

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT

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

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

Thursday, April 11, 2024
Commencing at 6:00 p.m.

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

ANDRES GARCIA, Chairperson
MARGARITA GUTIERREZ
GERALDINE PEREZ
ALTAGRACIA SAN MARTINO
VIVIAN O'DELL

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

VICTOR M. GRULLON, Vice Chairperson
MIGUEL ORTIZ
ROSIO PENA
MINDRY WATLEY
RAYMOND CETINICH

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

AUGUSTIN PANEQUE, ESQ.
Board Counsel

CARLOS VALLEJO, Board Secretary

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, Geoffrey Williams

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, 9799 Ventures I, LLC

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I N D E X

GEOFFREY WILLIAMS
321 5th Street

WITNESSPAGE

MANUEL PEREIRAS

8

GABE BAILER

14

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NO EXHIBITS MARKED

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

3 Please take notice that on Thursday,
4 April 11, 2024, at 6:00 p.m., a regular meeting is
5 scheduled for the Union City Zoning Board of
6 Adjustment to be held in the Union City High
7 School, located at 2500 John F. Kennedy Boulevard,
8 Union City, New Jersey.

9 Can everyone kindly please rise to
10 salute the flag.

11
12 (Whereupon the Pledge of Allegiance was
13 recited.)

14
15 MR. VALLEJO: Thank you.

16 Opening statement:

17 Adequate notice of this meeting has been
18 provided as follows:

19 Notice of this meeting setting forth the
20 time, date, location, to the agenda to the extent
21 known, was forwarded to The Jersey Journal, The
22 Record, and has been posted on the Union City
23 website, ucnj.com.

24

25

ROLL CALL:

MR. VALLEJO: Roll call for tonight's meeting. Mr. Grullon is absent.

Ms. Gutierrez.

MS. GUTIERREZ: Yes.

MR. VALLEJO: Mr. Ortiz is absent.

Ms. Perez.

MS. PEREZ: Here.

MR. VALLEJO: Ms. Watley is absent.

Ms. O'Dell.

MS. O'DELL: Here.

MR. VALLEJO: Mr. Garcia.

CHAIRPERSON GARCIA: Here.

MR. VALLEJO: Ms. Pena is absent.

Ms. San Martino.

MS. SAN MARTINO: Here.

MR. VALLEJO: Let the record indicate there are five present.

* * * *

ADOPTION OF MINUTES:

MR. VALLEJO: Now, we're going to approve the previous meeting minutes, March 14, 2024. Can I have a motion?

CHAIRPERSON GARCIA: Aye.

MR. VALLEJO: Motion by Mr. Garcia.

MS. GUTIERREZ: Second.

MR. VALLEJO: Seconded by Ms. Gutierrez.

Roll call on the motion.

Ms. Gutierrez.

MS. GUTIERREZ: Yes.

MR. VALLEJO: Ms. Perez.

MS. PEREZ: Yes.

MR. VALLEJO: Ms. O'Dell.

MS. O'DELL: Yes.

MR. VALLEJO: Mr. Garcia.

CHAIRPERSON GARCIA: Yes.

MR. VALLEJO: Ms. San Martino.

MS. SAN MARTINO: Yes.

MR. VALLEJO: Five in favor, motion passes.

* * * *

1 **GEOFFREY WILLIAMS -**

2 **321 5TH STREET:**

3
4 MR. VALLEJO: We're going to item number
5 one, Geoffrey Williams, 321 5th Street. Ms.
6 Pereiras, please.

7 MS. PEREIRAS: Thank you, Mr. Vallejo.

8 Good evening, board members, Bianca
9 Pereiras on behalf of Geoffrey Williams. As you
10 may recall, this is a continuation from last
11 month. We had received approvals on this project
12 some time ago and the applicant is before this
13 board again seeking a modification to that
14 original resolution, specifically trying to
15 increase the height of the buildings so we can
16 better accommodate the needs of the applicant.

17 We had Mr. Pereiras testify at the last
18 meeting, but I'm going to ask him to just give us
19 a brief recap of exactly what the changes are, so
20 we're all fresh in our memory. Mr. Pereiras.

21
22 M A N U E L P E R E I R A S, after having been
23 duly sworn or affirmed, did testify as follows:

24
25 MR. PEREIRAS: Manny Pereiras,

1 P-E-R-E-I-R-A-S, with Pereiras Architects
2 Ubiquitous, located at 1116 Summit Avenue, Union
3 City.

4 MS. PEREIRAS: Mr. Pereiras, we know you
5 testified at the last meeting and gave details
6 about the modifications, but if you could just
7 give the board a brief recap as to why we're here
8 today?

9 MR. PEREIRAS: I'd be very happy to.
10 Pardon me, I'm feeling very much under the
11 weather, so if I'm not my best --

12 MR. PANEQUE: Bianca, can I have a
13 moment? We only have five members on the board
14 tonight, do you want to proceed with just five
15 members?

16 MS. PEREIRAS: We do.

17 MR. PANEQUE: Okay.

18 MR. PEREIRAS: This application was
19 previously approved, Geoffrey Williams and his
20 wife, nice young couple. This is an owner
21 occupied building, they're going to continue to
22 live there. We're looking through the house, we
23 already got this approved, we started going
24 through construction and looking at things. And
25 the house is a lot worse shape than we expected.

1 They're spending a lot money out of budget, so
2 they had decided to move things around. We did a
3 big reconfiguration. Smart young couple thinking
4 ahead to the future, they wanted to add an
5 elevator to the design. So that's one of the
6 biggest changes that changed the interior layout.
7 It's not a board issue, but I want to make you
8 aware that that's a difference.

9 The ceiling heights, they want them to
10 be comfortable ceiling heights, since we're
11 reframing everything. So they wanted comfortable
12 ceiling heights at 10 feet ceiling heights. Since
13 they're spending all this money and going through
14 this renovation, they wanted the ceilings to be
15 nice and tall. I think that's completely
16 appropriate in this neighborhood. There's tall
17 structures all around and across the street. So
18 the added height, I don't think makes a difference
19 to the neighborhood and we have a planner that's
20 going to be speak a little bit about that.

21 And then the other change they're asking
22 for is that there was brick on all sides of the
23 building, that's a very expensive budget item. So
24 what they'd like to do is on the sides that are
25 not visible to have siding. So everywhere that's

1 visible from the street, so this beautiful front
2 facade, it's going to be one of the most beautiful
3 buildings in Union City, has beautiful detail on
4 that facade, it's all brick with great headers and
5 sills that are very ornate. The side view, where
6 it wraps the building is also going to be brick.
7 The only areas that it's siding is the back and
8 the areas that are not visible from the street.

9 That's the main reason we're here before
10 this board, to make that change. And, of course,
11 the height difference. And that concludes my
12 testimony, I'm open for questions. And just to
13 remind the board, we concluded because we had
14 balconies in the back and the question was were
15 the original drawings -- were those balconies in
16 the original drawings. And, yes, they were.
17 Those balconies were approved in the original set.
18 And the board wanted time to look at it. I hope
19 you had a chance to look at it. That's why we
20 carried it to today, so that the board could make
21 sure that that was already approved and not a new
22 approval that we tagged on.

23 CHAIRPERSON GARCIA: Mr. Pereira, which
24 one -- how high were the ceiling in the prior
25 approval?

1 MR. PEREIRAS: They were eight feet.

2 CHAIRPERSON GARCIA: Eight feet. And
3 are those eight feet, you're talking about three
4 floors?

5 MR. PEREIRAS: Three floors, correct.

6 CHAIRPERSON GARCIA: Three floor high?

7 MR. PEREIRAS: Yes.

8 CHAIRPERSON GARCIA: The prior reason of
9 requiring a height variance was because since they
10 want to put the elevator, right?

11 MR. PEREIRAS: They want to put an
12 elevator, it's just that there's -- that's not
13 really the reason why it's a higher height, but it
14 definitely is part of it. The money that they're
15 investing to have the clearance height for the
16 elevator, so it's part of the concept.

17 CHAIRPERSON GARCIA: And how come they
18 went -- let me see, used to be 37, right?

19 MR. PEREIRAS: Correct. And now we're
20 at 42 feet 6 inches.

21 CHAIRPERSON GARCIA: And how come when
22 you're only adding -- it's going to add two feet
23 each one, two times three is six. You're only
24 going to impact 5.5, not even six?

25 MR. PEREIRAS: Because the measurement

1 that there is on the cover sheet is measuring to
2 the top of the bulkhead, which is actually not the
3 actual building height. The building height is
4 42 feet, 6 inches.

5 CHAIRPERSON GARCIA: I think I had asked
6 you last meeting, but let me ask you again: What
7 is in the bubble?

8 MR. PEREIRAS: So the bubble is all the
9 revisions. However, the reason that it was a
10 little confusing in the last meeting is we had a
11 bubble on the balconies as well, which was an
12 error because the balconies were there from
13 before.

14 CHAIRPERSON GARCIA: So you also now are
15 requesting the roof deck?

16 MR. PEREIRAS: Yes. Was there a roof
17 deck before?

18 CHAIRPERSON GARCIA: No.

19 MR. PEREIRAS: No?

20 CHAIRPERSON GARCIA: I don't recall a
21 roof deck.

22 MR. PEREIRAS: We're definitely
23 requesting a roof deck now, I just don't know if
24 it was there before.

25 CHAIRPERSON GARCIA: I don't recall.

1 MR. PEREIRAS: I'm looking at the
2 original submission, no, we don't have the roof
3 deck.

4 MS. GUTIERREZ: It wasn't there.

5 MR. PEREIRAS: So we're proposing the
6 roof deck now.

7 CHAIRPERSON GARCIA: Okay. I don't have
8 other questions for architect right now. You have
9 the planner?

10 MS. PEREIRAS: We do have a planner.
11 Mr. Bailer?

12

13 G A B E B A I L E R, after having been duly
14 sworn or affirmed, did testify as follows:

15

16 MR. BAILER: Gabe Bailer, B-A-I-L-E-R.

17 MS. PEREIRAS: Mr. Bailer has testified
18 before this board in the past and I ask that he be
19 accepted as an --

20 CHAIRPERSON GARCIA: Yes.

21 MS. PEREIRAS: -- expert planner.

22 CHAIRPERSON GARCIA: Yes. More than one
23 time.

24 MR. BAILER: Good evening, Board
25 Members. So Mr. Pereiras went over the changes.

1 As mentioned received approval in 2022 for three
2 three-bedroom apartments with ground floor four
3 parking spaces. The original approval was
4 37 feet, 10 inches. Now, Mr. Pereiras testified
5 the new height is 42 feet 6 inches which is
6 increase of 4 feet 8 inches as a result of the
7 elevator and the increased height of the ceiling
8 height. Mr. Pereiras also went over terms of some
9 of the facade changes and also mentioned the roof
10 deck.

11 So what is required is a (d) (6)
12 variance. With (d) (6) height variance is a height
13 of a principle structure which exceeds 10 feet or
14 10 percent of what is permitted in the zone.
15 What's permitted in the zone is 38 feet. So
16 what's the maximum permitted with the 10 percent
17 is 41 feet 8 inches, what's being proposed is
18 42 feet 6 inches, which is a difference of
19 10 inches. That's the reason for the (d) (6)
20 variance. It's still going to be four stories,
21 nothing else is changing. The footprint of the
22 building, still going to be three three-bedroom
23 apartments, and as well there's still going to be
24 the ground floor four parking spaces.

25 So for a (d) (6) variance and (d)

1 variances in general, I have to show the positive
2 and negative criteria. The positive criteria, as
3 the board is familiar, must be granted in
4 particular cases for special reasons. And the
5 negative criteria is the proposed variance can be
6 granted without substantial detriment to the
7 public good and will not substantially impair the
8 intent of the public zone and the master plan.

9 Also when considering a (d) (6) variance,
10 the board must consider that the site can
11 accommodate the increase in height. As mentioned
12 before, what was necessary for this increase in
13 height is to provide an elevator and an increase
14 in ceiling height. What was previously provided
15 did not have that elevator. And it's also, in my
16 opinion, de minimus in terms of the (d)6 height
17 variance where it's 10 inches. So my opinion
18 that's de minimus.

19 But what does the elevator provide? The
20 elevator provides accessibility for whole
21 handicapped individuals who may want to live in
22 this apartment on all floors. As previously
23 proposed, it was only on the first floor. So this
24 provides handicapped accessibility to all floors
25 of the building. Also, it serves the public good

1 as mentioned by providing handicapped access to
2 all apartments. And it's also no change to the
3 parking size of the units.

4 The resolution approval from 2022
5 mentioned that the application would not impair
6 the intent of the master plan or the zoning
7 ordinance. And it's my opinion the proposed
8 amendment will to do the same. Also, in my
9 opinion, there will be no substantial detriment to
10 the light and air of the surrounding properties.
11 There's four-story buildings down the street, it
12 will not impair the light of the surrounding
13 properties. And it will not impair the intent of
14 the master plan and zoning ordinance.

15 As well, the proposed building, which
16 received approval in 2022, the amended plan in my
17 opinion supports purpose A of the Municipal Land
18 Use Law, to encourage municipal action to guide
19 the appropriate use or development of all lands in
20 the state in a manner which promotes the public
21 health, safety, morals, and general welfare. In
22 my opinion, the general welfare, public health and
23 safety and morals are all achieved by providing
24 handicapped access for individuals to all floors
25 of the building.

1 Also, it promotes purpose I, to promote
2 a desirable visual environment through creative
3 development techniques and good civic design.
4 This is an attractive, aesthetically pleasing
5 building that will compliment the changing nature
6 of the block. And as well, there's a new
7 four-story building down the block, so it will
8 compliment and show the evolution and changing
9 nature of this block.

10 So my opinion, the (d)(6) variance can
11 be justified and there will be no substantial
12 detriment men to the public good.

13 CHAIRPERSON GARCIA: Did you have the
14 opportunity to visit the area?

15 MR. BAILER: Yes.

16 CHAIRPERSON GARCIA: Okay. And what
17 kind of other structure you have in the
18 surrounding area?

19 MR. BAILER: So two properties down, I
20 guess to the south, there's a new four --

21 CHAIRPERSON GARCIA: To the east.

22 MR. BAILER: Is it east? Okay. A new
23 four-story building with a brick facade that will
24 be the same as what's being proposed here. As
25 well, there's some three-story buildings. But

1 that building, that new building down the block is
2 the tallest building, but this one will compliment
3 that. And I don't know the height of that
4 building, but in my opinion, it's four stories,
5 this is going to be four stories. And it will be
6 similar in size and height.

7 MR. PEREIRAS: It's 45 to the roof, plus
8 the parapet, so it's taller than this one.

9 CHAIRPERSON GARCIA: What is in the lot,
10 what is the current structure now? Is it a two
11 family?

12 MR. BAILER: It's a three-family house.

13 CHAIRPERSON GARCIA: You're going to
14 demolish or just to --

15 MS. PEREIRAS: We'll let Mr. Pereiras
16 talk about the actual scope of work.

17 MR. PEREIRAS: So our original intent
18 was to salvage even the floors. We can't. It's
19 in really bad condition. So we're ripping out the
20 floors. So we're keeping the exterior walls, but
21 we're putting new floor plates. That's one of the
22 reasons, we've got to replace them anyway, they
23 wanted to have a little bit more height, which I
24 thought was reasonable.

25 CHAIRPERSON GARCIA: So basically you're

1 going to have existing condition with the
2 setback --

3 MR. PEREIRAS: Yeah.

4 CHAIRPERSON GARCIA: -- basically?

5 MR. PEREIRAS: It's existing. And if
6 you look at the properties immediately next to it,
7 they're all in the same scale. The property to
8 the west is three stories with a few steps up, so
9 it's about the same height. Then you have the new
10 building that's four stories, taller. It just
11 fits into the neighborhood.

12 CHAIRPERSON GARCIA: Okay. I think the
13 corner also New York and 5th is another building
14 there, three story?

15 MR. PEREIRAS: And across the street,
16 there is on the corner.

17 CHAIRPERSON GARCIA: I have no further
18 questions. Any member of the board? No
19 questions? Any member of the public, step
20 forward? None. Close to the public.

21 Mr. Pereira, I want to see you. I
22 understand basically the point of the exceeding
23 for like -- not a big difference and also seeing
24 like the 5th Street is also going down to the
25 east, it's going -- maybe you're going to see

1 difference from Palisade Avenue 4th Street, I'm
2 not concerned about the height. I am a little bit
3 concern about the brick, but I understand also
4 because I know a lot of prior application coming
5 to amend the materials and everything because the
6 cost of life. However, can your client go a
7 litter deeper, as much as they can, you know, with
8 the bricks? So this way --

9 MR. PEREIRAS: I think what we did is a
10 very reasonable depth. I think it's about eight
11 feet deep into the side of the building. And if
12 you look at the site, let's see if we have a
13 photograph here. You see that there's a building
14 that's right on the property line on this side and
15 right on the property line on that side. So if
16 you wanted to look back, you'd have to be almost
17 at an angle to look at it. If you're looking from
18 walking down the street, you wouldn't see it past
19 where we have it.

20 CHAIRPERSON GARCIA: We are --

21 MR. PEREIRAS: We'll be happy to go a
22 little further if it's necessary.

23 CHAIRPERSON GARCIA: What are you using
24 on the side, siding?

25 MR. PEREIRAS: Siding.

1 CHAIRPERSON GARCIA: Okay. And what are
2 you using? You're going to use the brick veneer,
3 right?

4 MR. PEREIRAS: No, it's full brick. In
5 Union City, we don't use brick veneer, it's not
6 permitted.

7 CHAIRPERSON GARCIA: Okay. You know
8 that we're now trying to, just for safety issue,
9 to not approve the roof deck. I understand that
10 this application has some kind of characteristic
11 that probably, you know, the elevator and also
12 seeing the location of the unit that probably you
13 could take advantage of the view to New York City,
14 probably not the Meadowlands because you have the
15 Lennox on the side. But, Mr. Pereiras, not that
16 greedy on the side. I prefer to be more
17 conservative. You know our concern regarding the
18 safety issue. I want to set back here like two
19 feet. And also let's try to -- don't take -- just
20 use like 60 percent of the roof, please?

21 MR. PEREIRAS: Understood, that's very
22 reasonable.

23 CHAIRPERSON GARCIA: So set back all the
24 way. I mean not even -- this is the east side, I
25 think that is attached to the other?

1 MR. PEREIRAS: Yes.

2 CHAIRPERSON GARCIA: So let's have at
3 least two foot setback with rail four foot high.
4 I don't know if you want to put like garden all
5 the way around, but just the 60 percent and don't
6 be so greedy with this.

7 MR. PEREIRAS: We understand.

8 CHAIRPERSON GARCIA: But like I
9 mentioned before, just for safety issues, we'll
10 try to just go application by application with the
11 roof deck. I know that, like I mentioned before,
12 this is one of the application that's going to
13 bring that neighborhood to another level, and also
14 have the opportunity of the view, and also have
15 the elevator.

16 For that reason, I'm going to make my
17 motion to grant the application. Again, only 60
18 percent, I need at least two, three foot setback
19 all around for the roof deck. I make my motion to
20 grant the application with the stated condition.

21 MS. GUTIERREZ: And I'm seconding.

22 MR. VALLEJO: Motion on the table to
23 grant the application by Mr. Garcia, seconded by
24 Ms. Gutierrez.

25 CHAIRPERSON GARCIA: They need to

1 present revised plans with the roof.

2 MR. VALLEJO: Revised plans required at
3 least 10 days before the next meeting.

4 Roll call on the motion by Mr. Garcia to
5 approve this application, seconded by Ms.
6 Gutierrez, revised application.

7 Roll call on the motion. Ms. Gutierrez.

8 MS. GUTIERREZ: Yes.

9 MR. VALLEJO: Ms. Perez.

10 MS. PEREZ: Yes.

11 MR. VALLEJO: Ms. O'Dell.

12 MS. O'DELL: Yes.

13 MR. VALLEJO: Mr. Garcia.

14 CHAIRPERSON GARCIA: Yes.

15 MR. VALLEJO: Ms. San Martino.

16 MS. SAN MARTINO: Yes.

17 MR. VALLEJO: Five in favor, motion
18 passes.

19 MS. PEREIRAS: Thank you all very much.

20 MR. PEREIRAS: Thank you, everyone.

21 * * * *

22

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9799 VENTURES I, LLC -
1219 BERGENLINE AVENUE:

MR. VALLEJO: We're going to item number two, 9799 Ventures I, LLC, 1219 Bergenline Avenue. Ms. Pereiras. Requesting an extension.

MS. PEREIRAS: Thank you, Mr. Vallejo. Bianca Pereiras on behalf of the 9799 Ventures, LLC, for property at 1219 Bergenline Avenue. This application came before the board in 2022, a resolution was memorialized in February of 2022 approving a mixed use building on Bergenline Avenue consisting of four units and one commercial on the ground floor.

We submitted drawings to the building department requesting permits. There were a few comments back and forth. And the last thing that happened was that those drawings were misplaced. We resubmitted to the building department and at that point, our approvals had expired. So we're hoping to finally get permits on this and the building department asked us to come back in front of the board and hopefully extend this is resolution.

So we're seeking a one year extension.

1 Drawings are done, all construction drawings are
2 done, it's just a matter of showing them proof
3 that the resolution is still valid.

4 CHAIRPERSON GARCIA: That's the only
5 thing that you need to move forward --

6 MS. PEREIRAS: That's it, we're ready.

7 CHAIRPERSON GARCIA: -- with the
8 permanent for the construction?

9 MS. PEREIRAS: They need to issue the
10 permits.

11 CHAIRPERSON GARCIA: This is the first
12 time?

13 MS. PEREIRAS: This is the first
14 extension request.

15 CHAIRPERSON GARCIA: First extension
16 request. I don't see -- any questions?

17 MS. GUTIERREZ: No.

18 CHAIRPERSON GARCIA: I don't see any
19 reason why not. I make my motion to grant a one
20 year extension for the -- one year or just
21 extension?

22 MS. PEREIRAS: One year.

23 CHAIRPERSON GARCIA: One year extension
24 for the application.

25 MS. GUTIERREZ: I'll second it.

1 MR. VALLEJO: Motion by Mr. Garcia to
2 grant the one year extension, seconded by Ms.
3 Gutierrez.

4 Roll call on the motion. Ms. Gutierrez.
5 MS. GUTIERREZ: Yes.

6 MR. VALLEJO: Ms. Perez.

7 MS. PEREZ: Yes.

8 MR. VALLEJO: Ms. O'Dell.

9 MS. O'DELL: Yes.

10 MR. VALLEJO: Mr. Garcia.

11 CHAIRPERSON GARCIA: Yes.

12 MR. VALLEJO: Ms. San Martino.

13 MS. SAN MARTINO: Yes.

14 MR. VALLEJO: Five in favor, motion
15 carries.

16 MS. PEREIRAS: Thank you all very much.

17 * * * *

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1 **2000 WEST ST, LLC -**

2 **2000 WEST STREET:**

3
4 MR. VALLEJO: All right. We're moving
5 to item number three, 2000 West Street, LLC. Mr.
6 Paneque, please.

7 MR. PANEQUE: We did receive a letter
8 from Alvaro Alonso's office stating the following:

9 Dear Mr. Vallejo, this office represents
10 2000 West Street, LLC, in connection with the
11 above referenced matter currently scheduled for
12 April 11, 2024. This letter is respectfully
13 submitted as a formal request to adjourn the above
14 mentioned hearing. The statutory time periods are
15 hereby waived on behalf of the applicant. Please
16 announce the date of the next hearing to the
17 public in order to avoid the need to renotece.
18 Please feel free to contact this office should
19 there be any problems.

20 The next meeting is for May 9th.

21 MR. VALLEJO: Just for the record, we
22 received revised plans on April 1, 2024, on this
23 application.

24 CHAIRPERSON GARCIA: When?

25 MR. VALLEJO: April 1st, it's on time.

1 CHAIRPERSON GARCIA: Okay. I make my
2 motion to grant this adjournment --

3 MS. GUTIERREZ: I'll second.

4 CHAIRPERSON GARCIA: -- to May 9th.

5 MR. VALLEJO: Seconded by Ms. Gutierrez.

6 Roll call on the motion. Ms. Gutierrez.

7 MS. GUTIERREZ: Yes.

8 MR. VALLEJO: Ms. Perez.

9 MS. PEREZ: Yes.

10 MR. VALLEJO: Ms. O'Dell.

11 MS. O'DELL: Yes.

12 MR. VALLEJO: Mr. Garcia.

13 CHAIRPERSON GARCIA: Yes.

14 MR. VALLEJO: Ms. San Martino.

15 MS. SAN MARTINO: Yes.

16 MR. VALLEJO: Five in favor, motion
17 carries.

18 CHAIRPERSON GARCIA: If any member of
19 the public is here for the application of 2000
20 West, LLC, and 2000 West Street, Block 101, Lot
21 26, the application was adjourned for the next
22 meeting May 9th, no new notice.

23 MR. VALLEJO: No new notice required.
24 Thank you. Motion carries.

25 * * * *

RESOLUTIONS:

1. Dr. Ayman Matta - 1811 Bergenline Avenue
Block: 98, Lot: 5. The applicant proposes the new
construction of a mixed-use building with three
residential units, commercial space (Optometrist
office), and a basement. Approved

MR. VALLEJO: We're going to
resolutions, number one. Dr. Ayman Matta, 1811
Bergenline Avenue, was approved at the previous
meeting. Can I have a motion to memorialize this
resolution?

MS. GUTIERREZ: Motion.

MR. VALLEJO: Motion by Ms. Gutierrez.
Any second on the motion?

CHAIRPERSON GARCIA: Aye.

MR. VALLEJO: Mr. Garcia.

Roll call on the motion. Ms. Gutierrez.

MS. GUTIERREZ: Yes.

MR. VALLEJO: Ms. Perez.

MS. PEREZ: Yes.

MR. VALLEJO: Mr. Garcia.

CHAIRPERSON GARCIA: Yes.

MR. VALLEJO: Ms. O'Dell.

MS. O'DELL: Yes.

1 MR. VALLEJO: Ms. San Martino.

2 MS. SAN MARTINO: Yes.

3 MR. VALLEJO: Five in favor, motion
4 passes.

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RESOLUTION:

2. Felix Roque 537 45th Street. Block: 255 Lot: 43. The applicant proposes to legalize an existing one-bedroom apartment in the basement of a three-story single-family dwelling; the other unit contains one bedroom. Approved

MR. VALLEJO: Resolution number two, Felix Roque, 537 45th Street. This application was approved at the previous meeting. Can I have a motion to memorialize this resolution?

MS. GUTIERREZ: Motion.

MR. VALLEJO: Motion by Ms. Gutierrez. Seconded by?

CHAIRPERSON GARCIA: Aye.

MR. VALLEJO: Mr. Garcia.

Roll call on the motion. Ms. Gutierrez.

MS. GUTIERREZ: Yes.

MR. VALLEJO: Ms. Perez.

MS. PEREZ: Yes.

MR. VALLEJO: Mr. Garcia.

CHAIRPERSON GARCIA: Yes.

MR. VALLEJO: Ms. O'Dell.

MS. O'DELL: Yes.

MR. VALLEJO: Ms. San Martino.

1 MS. SAN MARTINO: Yes.

2 MR. VALLEJO: Five in favor, motion
3 carries.

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RESOLUTIONS:

3. JFK Realty 4614 Kennedy Blvd Block: 263, Lots: 34 & 35. Construction of a new multifamily building. 12 apartments - 13 parking spaces. **The approval resolution was memorialized 09-14-2023. The applicant's attorney requests an opportunity to clarify to the board the number of bedrooms for the units. Approved**

MR. VALLEJO: All right. Resolution number three, JFK Realty, 4614 Kennedy Boulevard, was approved at the previous meeting. Can I have a motion?

CHAIRPERSON GARCIA: Aye.

MR. VALLEJO: Motion by Mr. Garcia. Any second on the motion?

MS. SAN MARTINO: Second.

MR. VALLEJO: Seconded by Ms. San Martino.

Roll call on the motion. Ms. Perez.

MS. PEREZ: Yes.

MR. VALLEJO: Mr. Garcia.

CHAIRPERSON GARCIA: Yes.

MR. VALLEJO: Ms. O'Dell.

MS. O'DELL: Yes.

1 MR. VALLEJO: Ms. San Martino.

2 MS. SAN MARTINO: Yes.

3 MR. VALLEJO: Four in favor, motion
4 passes.

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1 **ADJOURNMENT:**

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

6 Motion by Ms. Gutierrez, seconded by?

7 MS. O'DELL: Me.

8 MR. VALLEJO: Ms. O'Dell. All in favor?

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10 (All Board Members indicate in the
11 affirmative.)

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13 MR. VALLEJO: The ayes have it. Thank
14 you let. The record indicate that the meeting has
15 ended.

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17 (Whereupon the meeting was adjourned at
18 6:30 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