

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, April 23, 2024
Commencing at 6:00 p.m.

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

ALEJANDRO VELAZQUEZ, Chairperson (Via phone)
YDALIA GENAO
ALICIA MOREJON
FRANKLIN MEDINA
JOSE GUARENO, Alternate #1

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

BRIAN T. STACK, Mayor
CELIN J. VALDIVIA, Commissioner
CAROLINA FERNANDEZ
HECTOR OSEGUERA, Alternate #2

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

BRIAN CHEWCASKIE, ESQ.
Board Counsel

CARLOS VALLEJO, Board Secretary

SUSAN BISCHOFF CCR CO.
449 Columbia Blvd., Wood-Ridge, NJ 07075
201-390-0583 SBischoffccr@yahoo.com

I N D E XPAGE

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

6

ADOPTION OF RESOLUTIONS

8/10

ADJOURNMENT

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

3 Please take notice that on Tuesday,
4 April 23, 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 Opening statement: This meeting is
10 called in compliance with Chapter 231, Public Law
11 1975 of the Open Public Meeting Act. Adequate
12 notice of this meeting has been provided by
13 setting forth the time, date, location, and agenda
14 to the extent known, was forwarded to The Jersey
15 Journal, The Record, and The Star Ledger. Also
16 has been posted in the bulletin board in City Hall
17 and on the website of the City of Union City,
18 ucnj.com.

19 Before we do roll call for tonight's
20 meeting, can everybody kindly rise to salute the
21 flag, please?

22

23 (The Pledge of Allegiance was 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 is absent.

Let the record indicate there are five present.

ADOPTION OF MINUTES:

MR. VALLEJO: All right. Adoption of minutes of March 26, 2024. Can I have a motion?

MR. GUARENO: Motion.

MR. VALLEJO: Motion by Mr. Guareno.

CHAIRPERSON VELAZQUEZ: Second.

MR. VALLEJO: Second by Mr. Velazquez.

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: Five in favor, motion carries.

1 **531 32ND STREET, LLC -**

2 **525-531 32ND STREET:**

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4 MR. VALLEJO: Now, we're moving to item
5 number one on the agenda, that's 531 32nd Street,
6 LLC. Mr. Board Attorney?

7 MR. CHEWCASKIE: All right. Alex, can
8 you hear me?

9 CHAIRPERSON VELAZQUEZ: Yes.

10 MR. CHEWCASKIE: So the hearing
11 scheduled for tonight, 531 32nd Street, LLC, 525
12 to 531 32nd Street, we received correspondence
13 this afternoon withdrawing the application.

14 What would be appropriate would be for a
15 motion to dismiss the application and then we can
16 do a resolution confirming same at our next
17 meeting. Do we have that motion?

18 MR. GUARENO: Motion.

19 CHAIRPERSON VELAZQUEZ: I make a motion.

20 MR. VALLEJO: Motion by Mr. Guareno.

21 CHAIRPERSON VELAZQUEZ: Second.

22 MR. VALLEJO: Second by Mr. Velazquez.

23 MR. CHEWCASKIE: Then we would need a
24 roll call.

25 MR. VALLEJO: Roll call on the motion to

1 dismiss this application.

2 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: Five in favor, motion
13 carries.

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ADOPTION OF RESOLUTIONS:

1. The Board of Commissioners of the City of Union City on September 6, 2023, adopted a resolution authorizing the City of Union City Planning Board to undertake a preliminary investigation of property identified as follow: Block 229, Lots 4, 5 and 6 - 540 39th as identified on the Official Tax Map of the City of Union City (the "Study Area") to determine if the property qualifies as an area in need of redevelopment. Approved

MR. CHEWCASKIE: All right. Next order of business is the adoption of resolutions. We have a resolution confirming the determination of the planning board to recommend that the property located at Block 229, Lots 4, 5 and 6 - 540 39th Street be qualified as an area in need of redevelopment. This is the Silk Mill.

Everyone here is eligible to vote on that resolution. Do we have a motion?

MR. GUARENO: Motion.

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez, seconded by Mr. Guareno. Roll call on the motion.

1 Mr. Velazquez.

2 CHAIRPERSON VELAZQUEZ: Yes.

3 MR. VALLEJO: Ms. Genao.

4 MS. GENAO: Yes.

5 MR. VALLEJO: Mr. Guareno.

6 MR. GUARENO: Yes.

7 MR. VALLEJO: Mr. Medina.

8 MR. MEDINA: Yes.

9 MR. VALLEJO: Ms. Morejon.

10 MS. MOREJON: Yes.

11 MR. VALLEJO: Five in favor, motion
12 carries.

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1 **ADOPTION OF RESOLUTIONS:**

2 2. Michael Szczesny. 912 Palisade Avenue. Block
3 186 Lot 33. Applicant proposes to demolish an
4 existing two-story frame dwelling, and construct a
5 new three family home. The approval resolution
6 was memorialized on May 25, 2021. Applicant is
7 requesting a 1-year extension. (Second extension)

8 **Approved**

9
10 MR. CHEWCASKIE: The next resolution,
11 this was acted upon at the last meeting, was the
12 extension for the property located at 912 Palisade
13 Avenue. We've provided in the resolution that no
14 further extensions and that no construction shall
15 be conducted on this property between May 15th and
16 September 15th, when the Union City pool is open.
17 Can I have a motion on that?

18 MS. MOREJON: Motion.

19 MR. VALLEJO: Motion by Ms. Morejon.

20 MR. GUARENO: Second.

21 CHAIRPERSON VELAZQUEZ: Second.

22 MR. VALLEJO: Second by Mr. Guareno.

23 Roll call on the motion.

24 Mr. Velazquez.

25 CHAIRPERSON VELAZQUEZ: Yes.

1 MR. VALLEJO: Ms. Genao.

2 MS. GENAO: Yes.

3 MR. VALLEJO: Mr. Guareno.

4 MR. GUARENO: Yes.

5 MR. VALLEJO: Mr. Medina.

6 MR. MEDINA: Yes.

7 MR. VALLEJO: Ms. Morejon.

8 MS. MOREJON: Yes.

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

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ADJOURNMENT :

MR. CHEWCASKIE: Just a motion to adjourn.

MR. VALLEJO: Can open to the public?

MR. CHEWCASKIE: Sure, you can.

MR. VALLEJO: Anybody from the public? Seeing none. There being no other application on tonight's agenda, can I have a motion to close tonight's meeting?

MR. GUARENO: Motion.

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Guareno.

CHAIRPERSON VELAZQUEZ: Second.

MR. VALLEJO: Seconded by Mr. Velazquez.

MR. GUARENO: Sorry, Alex.

MR. VALLEJO: Roll call on the motion to close tonight's meeting.

Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Mr. Medina.

1 MR. MEDINA: Yes.

2 MR. VALLEJO: Mr. Guareno.

3 MR. GUARENO: Yes.

4 MR. VALLEJO: Five in favor, motion
5 carries. Let the record show that the meeting has
6 ended. Thank you and good night, everyone.

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8 (Whereupon the meeting was adjourned at
9 6:05 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