

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, June 25, 2024
Commencing at 6:01 p.m.

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

ALEJANDRO VELAZQUEZ, Chairperson (phone)
YDALIA GENAO
ALICIA MOREJON
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
FRANKLIN MEDINA

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

BRIAN CHEWCASKIE, ESQ. (Phone)
Board Counsel

CARLOS VALLEJO, Board Secretary

SUSAN BISCHOFF CCR CO.
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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

N/A

ADOPTION OF RESOLUTIONS

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ADJOURNMENT

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1 MR. VALLEJO: May I have your attention,
2 please. Please take notice that on Tuesday,
3 June 25, 2024, at 6:00 PM, a regular meeting is
4 scheduled for the City of Union City Planning
5 Board to be held in the Union City High School
6 located at 2500 John F. Kennedy Boulevard, Union
7 City, New Jersey.

8 Opening statement: This meeting is
9 called in compliance with chapter 231 public law
10 of 1975, Open Public Meeting Act. Adequate notice
11 of this meeting has been provided as follows:
12 Notice of this meeting setting forth the time,
13 date, location, and the agenda to the extent known
14 was forwarded to The Jersey Journal, The Hudson
15 Reporter, and The Record, has been posted on the
16 bulletin board in City Hall and has been made
17 available to the public in the office of the
18 municipal clerk, and also the website of the City
19 of Union City.

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

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24 (Whereupon, the Pledge of Allegiance is
25 recited.)

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 is absent.

Mr. Guareno.

MR. GUARENO: Here.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Here.

MR. VALLEJO: We have five members present.

ADOPTION OF MINUTES:

MR. VALLEJO: Let's go to minutes of April 23, 2024. Can I have a motion?

CHAIRPERSON VELAZQUEZ: Motion.

MS. MOREJON: Motion.

MR. VALLEJO: Motion by Mr. Velazquez, 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: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Abstain.

MR. VALLEJO: He abstained. Four in favor, one abstained. Motion carries.

ADOPTION OF RESOLUTIONS:

1. 531 32nd St, LLC, 525-531 32nd Street. Block: 1225 Lots: 15, 18 and 46. The applicant requests an opportunity to amend the approval to permit the use of siding on the rear and side elevations. The front facade remain brick. The approved resolution was memorialized on 04-28-2015.

Withdrawn.

MR. VALLEJO: We don't have any applications on tonight's agenda. We're moving now to adoption of resolution.

MR. CHEWCASKIE: Mr. Vallejo, board members, this is just confirming a withdrawal of the application for 531 32nd Street, LLC, the address is the same as the name, 531 32nd Street. All members present, except for Mr. Oseguera, can vote on this resolution. As I indicate, it just confirms the withdrawal of this application. So we need a motion and a second and roll call.

MR. VALLEJO: Thank you. Can I have a motion?

MS. MOREJON: Motion.

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez,

1 seconded by Ms. Morejon.

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: Ms. Morejon.

9 MS. MOREJON: Yes.

10 MR. VALLEJO: Mr. Oseguera.

11 MR. OSEGUERA: Abstain.

12 MR. VALLEJO: Abstain. Four in favor,
13 one abstain. Motion carries.

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ADJOURNMENT:

MR. VALLEJO: All right. We're moving now -- there being no other application on tonight's agenda, can I have a motion to close tonight's meeting?

MR. OSEGUERA: Motion.

MR. VALLEJO: Motion by Mr. Oseguera.

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: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Five in favor, let the record show the meeting has been ended.

Thank you and good tonight, everyone.

(Whereupon the meeting was adjourned at 6:06 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