

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 22, 2025
Commencing at 6:00 p.m.

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

ALEJANDRO VELAZQUEZ, Chairperson (phone)
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.
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:

ADOLFO LOPEZ, ESQ.
Attorney for Applicant, Thereza Georgieva

ALVARO ALONSO, ESQ.
Attorney for Applicant, Central Hotel, LLP

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, 135 JPM
Properties, LLC

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I N D E X

THEREZA GEORGIEVA
2708 New York Avenue

WITNESSPAGE

THEREZA GEORGIEVA

11

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NO

EXHIBITS

MARKED

I N D E X

CENTRAL HOTEL, LLP
413-417 38th Street

WITNESSPAGE

ORESTES VALELLA

16

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NO

EXHIBITS

MARKED

I N D E X

135 JPM PROPERTIES, LLC
135 44th Street

WITNESSPAGE

MANUEL PEREIRAS

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NO

EXHIBITS

MARKED

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

3 Please take notice that on Tuesday,
4 April 22, 2025, at 6:00 PM, a regular meeting is
5 scheduled for the City of Union City Planning
6 Board to be held in the 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 of 1975, Open Public Meeting Act. Adequate notice
12 of this meeting has been provided as follows:
13 Notice of this meeting setting forth the time,
14 date, location, and the agenda to the extent known
15 was forwarded to The Record and The Star Ledger,
16 has been posted on the bulletin board in City Hall
17 and has been made available to the public in the
18 office of the municipal clerk, and also the
19 website of the City of Union City.

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

23
24 (Whereupon, the Pledge of Allegiance is
25 recited.)

ROLL CALL:

MR. VALLEJO: Roll call for tonight's meeting. Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Here.

MR. VALLEJO: Mayor Stack is absent.

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: Here.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Here.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Here.

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

* * * *

1 **ADOPTION OF MINUTES:**

2

3 MR. VALLEJO: Adoption of minutes.

4 Regular meeting held on March 25, 2025. Can I
5 have a motion?

6 MS. MOREJON: Motion.

7 MR. MEDINA: Second.

8 MR. VALLEJO: Motion by Ms. Morejon,
9 seconded by Mr. Medina. Roll call on the motion.

10 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: Mr. Medina.

17 MR. MEDINA: Yes.

18 MR. VALLEJO: Ms. Morejon.

19 MS. MOREJON: Yes.

20 MR. VALLEJO: Mr. Oseguera.

21 MR. OSEGUERA: Yes.

22 MR. VALLEJO: Ms. Fernandez.

23 MS. FERNANDEZ: Yes.

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

1 **HEARINGS/APPLICATIONS/EXTENSION:**

2 THEREZA GEORGIEVA -

3 2708 New York Avenue:

4

5 MR. VALLEJO: We are going to change
6 little bit the order of tonight's agenda. We're
7 going to call number two, Thereza Georgieva, 2708
8 New York Avenue. Mr. Lopez, please.

9 MR. LOPEZ: Good evening, Counsel,
10 Members of the Board, good evening. Adolfo Lopez
11 on behalf of Thereza Georgieva. This is Thereza,
12 my client. It is an application for a one-year
13 extension. This was issued -- the original
14 resolution was issued a long time ago, it was in
15 2019, but several things happened. She started
16 the project, Covid came about, everything got
17 paralyzed. She had a death, her father passed
18 away after that, who was handling the whole
19 project. She had a baby and life happens.

20 The project was started, everything has
21 been gutted, framing has been done, sprinkler
22 system is in. But the building department said
23 she had to get an extension because of the time.
24 So we're asking you -- she's a over-20-year
25 resident of Union City, she lives on the property,

1 it's her home. So we're asking you to please be a
2 little considerate so she can please finish this
3 project. Anything you want to add?

4 MR. CHEWCASKIE: If we're going to hear
5 her, we need her sworn.

6
7 T H E R E Z A G E O R G I E V A, after having
8 been duly sworn or affirmed, did testify as
9 follows:

10
11 MS. GEORGIEVA: It's exactly as Mr.
12 Lopez said. Covid really did not help the
13 situation. My father passed away subsequently
14 from complications of Covid. It was just really
15 difficult to move the project forward during the
16 pandemic. And without him, it -- I work full
17 time, I have a -- I'm a single mother of a child.
18 And it's just really difficult to keep it going.

19 MR. CHEWCASKIE: So if I may, just a few
20 questions. Mr. Lopez indicated the project
21 started, you obtained building permits for the
22 project?

23 MR. LOPEZ: Demolition and part framing.

24 MR. CHEWCASKIE: So since 2019 till
25 today, there has not been a three-family use?

1 It's only been a two-family?

2 MS. GEORGIEVA: Correct.

3 MR. CHEWCASKIE: And do you recall when
4 that permit was issued?

5 MS. GEORGIEVA: 2019 is when -- it was
6 shortly after we got the variance approved.

7 MR. CHEWCASKIE: Okay.

8 MR. LOPEZ: The variance was in January
9 of 2019.

10 MR. CHEWCASKIE: I see the resolution.
11 Then just one other question. Did you go back to
12 the building department recently and they
13 indicated --

14 MS. GEORGIEVA: I did.

15 MR. CHEWCASKIE: -- you need an
16 extension?

17 MS. GEORGIEVA: Yes, I did. I went a
18 few months ago and I said, hey, how can I get the
19 rest of the project going, how can I get the rest
20 of the permits. And they said it expired, I had
21 to come and get it renewed.

22 MR. CHEWCASKIE: Okay. Does any Board
23 Member have any questions? Chairman, do you have
24 any questions?

25 CHAIRPERSON VELAZQUEZ: I would like to

1 see this get finished, it's been a couple years
2 and I understand what life throws at everybody. I
3 just want to see this project completed. That's
4 just the main thing.

5 MR. CHEWCASKIE: Just so that you're
6 aware, Mr. Chairman, it's discretionary with the
7 Board to grant the extension. We know that the
8 zoning has changed, I would suggest if you're
9 going to do the extension for one year, that that
10 be the final or the first and final extension.

11 CHAIRPERSON VELAZQUEZ: Yes, I agree.
12 This is the final extension.

13 MR. CHEWCASKIE: So it would be
14 appropriate at this time, unless there's any other
15 questions, to have a motion?

16 CHAIRPERSON VELAZQUEZ: I make a motion.

17 MR. OSEGUERA: Second.

18 MS. MOREJON: Second.

19 MR. VALLEJO: Motion to grant the
20 extension by Mr. Velazquez, seconded by Ms.
21 Morejon. Roll call on the motion.

22 Mr. Velazquez.

23 CHAIRPERSON VELAZQUEZ: Yes.

24 MR. VALLEJO: Ms. Genao.

25 MS. GENAO: Yes.

1 MR. VALLEJO: Mr. Guareno.

2 MR. GUARENO: Yes.

3 MR. VALLEJO: Ms. Fernandez.

4 MS. FERNANDEZ: Yes.

5 MR. VALLEJO: Mr. Medina.

6 MR. MEDINA: Yes.

7 MR. VALLEJO: Ms. Morejon.

8 MS. MOREJON: Yes.

9 MR. VALLEJO: Mr. Oseguera.

10 MR. OSEGUERA: Yes.

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

13 MR. LOPEZ: Thank you, all. Mr.
14 Chairman, thank you.

15 MS. GEORGIEVA: Thank you very much.

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1 **HEARINGS/APPLICATIONS:**

2 CENTRAL HOTEL LLP -

3 413-417 38th Street:

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5 MR. VALLEJO: All right. Now, we're
6 going back to Central Hotel, LLC, 413-417 38th
7 Street. Mr. Alonso, please.

8 MR. CHEWCASKIE: Just so the record is
9 clear, your architect was here at the last
10 meeting.

11 MR. VALELLA: Yes.

12 MR. CHEWCASKIE: You can hand those to
13 Carlos. Just for the record, I was provided
14 copies of the affidavit of service and publication
15 prior to tonight's meeting by Mr. Alonso. I've
16 had the opportunity to review the affidavits, the
17 notice is in appropriate form, so the Board does
18 have jurisdiction to proceed with the application.

19 MR. ALONSO: Thank you. Good evening,
20 Mr. Chairman, Members of the Board, for the
21 record, Alvaro Alonso on behalf of the applicant.

22 This is an application to legalize a
23 55th hotel room in an existing hotel business,
24 which currently has 54 units. There's a building
25 in the back of the property, which is currently

1 vacant and we're looking to legalize it. I have
2 reviewed Mr. Spatz's memorandum and two of the
3 variances that are required are preexisting
4 conditions for the rear yard and the lot coverage.
5 The only variance we're really creating is the
6 parking. There are three parking spaces, we don't
7 have sufficient parking for the building, so
8 obviously we're going to increase the demand by
9 the additional unit.

10 With that said, I'm going to turn it
11 over to Mr. Valella who's going to introduce the
12 proposal.

13 MR. VALELLA: Good evening.

14

15 O R E S T E S V A L E L L A, after having been
16 duly sworn or affirmed, did testify as follows:

17

18 MR. VALELLA: Orestes Valella,
19 V-A-L-E-L-L-A. I'm a licensed architect in the
20 State of New York and New Jersey. And my
21 professional office is at 507 43rd Street in Union
22 City.

23 Well, Al mentioned it pretty succinctly.
24 This is an existing hotel and the item in question
25 before you is also existing. It's been existing,

1 I understand from the 1950s. It has gone through
2 various iterations from a diner to a photography
3 studio and now presently it is vacant. It is
4 located on 38th between Bergenline and New York.
5 And it's an existing 54-unit hotel room.

6 There is really no viable -- you don't
7 want to put a commercial -- there's really no
8 other use that is appropriate here. The space in
9 question is in the rear of the property, so it's
10 not like you're going to have walk by traffic for
11 a retail shop or anything of the sort. Also,
12 you're not going to want to have a residential
13 dwelling unit mixed with the hotel use.

14 Now, Al mentioned there is no official
15 parking, but there is a driveway and there is an
16 existing curb cut that can be used or is used for
17 deliveries and repairs and maintenance, et cetera,
18 on the property.

19 The space in question, we're filling in
20 as a three-bedroom hotel suite, you can see that
21 on our existing proposed floor plan. But again
22 we're staying within the confines of the existing
23 structure. Since the 1950s, this has been the
24 physical structure of this building. We are not
25 going make it any bigger, we're not increasing the

1 height, we're not doing anything of the sort.
2 We're hoping to add one more hotel suite to the
3 hotel and that's about it.

4 Now, the hotel does serve a civic
5 function in Union City. I understand the City
6 will send people in need very consistently, and
7 for many years to, you know, stay at the hotel.
8 So it does serve a purpose here in town, not just
9 a commercial establishment. But it serves a need
10 when there is -- when there are people in a
11 difficult situation, they're given rooms at this
12 hotel.

13 MR. ALONSO: Just by a little way of
14 background, I remember this property -- my office
15 used to be directly across the street at 410 38th
16 Street, back in the 1990s, when I was a young
17 attorney. And there was a lot of problems with
18 this building. As part of the settlement between
19 the City and the prior owners, they were required
20 to sell the property. My client purchased the
21 property, invested a lot of money into it, brought
22 it up to current codes. And since my client has
23 purchased the property, there have been no
24 problems anymore with the City, so they're doing
25 everything the right way. And as Orestes

1 indicated, they do have an agreement with the City
2 that when people get displaced because of fire,
3 flood, or other situations like that, they're
4 housed here until they can find more permanent
5 housing.

6 With that said, I have no further
7 witnesses. I have one of the owners who's present
8 if the Board has any questions, but it's not my
9 intention to call him.

10 MR. CHEWCASKIE: So, Orestes, just a few
11 questions. I think you indicated that this is
12 within the existing footprint of the building?

13 MR. VALELLA: Yes.

14 MR. CHEWCASKIE: And that prior uses
15 were some of what of a commercial nature?

16 MR. VALELLA: Absolutely.

17 MR. CHEWCASKIE: And the current
18 iteration that we're seeing of this three-bedroom
19 hotel suite exists today?

20 MR. VALELLA: It was under construction
21 and then they were -- we were called in at that
22 point to finish and legalize.

23 MR. CHEWCASKIE: Okay. And in that
24 regard, are there any issues with respect to the
25 construction code with respect to location of this

1 proposed unit? Is there sufficient
2 ingress/egress, et cetera?

3 MR. VALELLA: The fundamental issues are
4 addressed. The building is fully sprinklered and
5 has an existing sprinkler system, so does this
6 space have a sprinkler system. There are some
7 technical issues that I can address, where there's
8 a window on the property line that I will seal and
9 then create a light well. But there are no
10 technical building department issues that cannot
11 be easily solved. I haven't solved them because I
12 didn't want to assume that we would obtain
13 approval. But there's nothing here that would
14 send us back.

15 MR. CHEWCASKIE: Because my concern was
16 the prior resolution, I believe, no units in the
17 basement, I'm not sure what that meant. But as
18 long as there's appropriate ingress and egress and
19 it meets the code requirements, I don't think
20 there's an issue.

21 MR. VALELLA: Oh, no, there's no
22 basement. This is not basement situation, this is
23 at grade.

24 MR. CHEWCASKIE: You know, I can't speak
25 to the resolution that -- or what the building

1 department said. I don't think I even saw a
2 resolution, I think it was something from the
3 building department that said no basement use or
4 something like that.

5 MR. VALELLA: No, no. This is not a
6 basement situation.

7 MR. CHEWCASKIE: Okay. That's all I
8 have. Mr. Chairman, do you have anything?

9 CHAIRPERSON VELAZQUEZ: Yes. Just so if
10 this is approved, going forward, sometimes, I
11 notice when I'm passing by there early in the
12 mornings and sometimes in the afternoon, it
13 becomes something of a hangout, especially toward
14 the summertime. You got to be on top of that,
15 let's not let that happen.

16 MR. ALONSO: Okay. My client is present
17 and he's listening to you and we'll make sure we
18 address that.

19 CHAIRPERSON VELAZQUEZ: Thank you.

20 MR. CHEWCASKIE: If there's any Members
21 of the Board that have any questions?

22 MR. OSEGUERA: I have a question about
23 the civic use of property that you mentioned.
24 What is there a some sort of cost sharing with the
25 City or how does that get paid for? Let's say

1 somebody were to be displaced and is sent to the
2 hotel, who exactly ends up --

3 MR. ALONSO: Well, it depends. For
4 example if there's an illegal occupancy, the City
5 will come in and they remove the tenants from the
6 illegal occupancy and then they will house them
7 somewhere. I think there's an ordinance in Union
8 City that requires the owner of the property with
9 the illegal tenant to reimburse the City for those
10 costs.

11 Obviously, if there's a fire, the
12 insurance from wherever they were residing will
13 pick up the cost.

14 MR. OSEGUERA: Thank you.

15 MR. VALELLA: But it does serve the need
16 where there are people, you know, that need
17 shelter and this building provides it.

18 MR. OSEGUERA: Okay.

19 MR. CHEWCASKIE: Any other questions?
20 Any member of the public wish to be heard on this
21 application? Seeing none, it would be appropriate
22 for a motion at this time, Mr. Chairman.

23 MS. MOREJON: Motion.

24 CHAIRPERSON VELAZQUEZ: I make a motion.

25 MR. VALLEJO: Motion to grant?

1 MS. MOREJON: Yes.

2 MR. VALLEJO: Motion to grant the
3 application by Ms. Morejon.

4 MR. OSEGUERA: Second.

5 MR. VALLEJO: Seconded by Mr. Oseguera.
6 Roll call on the motion.

7 Mr. Velazquez.

8 CHAIRPERSON VELAZQUEZ: Yes.

9 MR. VALLEJO: Ms. Genao.

10 MS. GENAO: I abstain.

11 MR. VALLEJO: Mr. Guareno.

12 MR. GUARENO: Yes.

13 MR. VALLEJO: Ms. Fernandez.

14 MS. FERNANDEZ: Yes.

15 MR. VALLEJO: Mr. Medina.

16 MR. MEDINA: Yes.

17 MR. VALLEJO: Ms. Morejon.

18 MS. MOREJON: Yes.

19 MR. VALLEJO: Mr. Oseguera.

20 MR. OSEGUERA: Yes.

21 MR. VALLEJO: Six in favor, one
22 abstained, motion carries.

23 MR. ALONSO: Thank you very much. Have
24 a good evening.

25 * * * *

PUBLIC HEARING/AMENDMENT:

135 JPM PROPERTIES, LLC -
135 44th Street:

MR. VALLEJO: All right. We're moving to number three, 135 JPM Properties, LLC, 135 44th Street. Ms. Pereiras, please.

MS. PEREIRAS: Thank you, Mr. Vallejo.

Good evening, Members of the Board, may it please the Board, Bianca Pereiras on behalf of the applicant. The Board may recall you approved an application for a three-family home back in 2021. This building has been fully constructed; however, in order to meet code requirements instead of siding the -- we had originally had on our drawings 4 feet on to the west elevation brick. In order to meet code, we have to remove the brick on that side and we are proposing siding. We are requesting, respectfully, that this Board grant an amendment to the resolution allowing siding on the west elevation.

We have our architect here just to really pinpoint with the drawing exactly what the change is that we're requesting. Mr. Pereiras.

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

3
4 MR. PEREIRAS: Manny Pereiras,
5 P-E-R-E-I-R-A-S with Pereiras Architects
6 Ubiquitous, located at 1116 Summit Avenue in Union
7 City.

8 MS. PEREIRAS: Mr. Pereiras, are you
9 familiar with the property at 135 44th Street?

10 MR. PEREIRAS: I am.

11 MS. PEREIRAS: And were you the original
12 architect of record for this project?

13 MR. PEREIRAS: I am.

14 MS. PEREIRAS: Would you kindly describe
15 the amendment request that we're seeking?

16 MR. PEREIRAS: I'd be very happy to.
17 We're dealing with a built structure. Normally,
18 we're talking about what could be, now we know
19 exactly what it is, so we understand very clearly
20 what took place.

21 This is the building that was
22 constructed. The front facade is all brick. The
23 facade that is visible off of New York Avenue is
24 wrapped around with brick 4 feet. The facade that
25 is up against this adjacent building and only a

1 two foot sliver, we're not able to wrap it with
2 brick because we need to have the electric meters
3 there and brick takes up another 4 inches, it
4 would have been too small. So, in that case, we
5 did a siding that matches the same color of the
6 brick, so it looks fine. And it's on the side of
7 the building.

8 For comparative purposes, I have here
9 what was approved and what we are proposing. The
10 front is brick, it continues to be brick. The one
11 side is 4 feet of brick along the front and the
12 rest is siding. And the other side is 4 feet of
13 brick on the front and the rest is siding, that is
14 what was approved.

15 What we built, the front is still brick.
16 We have four feet on the side that's visible. And
17 on the side that's not visible, it's just all
18 siding and not that sliver. So the only reason
19 we're here is that 4-foot sliver of brick that
20 wraps and that's right up against the other
21 building. That's the only change we have.

22 MR. CHEWCASKIE: Just one question. It
23 looks as though the windows have changed also,
24 right, on that elevation? The left side
25 elevation? It looks as those there were more

1 windows?

2 MR. PEREIRAS: There's less windows.
3 Instead of having them separated, they're put
4 together, but that has not been cited as a
5 planning or zoning issue with the building
6 department. The only thing that's been addressed
7 by the building department right now is that 4
8 feet of brick.

9 MR. CHEWCASKIE: I just want to make
10 sure that this drawing is the correct drawing.

11 MR. PEREIRAS: That is correct.

12 MR. CHEWCASKIE: We'll talk about the
13 other one in a moment. Mr. Chairman, any
14 questions?

15 CHAIRPERSON VELAZQUEZ: I just really
16 want to see that property done already. It feels
17 like it's been going on forever. So to clear this
18 whole thing up, let's get this done and wrapped
19 up.

20 MR. CHEWCASKIE: Any other Board Members
21 have questions? I would suggest that a motion
22 would be in order and that the motion is to
23 approve the building as depicted on the revised
24 drawings that were just testified to.

25 CHAIRPERSON VELAZQUEZ: I make a motion.

1 MR. VALLEJO: Motion by Mr. Velazquez.

2 MS. GENAO: I'll second.

3 MR. VALLEJO: Seconded by Ms. Genao.

4 Roll call on the motion.

5 Mr. Velazquez.

6 CHAIRPERSON VELAZQUEZ: Yes.

7 MR. VALLEJO: Ms. Genao.

8 MS. GENAO: Yes.

9 MR. VALLEJO: Mr. Guareno.

10 MR. GUARENO: Yes.

11 MR. VALLEJO: Ms. Fernandez.

12 MS. FERNANDEZ: Yes.

13 MR. VALLEJO: Mr. Medina.

14 MR. MEDINA: Yes.

15 MR. VALLEJO: Ms. Morejon.

16 MS. MOREJON: Yes.

17 MR. VALLEJO: Mr. Oseguera.

18 MR. OSEGUERA: Yes.

19 MR. VALLEJO: Seven in favor, motion

20 carries.

21 MS. PEREIRAS: Thank you all very much.

22 MR. CHEWCASKIE: Mr. Chairman, Ms.

23 Pereiras had a request. We had the opportunity to

24 speak about it today on 2113 Palisade Avenue.

25 This was the settlement of litigation and it

1 appears that the building department may have
2 conflicting records as to the existing portion of
3 the building, whether it was an existing one, an
4 existing two. But now based upon the settlement,
5 it is a three-unit building.

6 That being the case, so that we can
7 satisfy the building department, I would like your
8 permission to prepare a resolution for adoption at
9 the next meeting that would indicate that to the
10 extent units are required to be legalized, they
11 are. Do I have that permission, Mr. Chairman?

12 CHAIRPERSON VELAZQUEZ: Yes, please.

13 MR. CHEWCASKIE: Thank you.

14 MS. PEREIRAS: Thank you.

15 MR. CHEWCASKIE: So we will have a
16 resolution next meeting, we will vote on that
17 separately.

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1 **ADOPTION OF RESOLUTIONS:**

2 208 18th Street, LLC 206-208 18th Street.

3 Applicant proposes (2) new three family houses. On
4 September 28, 2021, the Board voted to deny the
5 application; and on October 26, 2021, the Board
6 adopted a resolution denying the application.

7 **SETTLEMENT AND TOLLING AGREEMENT:**

8 On December 16 2021, Applicant filed a
9 complaint in lieu of prerogative writs. Docket
10 number HUD-L-004839-21, challenging the denial of
11 its application:

12 **Amended application** to build one (1)
13 three-story, two-family dwelling. **Approved** the
14 approval resolution was memorialized on March 28,
15 2023. **The applicant has requested a one-year**
16 **extension.**

17
18 MR. CHEWCASKIE: And also we do have two
19 resolutions for adoption this evening. We have
20 the request for extension, which was 208 18th
21 Street. This extension was approved at the March
22 meeting. The people eligible to vote are, let's
23 see, everyone here but for Mr. Oseguera was here.

24 MR. VALLEJO: Mr. Guareno.

25 MR. CHEWCASKIE: Mr. Guareno was not

1 here. So the six other members are eligible to
2 vote on that resolution for 208 18th Street, if we
3 could have a motion?

4 MS. MOREJON: Motion.

5 CHAIRPERSON VELAZQUEZ: Motion.

6 MR. VALLEJO: Motion by Mr. Velazquez.

7 Any second on the motion?

8 MR. CHEWCASKIE: Is there a second?

9 MR. OSEGUERA: Second.

10 MR. VALLEJO: Second by Mr. Oseguera.

11 Roll call on the motion.

12 Mr. Velazquez.

13 CHAIRPERSON VELAZQUEZ: Yes.

14 MR. VALLEJO: Ms. Genao.

15 MS. GENAO: 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. OSEGUERA: Yes.

23 MR. VALLEJO: Six in favor, motion
24 carries.

25 * * * *

ADOPTION OF RESOLUTION:

2. Shaista, LLC 522-524 31st Street. Block: 170
Lots: 41 & 42. The applicant proposes to demolish
two structures, re-subdivide the property and then
construct a new four-story mixed-use structure on
each lot, commercial space on the ground floor and
three-bedroom units on each of the second, third
and fourth floors. Approved

MR. CHEWCASKIE: And the second
resolution was the matter that was carried from
January, it was approved in March, Shaista, LLC,
522-524 31st Street. There are only four people
eligible to vote on that resolution. Mr.
Velazquez, Ms. Genao, Ms. Morejon and Mr.
Oseguera.

So it would be appropriate to have a
motion on that resolution.

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. CHEWCASKIE: Is there a second?

MS. MOREJON: Second.

MR. VALLEJO: Second by Ms. Morejon.

Roll call on the motion.

Mr. Velazquez.

1 CHAIRPERSON VELAZQUEZ: Yes.

2 MR. VALLEJO: Ms. Genao.

3 MS. GENAO: Yes.

4 MR. VALLEJO: Ms. Morejon.

5 MS. MOREJON: Yes.

6 MR. VALLEJO: Mr. Oseguera.

7 MR. OSEGUERA: Yes.

8 MR. VALLEJO: Four in favor, motion
9 passes.

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1 **ADJOURNMENT :**

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

6 MS. MOREJON: Motion.

7 MR. VALLEJO: Motion by Ms. Morejon.
8 Seconded by?

9 MR. GUARENO: Second.

10 MR. VALLEJO: Mr. Guareno. All in
11 favor?

12
13 (All Board Members indicate in the
14 affirmative.)

15
16 MR. VALLEJO: The ayes have it. Let the
17 record show that the meeting has ended. Thank you
18 and good night, everyone.

19
20 (Whereupon the meeting was adjourned at
21 6:26 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