

CITY OF UNION CITY  
HUDSON COUNTY, NEW JERSEY  
PLANNING BOARD

SPECIAL MEETING : TRANSCRIPT OF  
: :  
: :  
-----: RECORDED PROCEEDINGS

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

TUESDAY, FEBRUARY 11, 2025  
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  
CAROLINA FERNANDEZ  
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

A L S O     P R E S E N T:

BRIAN CHEWCASKIE, ESQ. (Via Phone)  
Board Counsel

CARLOS VALLEJO, Board Secretary

DAVID SPATZ, P.P.

JOHN BARREE, Planner

SUSAN BISCHOFF CCR CO.  
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I N D E XPAGE

CALL TO ORDER

3

SALUTE TO FLAG

3

ROLL CALL

4

HEARINGS

5

Final Teamsters Redevelopment plan

ADJOURNMENT

8

1           MR. VALLEJO: May I have your attention,  
2 please. Please take notice that on Tuesday,  
3 February 11, 2025, at 6:00 p.m., a special meeting  
4 for the City of Union City Planning Board to be  
5 held in the Union City High School located at 2500  
6 John F. Kennedy Blvd., Union City, New Jersey.

7           Opening statement: This meeting is  
8 called in compliance with Chapter 231 Public Law  
9 1975 of the Open Public Meeting Act. Adequate  
10 notice of this meeting has been provided as  
11 follows: Notice of this meeting setting forth the  
12 time, date, location, the agenda to the extent  
13 known, was forwarded to The Record, The Star  
14 Ledger, and has been posted on the bulletin board  
15 in city hall and has been made available to the  
16 public in the office of the municipal clerk.

17           Before we call roll for this evening's  
18 meeting, could everybody kindly rise to salute the  
19 flag, please.

20  
21           (Whereupon, the Pledge of Allegiance was  
22 recited.)

23  
24           MR. VALLEJO: Thank you.  
25

**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.

MS. FERNANDEZ: Yes.

MR. VALLEJO: Mr. Medina.

MR. MEDINA: Yes.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Let the record indicate seven present, we have a full quorum for tonight's meeting.

**HEARINGS/APPLICATIONS:**

**FINAL TEAMSTERS REDEVELOPMENT PLAN:**

MR. VALLEJO: We don't have any previous minutes to adopt. Let's move to the agenda, redevelopment plan, Mr. Chewcaskie, please.

MR. CHEWCASKIE: Okay. So if I may, Mr. Chairman, the City acquired the Teamsters building at 707 Summit Avenue. The intention was that the sight be redeveloped for which would include a portion of affordable housing. The area was declared an area in need of redevelopment by the Board of Commissioners on the recommendation of the Planning Board. The next step would be the adoption of a redevelopment plan. Heyer Gruel and Associates has prepared the Teamsters Redevelopment Plan and that plan is in front of you this evening from January 27, 2025. The Commissioners introduced that ordinance on February 4, 2025, and it is slated for adoption on February 18th.

Prior to the adoption, there must be a review and recommendation of the Planning Board with respect to the ordinance and consistency with the master plan. That's basically what needs to

1 be done. I believe if I'm correct, Mr. Barree is  
2 there?

3 MR. BARREE: I am.

4 MR. CHEWCASKIE: All right, so if there  
5 are any specific questions about the plan,  
6 certainly they could be relayed to Mr. Barree.  
7 But basically the intention of this plan is to  
8 preserve the building, preserve the architectural  
9 characteristics, and develop the site primarily  
10 for affordable housing in a manner that it would  
11 qualify for state funding. So that's where we're  
12 at, so unless there are no questions of Mr.  
13 Barree, a motion would be appropriate that the  
14 Board has reviewed it and recommends adoption of  
15 the redevelopment plan to the Board of  
16 Commissioners.

17 CHAIRPERSON VELAZQUEZ: Yeah, let's  
18 adopt it.

19 MR. VALLEJO: Okay.

20 CHAIRPERSON VELAZQUEZ: Everybody knows  
21 this building that the City is acquiring is the  
22 Teamster's building for affordable housing. It's  
23 a great asset to the City. It's almost a  
24 historical building and I think we're going have a  
25 beautiful development done there for affordable

1 housing, for low income residents. So this is a  
2 great project. Do I have anybody from the public  
3 here?

4 MR. VALLEJO: No.

5 CHAIRPERSON VELAZQUEZ: No. I make a  
6 motion to adopt.

7 MS. MOREJON: Second.

8 MR. VALLEJO: Motion to adopt by Mr.  
9 Velazquez. Seconded by Ms. Morejon. Roll call on  
10 the motion. Mr. Velazquez.

11 CHAIRPERSON VELAZQUEZ: Yes.

12 MR. VALLEJO: Ms. Genao.

13 MS. GENAO: Yes.

14 MR. VALLEJO: Mr. Guareno.

15 MR. GUARENO: Yes.

16 MR. VALLEJO: Ms. Fernandez.

17 MS. FERNANDEZ: Yes.

18 MR. VALLEJO: Mr. Medina.

19 MR. MEDINA: Yes.

20 MR. VALLEJO: Ms. Morejon.

21 MS. MOREJON: Yes.

22 MR. VALLEJO: Mr. Oseguera.

23 MR. OSEGUERA: Yes.

24 MR. VALLEJO: Seven in favor, motion  
25 carries.

**ADJOURNMENT:**

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

MR. GUARENO: I make a motion.

MR. VALLEJO: Motion by Mr. Guareno.

CHAIRPERSON VELAZQUEZ: Second.

MR. VALLEJO: Second by Mr. Velazquez.

Roll call on the motion to close the meeting.

Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Ms. Fernandez.

MS. FERNANDEZ: Yes.

MR. VALLEJO: Mr. Medina.

MR. MEDINA: Yes.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Seven in favor motion

1 carries. Let the record show that the meeting has  
2 ended. Thank you and good night, everyone.

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4 (Whereupon the meeting was adjourned at  
5 6:10 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.

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SUSAN BISCHOFF, CCR, RPR  
LICENSE NO. 30XI00233700