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 26, 2024
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
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.
Board Counsel

CARLOS VALLEJO, Board Secretary

DAVID SPATZ, P.P.

SUSAN BISCHOFF CCR CO.
201-390-0583 SBischoffccr@yahoo.com

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

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, JBZ Enterprises, LLC

I N D E X

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JBZ Enterprises, LLC
588-590 32nd Street

E X H I B I T S

MR. VALLEJO: May I have your attention, please. Please take notice that on Tuesday, November 26, 2024, at 6:00 PM, a regular meeting is scheduled for the City of Union City Planning Board to be held in the Union City High School located at 2500 John F. Kennedy Boulevard, Union City, New Jersey.

Opening statement: This meeting is called in compliance with chapter 231 public law of 1975, Open Public Meeting Act. Adequate notice of this meeting has been provided as follows: Notice of this meeting setting forth the time, date, location, and the agenda to the extent known was forwarded to The Jersey Journal, The Star Ledger, and The Record, has been posted on the bulletin board in City Hall and has been made available to the public in the office of the municipal clerk, and also the website of the City of Union City, ucnj.com.

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

(Whereupon, the Pledge of Allegiance is recited.)

ROLL CALL:

MR. VALLEJO: Roll call for tonight's meeting. Mayor Stack is absent.
Mr. Velazquez.
CHAIRPERSON VELAZQUEZ: Here.
MR. VALLEJO: Mr. 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: Yes.
MR. VALLEJO: Mr. Oseguera.
MR. OSEGUERA: Yes.
MR. VALLEJO: Let the record indicate there are five present, we have a quorum for tonight's hearing.

ADOPTION OF MINUTES:

MR. VALLEJO: All right. We are going to first adopt the minutes of October 22, 2024. Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: I have a motion by Mr. Velazquez.

MR. GUARENO: Second.

MR. VALLEJO: Second by Mr. Guareno. 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: Yes.

MR. VALLEJO: Five in favor, motion carries.

ADOPTION OF RESOLUTIONS:

1. Resolution to reappoint the planning board secretary for the year 2025.

MR. VALLEJO: We are going to move to resolutions. We have four resolutions on tonight's agenda. Resolution number one is to reappoint the board secretary to the planning board for the year 2025. Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. GUARENO: Second.

MR. VALLEJO: Second by Mr. Guareno. Roll call on the motion to approve.

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: Yes.

MR. VALLEJO: Five in favor, motion carries.

ADOPTION OF RESOLUTION:

2. Resolution to approve the planning board's schedule for the year 2025.

MR. VALLEJO: Resolution number two is to approve the planning board schedule for the year 2025. Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. GUARENO: Second.

MR. VALLEJO: Second by Mr. Guareno. Roll call on the motion.

Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Five in favor, motion carries.

ADOPTION OF RESOLUTION:

3. H&A Developers, LLC - 2704-2710 Kennedy Blvd. H& A Developer, LLC. Block: 156, Lots: 2, 4, 24, 25, 26, 27, 28 & 8 proposed a six (6) story mixed-use building, consisting of 70 residential units, 2 commercial spaces, and 137 parking spaces. Lot: 8 two family dwelling. **The approval resolution was memorialized on November 22, 2022. Requesting one year extension. Approved**

MR. VALLEJO: Resolution number three, all right. This is H&A Developers, LLC, 2704-2710 Kennedy Boulevard. This was approved at the previous meeting. Can I have a motion to adopt the resolution?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion made Mr. Velazquez.

MR. GUARENO: Second.

MR. VALLEJO: Seconded by Mr. Guareno. 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: Yes.

MR. VALLEJO: Five in favor, motion carries. Okay.

HEARINGS/APPLICATIONS:

1. Silk Mill Complex -

540 39th Street -

Area in need of redevelopment designation:

MR. VALLEJO: Now we're moving to hearings and applications. Mr. Chewcaskie, please.

MR. CHEWCASKIE: Number one is this board adopted a resolution recommending that the Silk Mill be designated as an area in need of redevelopment, that's the property located at 540 39th Street. The commissioners accepted that recommendation and prepared a redevelopment plan, which was consistent with the designation and the proposal received. The ordinance for that redevelopment plan was introduced by the Board of Commissioners and it is scheduled for adoption. And therefore they are requesting that a motion be made to recommend that the ordinance for the redevelopment plan be adopted. I recommend that it be adopted in its present form. So we need a motion on that.

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. GUARENO: Second.

MR. VALLEJO: Second by Mr. Guareno. 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: Yes.

MR. VALLEJO: Five in favor, motion carries.

HEARINGS/APPLICATIONS:

2. JBZ Enterprises, LLC -

588-590 32nd Street:

MR. VALLEJO: We're going to hearing number two, JBZ Enterprise, LLC, 588-590 39th Street. Ms. Pereiras, please.

MS. PEREIRAS: Thank you, Mr. Vallejo. Good evening, board members. Bianca Pereiras on behalf of the applicant for property at 588 - 590 39th Street, also known as Lots 2 and 3 in Block 204. As the Board may recall, we were in front of you last month on an application to renovate and add residential units to the existing building and site, which is currently a mixed-use building. As per the testimony of our architect and our planner, this provides a much needed facelift to this project.

At the conclusion of our presentation, the Board asked for a traffic report, which we have provided, prepared by Dynamic Traffic. I hope and I take it that the Board Members have read that report. But in reading through it, it seems very obvious that the parking count would not be increased or the demand would not be increased if the Board were to approve this application. In fact, the current demand with the existing building with the restaurant, plus the residential, has a parking demand of 24 units. If the Board were to approve this application, our parking demand is actually less, for 23 units. Remember that this restaurant is in existence and it would continue to be in existence, much smaller than it is now, but we believe that the parking is not an issue and can be accommodated with the proposal and the approval of this application. And we're open to your questions. The planner is not here, the traffic engineer isn't here, but the architect is here in case the Board has any questions of him.

MR. CHEWCASKIE: If I may, Mr. Chairman? What we heard from Ms. Pereiras was accurate from what occurred at the October 22nd meeting. There was a traffic and parking study that was provided and made part of the record. That was dated November 15, 2024, for the purposes of the record this evening, I would recommend that we mark the exhibit as A-2. I'm sure everyone had the ability to review the study. But as indicated by Ms. Pereiras, the demand for the parking is not changing, based upon what's being proposed because of the reconfiguration of the restaurant. The square footage is being somewhat reduced, even though there are additional residential units. So, hopefully, I characterized that correctly.

CHAIRPERSON VELAZQUEZ: I always say a picture makes a million words, the difference. That's really needed over there. I actually passed by a couple times and I thought about how that looked in black and white photos, horrible. I want to make a motion to approve.

MR. VALLEJO: Motion on the table to approve by Mr. Velazquez.

MR. GUARENO: Second.

MR. VALLEJO: Seconded by Mr. Guareno. Roll call on the motion to approve.

Mr. Velazquez.

MR. 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: Yes.

MR. VALLEJO: Five in favor, motion carries.

MS. PEREIRAS: Thank you all very much.

MR. PEREIRAS: Thank you, everyone.

HEARINGS/APPLICATIONS/COURT ORDER:

West 13, LLC -

409 4th Street:

MR. CHEWCASKIE: The next one is the one that was remanded to the Board. For the record, this is West 13th, LLC, 409 4th Street. This was remanded to the Board, I believe back in August, it's been on our agenda September, October, and November. I did communicate with Mr. Alonso last week, they have not communicated with their client. I would just recommend since it is a court remand, we can't dismiss the case, but I would recommend that it be removed from the agenda until we hear from Mr. Alonso. If that is -- that's my recommendation. I would like a motion to communicate to Mr. Alonso, indicate that this matter will be removed from the agenda unless we hear from him. If we do not hear from him within the next 90 days, we will contact the attorney that handled this matter for the Board to advise the court accordingly.

MR. VALLEJO: Can I have a motion to dismiss?

MS. MOREJON: Motion.

MR. VALLEJO: Motion by Ms. Morejon.

MR. GUARENO: Second.

MR. VALLEJO: Seconded by Mr. Guareno. Roll call on the motion to dismiss.

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: Yes.

MR. VALLEJO: Five in favor, motion carries. This application will be dismissed with no further action.

MR. CHEWCASKIE: Just so the record is clear, the motion will be that the matter will be removed from the agenda for a period of 90 days. Then if there's no action, it will be automatically dismissed without prejudice.

ADJOURNMENT:

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

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. CHEWCASKIE: We need --

(Discussion held off the record.)

MR. GUARENO: Second.

MR. VALLEJO: All in favor?

(All Board Members indicate in the affirmative.)

(Whereupon the meeting was adjourned at 6:13 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