive by the site today, it's
16 erected, it's fully sheathed. The interior
17 framing is complete, all the plumbing and electric
18 work is in there. It has passed all rough
19 inspections. We're at the point where we wanted
20 to make the building beautiful and finish it on
21 the outside.

22 MR. OSEGUERA: Right next to Four Star?

23 MR. PEREIRAS: Yes.

24 MR. OSEGUERA: I drive past it every
25 day.

1 MR. GUARENO: The drawings submitted
2 reflect the change for the basement?

3 MR. PEREIRAS: Correct.

4 MR. GUARENO: From the left side to the
5 right?

6 MR. PEREIRAS: They show that. Just so
7 you know we discovered that there was a basement
8 on the right-hand side. So it was existing there
9 and that's what we used. And the left side was
10 all rock, so we had to give up on it. We actually
11 dug the elevator pit, which was really hard to
12 break the rock, but we were able to do that.
13 That's only four feet.

14 CHAIRPERSON VELAZQUEZ: I remember this
15 and the whole -- I hope I remember it. One of the
16 major components was with the facade for the
17 entire building, that was -- that really was the
18 enticing for us.

19 MR. PEREIRAS: We're spending
20 significant great money on this facade, which is
21 the visible portion. We have multiple tones of
22 brick, really beautiful. It's going to be a
23 gorgeous facade. The only thing that we're asking
24 for is that the sides be siding now. From a
25 construction standpoint, there are two hour fire

1 rated walls, so they're extremely safe. It's just
2 there's a significant price difference between
3 siding and brick.

4 MS. MOREJON: If you come down 32nd
5 Street, you're going to be able to see this side,
6 right?

7 MR. PEREIRAS: So no, the taller
8 building that we did two blocks down is taller,
9 it's one story taller, so you don't see that
10 unless you're trying to peak behind the building.
11 And then there's a building that's two stories on
12 this side, where on top of that, we actually have
13 stucco in the original drawings, that's not brick.
14 So if there's a side that's visible, it would be
15 that one and that's not brick anyway.

16 We're just asking for -- and I think
17 it's extremely reasonable -- the back, which no
18 one sees, this side that no one sees. That's what
19 you're really changing to be siding. It saves the
20 project -- it went through Covid, which is a
21 significant issue. Keep in mind that this board
22 approved 27 units, we're only building 24. So
23 we're doing three units less, reducing the
24 density. I think those are all positive aspects
25 of this application and they're spending good

1 money on a beautiful facade. And it's in the
2 heart of Union City. I think it's important and
3 I'm hoping this board can find --

4 CHAIRPERSON VELAZQUEZ: The other
5 building at 515, is it fully with the --

6 MR. PEREIRAS: No. That building is
7 just the facade is brick and it has stucco and
8 siding around the perimeter.

9 MS. MOREJON: And this is going to be
10 stucco also?

11 MR. PEREIRAS: This will be stucco and
12 siding with brick in the front. So it's going to
13 be similar and yet this is smaller, less visible.
14 I don't see why we wouldn't grant it for this one.

15 MR. GUARENO: You have a building
16 between the diner and this one?

17 MR. PEREIRAS: Yes, there's a two --
18 well, a very tall one-story building that's two
19 stories height right now. That's this building
20 here.

21 CHAIRPERSON VELAZQUEZ: To be totally
22 honest, I'd rather have the brick. And I don't
23 want to set the precedent that everybody comes
24 back with amendments and everything after we
25 approve something. I liked how the building was

1 because of the brick and that's probably one of
2 the major factors that drove me to vote for it.
3 I'll be honest with you the whole thing.

4 MR. PEREIRAS: And we're keeping the
5 brick facade on the front, we're just asking for a
6 little bit of leeway on this. It makes a lot of
7 sense. There's no other building in Union City
8 that we've approved with brick all around. It's
9 just wasted money in the back. It doesn't do
10 anything.

11 Because I could understand, Alex -- Mr.
12 Chairman, if we were constructing like a brick
13 wall from the ground and you have triple -- then
14 there's a difference. That's not the way these
15 buildings are built. It's still wood framing and
16 the outside, you put a brick along the front. So
17 it doesn't change -- it doesn't makes it any
18 safer, it's not going to make it anymore
19 attractive, it's not visible. So it's basically
20 wasted money, which after Covid, it's just a
21 significant thing to try to get this completed.

22 CHAIRPERSON VELAZQUEZ: I don't want to
23 just set a different tone that you can just come
24 over here after we approve something and things
25 get amended. That's the only thing that I don't

1 want to see. When we voted for it, it was because
2 of the brick. I really want to save the brick. I
3 want to stay with the brick.

4 MR. CHEWCASKIE: Does anyone else have
5 further questions? Is there a motion?

6 MS. MOREJON: Honestly, I agree with
7 Alex.

8 MR. CHEWCASKIE: I was going to say for
9 clarity purposes that there be no misunderstanding
10 that if there was a change to the basement, it's
11 that if you don't want the brick, then we say the
12 basement is okay. Even though the building
13 department has issued it, I've come up against the
14 building department in the past where they say
15 well the board should have looked at this.

16 So I would suggest that if there is
17 going to be that motion to keep the facade as was
18 originally approved, that the basement in its
19 current location be approved.

20 MS. PEREIRAS: If I could just have a
21 minute before you make that motion? If I could
22 just ask Mr. Pereira a question off the record?

23 CHAIRMAN VELAZQUEZ: Sure.

24

25 (Discussion held off the record.)

1
2 MR. PEREIRAS: So I have two comments.
3 And one, Counsel brought up the idea, which I
4 think it would be a wonderful compromise, the only
5 portion of the building that maybe you could see a
6 little bit is this little area, what if we wrap
7 the brick around there, go back ten feet so that
8 the only areas that really are siding are the back
9 of that facade and the back of the building, which
10 no one is going to look at, at the back of the
11 building. The right side, remember, it's already
12 stucco, we don't have to change that.

13 MR. CHEWCASKIE: So just so that I'm
14 clear -- and I was not here in 2015 when this was
15 approved -- there was brick all around the
16 building except the one side was stucco?

17 MR. PEREIRAS: Correct.

18 MR. CHEWCASKIE: And you're suggesting
19 to brick the other side and not the rear?

20 MR. PEREIRAS: Correct.

21 MR. CHEWCASKIE: Unfortunately, I cannot
22 visualize that. I don't know if the board wants
23 to consider that and make a determination at the
24 next meeting.

25 MR. PEREIRAS: I'd be happy to table

1 this, so that we go to --

2 MR. CHEWCASKIE: I'm just looking at it.
3 I understand what you're saying is that if it's
4 not visible. But again I think the board members
5 should take a look at the area, see what's there
6 to make a determination whether partial brick on
7 the one side and no brick on the rear is
8 acceptable. Because I'm accepting that you say
9 nobody sees it, but I haven't been there.

10 MR. PEREIRAS: And very often, we're
11 talking about hypotheticals. Now, the building is
12 up, so we could see it. So you could go to the
13 site and see if it makes sense, what I'm saying
14 and what we're suggesting.

15 MR. CHEWCASKIE: If that's acceptable,
16 Chairman, there could be a motion to table, the
17 board members could look at it, and a
18 determination could be made.

19 CHAIRPERSON VELAZQUEZ: I make a motion
20 to table.

21 MS. MOREJON: Second.

22 MR. VALLEJO: Motion to table?

23 MR. CHEWCASKIE: When is the next
24 meeting, Carlos, so we have specific date?

25 MR. VALLEJO: Yes. Let me just check.

1 Next meeting is April 23rd.

2 MR. CHEWCASKIE: So the motion on the
3 floor would be to table it to April 23rd to make a
4 decision based upon the proffer received.

5 MS. PEREIRAS: Thank you.

6 MR. VALLEJO: Motion by Mr. Velazquez,
7 seconded by Ms. Morejon.

8 Roll call on the motion to adjourn this
9 application to April 23, 2024. Mr. Velazquez.

10 CHAIRPERSON VELAZQUEZ: Yes.

11 MR. VALLEJO: Ms. Genao.

12 MS. GENAO: Yes.

13 MR. VALLEJO: Mr. Guareno.

14 MR. GUARENO: Yes.

15 MR. VALLEJO: Mr. Medina.

16 MR. MEDINA: Yes.

17 MR. VALLEJO: Ms. Morejon.

18 MS. MOREJON: Yes.

19 MR. VALLEJO: Mr. Oseguera.

20 MR. OSEGUERA: Yes.

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

23 MS. PEREIRAS: Thank you all. Have a
24 good night.

25 * * * *

ADOPTION OF RESOLUTIONS:

1. The Board of Commissioners of the City of Union City adopted a resolution authorizing the City of Union City Planning Board to undertake a preliminary investigation of properties identified as fallow: Block 32.01, Lot 9 - 707 Summit Avenue. Block 32.01, Lot 4 - 710 Paterson Plank Road. Block 43, Lot 6 - 810 Kennedy Boulevard. Block 43, Lot 7 - 812 Kennedy Boulevard as identified on the Official Tax Map of the City of Union City (the "Study Area") to determine if the property qualifies as a non-condemnation area in need of redevelopment. Approved

MR. VALLEJO: All right. We are moving now to resolutions. We have two resolution on tonight's agenda.

Resolution number one, Area in Need of Redevelopment, 707 Summit Avenue, 710 Paterson Plank Road, 810 Kennedy Boulevard. Can I have a motion to memorialize the resolution?

CHAIRMAN VELAZQUEZ: Motion.

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

MR. GUARENO: Second.

1 MR. VALLEJO: Seconded by Mr. Guareno.
2 Roll call on the motion. Mr. Velazquez.
3 CHAIRPERSON VELAZQUEZ: Yes.
4 MR. VALLEJO: Ms. Genao.
5 MS. GENAO: Yes.
6 .MR. VALLEJO: Mr. Guareno.
7 MR. GUARENO: Yes.
8 .MR. VALLEJO: Mr. Medina.
9 MR. MEDINA: Yes.
10 MR. VALLEJO: Ms. Morejon.
11 MS. MOREJON: Yes.
12 MR. VALLEJO: Mr. Oseguera.
13 MR. OSEGUERA: Yes.
14 MR. VALLEJO: Six in favor, motion
15 passes.
16 MR. CHEWCASKIE: Alex, just give me one
17 minute. Was everyone here at that meeting?
18 Everyone was here, I thought someone was absent.
19
20 (Discussion held off the record.)
21 * * * *
22
23
24
25

1 **ADOPTION OF RESOLUTIONS:**

2 2. Vista, LLC. 2113-2115 Palisade Avenue. Block
3 112 Lots 15 and 16. The applicant proposes
4 subdivision and (2) new three family houses. The
5 denial resolution was adopted on 09-28-2021.

6 Settlement and tolling agreement. (A) renovate
7 the existing dwelling located at 2113 Palisade
8 Avenue to a three-family dwelling which shall not
9 contain a basement unit and shall maintain the
10 current on-site two (2) parking spaces; (b) build
11 a two-family dwelling with four (4) on-site
12 parking spaces; and (c) subdivide the property.

13 Approved.

14
15 MR. VALLEJO: Moving to resolution
16 number two, Vista, LLC, 2113-2115 Palisade Avenue.
17 Can I have a motion to adopt this resolution.

18 CHAIRPERSON VELAZQUEZ: Make a motion.

19 MS. GENAO: Second.

20 MR. VALLEJO: Motion by Mr. Velazquez,
21 second by Ms. Genao.

22 Roll call on the motion. Mr. Velazquez.

23 CHAIRPERSON VELAZQUEZ: Yes.

24 MR. VALLEJO: Ms. Genao.

25 MS. GENAO: Yes.

1 MR. VALLEJO: Mr. Guareno.

2 MR. GUARENO: Yes.

3 MR. VALLEJO: Mr. Medina.

4 MR. MEDINA: Yes.

5 MR. VALLEJO: Ms. Morejon.

6 MS. MOREJON: Yes.

7 MR. VALLEJO: Mr. Oseguera.

8 MR. OSEGUERA: Yes.

9 MR. VALLEJO: Six in favor, motion
10 carries.

11 * * * *

12

13

14

15

16

17

18

19

20

21

22

23

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: Make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. GUARENO: Second.

MR. VALLEJO: Seconded by Mr. Guareno.
All in favor?

(All Board Members indicate in the affirmative.)

(Whereupon the meeting was adjourned at 6:40 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