

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 24, 2025
Commencing at 6:02 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:

ALVARO ALONSO, ESQ.
Attorney for Applicant, 707 Urban
Renewal, LLC

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site location key map

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report dated 5/6/25

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

3 Please take notice that on Tuesday, June
4 24, 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 posted on
19 the website of the City of Union City, ucnj.com.

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. 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: Five present, we have a quorum for tonight's meeting.

1 **ADOPTION OF MINUTES:**

2

3 MR. VALLEJO: We're going to regular
4 meeting held -- adoption of minutes, April 22,
5 2025, can I have a motion?

6 CHAIRPERSON VELAZQUEZ: I make a motion.

7 MR. VALLEJO: Motion by Mr. Velazquez.

8 MR. GUARENO: Second.

9 MR. VALLEJO: Seconded by Mr. Guareno.

10 Roll call on the motion.

11 Mr. Velazquez.

12 CHAIRPERSON VELAZQUEZ: Yes.

13 MR. VALLEJO: Ms. Genao.

14 MS. GENAO: Yes.

15 MR. VALLEJO: Mr. Guareno.

16 MR. GUARENO: Yes.

17 MR. VALLEJO: Ms. Morejon.

18 MS. MOREJON: Yes.

19 MR. VALLEJO: Mr. Oseguera.

20 MR. OSEGUERA: Yes.

21 MR. VALLEJO: Five in favor, motion
22 carries.

23 Five minute break, please.

24

25 (Whereupon a short recess was taken.)

SWEARING IN OF BOARD MEMBER GUARENO:

MR. CHEWCASKIE: Mr. Guareno, can I ask you to stand up and put your left hand on the Bible and raise your right hand. Repeat after me.

MR. GUARENO: I, Jose Guareno, do solemnly swear that I will support the Constitution of the United States, and the Constitution of State of New Jersey, that I will be bear true faith and allegiance to the same, and to the governments established in the United States, and in this state, under the authority of the people.

And that I will faithfully, impartially, and justly perform all of the duties as a Planning Board Member according to the best of my ability; so help me God.

MR. CHEWCASKIE: Congratulations.

1 **HEARINGS/APPLICATIONS:**

2 **707 URBAN RENEWAL, LLC -**

3 **707 SUMMIT AVENUE:**

4
5 MR. VALLEJO: We're moving to item
6 number 1, 707 Urban Renewal, LLC, 707 Summit
7 Avenue. Mr. Alonso, please.

8 MR. ALONSO: Good evening, Mr. Chairman,
9 Members of the Board. For the record, Alvaro
10 Alonso on behalf of the applicant.

11 Mr. Chairman, Members of the Board, this
12 is an application for site plan approval and a
13 minor variance. The property is located in what's
14 known as the Teamsters Redevelopment Area, it's
15 part of the redevelopment plan you're all familiar
16 with, as it has come before your Board in the
17 past. Essentially, we're taking the old Teamsters
18 building, we're proposing to construct 25
19 affordable units and they're all 100 percent
20 affordable. There's an adjacent -- not adjacent,
21 there's a lot down the block on Kennedy Boulevard,
22 which is part of this application and provides the
23 parking for this site.

24 The only variance is because of the
25 configuration of the parking lot. We don't meet

1 the minimum requirements in terms of the width of
2 the parking spaces, so that will be the only
3 variance that we're requesting in order to comply
4 with the minimum number of parking spaces that the
5 plan provides for.

6 With that said, I have one witness this
7 evening, Erin, who is our architect. And I'm
8 going to ask her to step up.

9 MR. CHEWCASKIE: Mr. Alonso, just before
10 you begin, I had the opportunity earlier today to
11 look at the affidavit of service and affidavit of
12 publication, same was in appropriate form. So the
13 Board does have jurisdiction. As Mr. Alonso
14 indicated, 707 Summit is the old Teamsters
15 building. That building was acquired by the City
16 of Union City. The City of Union City determined
17 to declare the area in need of redevelopment in
18 order to assist with the development of affordable
19 housing on the site. Mr. Alonso's client was one
20 of the responders to the RFP and is the successful
21 designated conditional redeveloper.

22 Basically, there is no change to what is
23 existing. There is a renovation of the existing
24 building and the utilization of existing parking
25 area that exists on Kennedy Boulevard. So it's

1 basically the preface. The redevelopment plan
2 requires site plan approval and that's why they
3 are here today.

4 MR. ALONSO: Thank you, Mr. Chewcaskie.

5

6 E R I N P U M O, after having been duly sworn
7 or affirmed, did testify as follows:

8

9 MR. ALONSO: Erin, you're a licensed
10 architect in the State of New Jersey?

11 MS. PUMO: I am, yes.

12 MR. ALONSO: And which firm do you work
13 for?

14 MS. PUMO: I work for Inglese
15 Architecture and Engineering in Cedar Grove.

16 MR. ALONSO: Can you give us a brief
17 review of your qualifications?

18 MS. PUMO: I have a bachelor's of
19 architecture from New Jersey Institute of
20 Technology, I'm a licensed architect in New
21 Jersey. My license is current and in good
22 standing and I'm an associate at Inglese
23 Architects and Engineering. I've been working
24 there for over 13 years.

25 MR. ALONSO: Have you testified before

1 boards such as this?

2 MS. PUMO: Not this Board, but others.

3 MR. CHEWCASKIE: I would recommend to
4 the Board that Ms. Pumo's qualifications are
5 acceptable, so please proceed.

6 MR. ALONSO: Thank you. Ms. Pumo, as I
7 indicated to the Board, we're basically reusing an
8 existing building, we're not change the footprint
9 or anything like that. So I'm going to ask you to
10 go over the plan more like as a narrative.

11 MS. PUMO: Okay.

12 MR. ALONSO: Tell the Board how we're
13 proposing to develop the site.

14 MS. PUMO: Okay, no problem. This is
15 just a site plan showing the location of the two
16 properties, the Teamsters building over here on
17 the corner and the parking lot that is a block
18 away, which has currently 15 parking spaces on it.
19 This is a little blowup that shows you a little
20 more information. The general layout of the
21 existing parking lot there.

22 Again, as Mr. Alonso stated, we're not
23 providing any major improvements to the site, just
24 a couple minor things. Regarding the Teamsters
25 building, we're proposing to reuse all of the

1 existing utility connections, pending
2 investigating that they're viable for reuse.
3 We're proposing a new storm leader connection into
4 an existing manhole on Summit Avenue. And then
5 we're also proposing some exterior lighting
6 upgrades along the facades along Summit Avenue,
7 7th Street and Paterson Plank Road.

8 Other than that, there's no other site
9 plan modifications. And we're proposing to reuse
10 the existing parking lot in its current layout.

11 If anyone has any questions on the site
12 plan, I can answer.

13 MR. CHEWCASKIE: Just quickly, so really
14 the only change will be with the new stormwater
15 connection?

16 MS. PUMO: Correct.

17 MR. CHEWCASKIE: And then with regard to
18 the parking lot, is there any change to that at
19 all?

20 MS. PUMO: No, we're not proposing.

21 MR. CHEWCASKIE: Thank you.

22 MR. ALONSO: And just with the parking
23 lot, you don't meet the minimum lot width
24 requirement and that's why we need the variance?

25 MS. PUMO: That's correct.

1 MR. ALONSO: All right, continue.

2 MS. PUMO: Okay. Just to give you a
3 little overview of the building, we're proposing
4 25 affordable apartments. They're all 100 percent
5 affordable and a ground floor amenity space. The
6 units mix is as follows: There's four studio
7 units, 13 one-bedrooms and 8 two-bedrooms.

8 I'll just walk you guys through the
9 floor plans real quick. This is a page showing a
10 bunch of existing exterior and interior photos of
11 the Teamsters building.

12 MR. CHEWCASKIE: If I may, Ms. Pumo,
13 stop you there for a moment. The drawings that
14 you're referring to were the submission that was
15 made to the Board?

16 MS. PUMO: They were, yes, these
17 drawings. These exhibits were not submitted.

18 MR. CHEWCASKIE: So the drawings that
19 were submitted to the Board, you don't have to
20 mark. Al, if we could just mark what I'll call
21 the exhibit set and we'll mark that as A-1. And
22 does that have a title block?

23 MS. PUMO: Yes. This is called site
24 location key map. And it has today's date,
25 June 24, 2025.

1 MR. CHEWCASKIE: So collective -- and
2 how many sheets is that?

3 MS. PUMO: Four sheets.

4 MR. CHEWCASKIE: So collectively, we'll
5 mark the four sheets as A-1.

6
7 (Site location key map marked A-1.)

8
9 MR. CHEWCASKIE: Thank you.

10 MS. PUMO: Okay. I'm just going to flip
11 to the building plans. So this sheet is A100,
12 it's showing the proposed basement floor plan and
13 proposed ground floor floor plan. There's a
14 residential entrance along Summit Avenue here.
15 This is actually the existing -- one of the
16 existing entrances along there. Main lobby with a
17 mail area, a package room, we're proposing a new
18 elevator, upgrading the stairs, new stair core.
19 We have a trash compactor room for the building,
20 the storage maintenance area and a unit for the
21 super, as well as a fairly large amenity space,
22 which is around 2,000 square feet on the ground
23 floor.

24 On floors two, three, four, and five,
25 they're all apartments with a mix of studios, ones

1 and two-bedrooms. Every apartment has an open
2 living, dining, and kitchen area. It has an
3 in-unit washer and dryer, a high efficiency
4 heating and cooling unit. And all the units are
5 designed to be adaptable, meaning they're designed
6 to be ADA accessible. There's also a trash chute
7 on each floor.

8 And then this is a roof plan showing the
9 locations of the condensers for all the HVAC units
10 for each apartment. The existing building facade
11 is going to be renovated in kind. We're going to
12 replace all the windows to match the existing
13 historic windows. The brick's going to be
14 rehabbed as needed, cleaned, re-pointed as
15 necessary. Basically, we're refurbishing the
16 building and making it look brand new in its
17 current character.

18 One other thing to note is we're
19 proposing to keep the existing Teamsters signage,
20 which I think was part of the ordinance, the
21 redevelopment plan. And also we're proposing to
22 keep the two existing light fixtures along the
23 Summit Avenue entrance, which was also noted in
24 the redevelopment plan also. And that's about it.

25 I can go to a color elevation, just to

1 show you. You guys are familiar with building,
2 but this is basically it.

3 MR. CHEWCASKIE: So that's sheet three
4 of the exhibits?

5 MS. PUMO: Yes, that's correct. And if
6 anyone has any questions, I'm happy to answer.

7 MR. ALONSO: On that exhibit, is there a
8 proposed screening on the roof?

9 MS. PUMO: Yes. We are showing a
10 proposed screening. There's a bunch of existing
11 cell antennas on the roof, so we're proposing the
12 screen.

13 MR. ALONSO: The antennas currently are
14 up along --

15 MS. PUMO: They're right against the
16 edge.

17 MR. ALONSO: -- the parapet and we're
18 basically looking to screen them.

19 Now, one of the things I want to
20 indicate to the Board is we're also looking to get
21 historical preservation designation on the site.
22 So things like that are going to matter. We may
23 have to tweak the plans slightly, but really just
24 to maintain the historical character of the
25 building. So to the extent that we do, it's going

1 to be really for the historical preservation
2 aspects of it, but we're going to basically
3 maintain what you see here.

4 MR. CHEWCASKIE: Well, the design -- I
5 guess, this is to Ms. Pumo. The design of the
6 building is consistent with the redevelopment
7 plan?

8 MS. PUMO: Yes.

9 MR. CHEWCASKIE: And that required
10 adherence to the current facade and historic
11 characteristics of the building?

12 MS. PUMO: That's correct.

13 MR. CHEWCASKIE: Thank you. Al, did you
14 have anything else?

15 MR. ALONSO: I have nothing further.

16 MR. CHEWCASKIE: Okay. Does any Board
17 Members have any questions?

18 MR. OSEGUERA: You said all the units
19 are going to be affordable?

20 MR. ALONSO: Yes.

21 MR. OSEGUERA: All 25, okay.

22 MR. CHEWCASKIE: Dave, anything to add?
23 I mean I know you provided a report.

24 MR. SPATZ: We provided a report, which
25 indicated that the proposal met all of the

1 standards, both zoning and design, that were
2 contained in the redevelopment plan, with the
3 exception of the size of the parking spaces, and
4 they've requested that variance. But everything
5 else fully supports the plan.

6 MR. CHEWCASKIE: I would make a
7 recommendation to the Board that if the Board is
8 inclined to grant the site plan approval, based
9 upon the representation made by Mr. Alonso that
10 there may be some changes in order to obtain the
11 historic designation, that rather than having to
12 return to the Board, that that be reviewed and
13 approved by Mr. Spatz, and also the redevelopment
14 planner, who was Heyer Grue1.

15 So if that's acceptable, that would be a
16 condition to add to the approval.

17 CHAIRPERSON VELAZQUEZ: Does anyone have
18 any questions?

19 MR. ALONSO: Mr. Chewcaskie, only since,
20 along that vein, the county planning board is
21 going to have jurisdiction for the parking lot
22 aspect of it because we are on a county road. So
23 to the extent that there are any proposed changes
24 by the county, do we want to maintain that same --

25 MR. CHEWCASKIE: Maintain the same

1 level. You know, I do not think they're going to
2 eliminate parking spaces, it may be just the
3 location of driveways or the like, they may make
4 you clean it up. So I'm not that worried about
5 that.

6 And then, Mr. Chairman, if any members
7 of the public wish to be heard.

8 CHAIRPERSON VELAZQUEZ: Is anybody from
9 the public here on this project? If not, I make a
10 motion to approve.

11 MR. CHEWCASKIE: With the conditions as
12 identified?

13 MS. MOREJON: Motion.

14 MR. VALLEJO: Motion by Mr. Velazquez,
15 seconded by Ms. Morejon. Roll call on the motion.
16 Mr. Velazquez.

17 CHAIRPERSON VELAZQUEZ: Yes.

18 MR. VALLEJO: Ms. Genao.

19 MS. GENAO: Yes.

20 MR. VALLEJO: Mr. Guareno.

21 MR. GUARENO: Yes.

22 MR. VALLEJO: Ms. Morejon.

23 MS. MOREJON: Yes.

24 MR. VALLEJO: Mr. Oseguera.

25 MR. OSEGUERA: Yes.

1 MR. VALLEJO: Five in favor, motion
2 carries.

3 MR. ALONSO: Thank you very much. Have
4 a good evening.

5 MR. CHEWCASKIE: Good night.

6 * * * *

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HEARINGS/APPLICATIONS:

FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN:

MR. VALLEJO: We're going to change a little bit the order of the agenda. We're going to number three from McKinley Mertz, housing element.

MR. CHEWCASKIE: So, Mr. Chairman, and Board Members, maybe I could cue this one up also. The City of Union City voluntarily, in the third round, agreed to participate in the affordable housing process for the fourth round. Heyer Grue1 and Associates were retained in order to prepare a fourth round housing element and fair share plan. That plan was created and was noticed appropriately for hearing this evening. The reason it's on this evening is that based upon the new statute that came into effect for affordable housing, the plan and any resolution needs to be filed by June 30th, after the adoption of the resolution.

The plan has been prepared, reviewed by the City and also reviewed by the City's consultants. The housing element fair share plan addresses how affordable housing is going to be

1 addressed in Union City in the fourth round and
2 that is over the next ten years. And it becomes
3 an amendment to the current master plan and that's
4 why it's in front of the planning board.

5 So Mr. Barree is here to briefly
6 describe the plan and to answer any questions. I
7 guess since this is a hearing, we should have Mr.
8 Barree sworn.

9
10 J O H N B A R R E E, after having been duly
11 sworn or affirmed, did testify as follows:

12
13 MR. BARREE: John Barree, B-A-R-R-E-E,
14 I'm a licensed professional planner with the firm
15 Heyer Gruel and Associates.

16 So thank you for that introduction, Mr.
17 Chewcaskie, I think you covered a lot of the
18 ground. Union City is voluntarily participating
19 in the affordable housing process at the state
20 level. Because it is an urban aid community as
21 defined, so it doesn't have an obligation to
22 provide any specific number of affordable housing
23 units, but it is taking the opportunity to go
24 through this planning exercise, primarily so that
25 it can establish an affordable housing trust fund

1 and use the monies that are collected through
2 development fees throughout the City toward
3 different projects.

4 In fact, the development that was before
5 you right before me this evening is an example of
6 one of those types of projects that the City
7 supports through use of affordable housing trust
8 fund money.

9 So for the third round, there were a
10 variety of different projects and a history of
11 different activities in conjunction with the
12 Housing Authority and other entities, including
13 the Hudson County Home Program that is a funding
14 source for rehabilitation and other affordable
15 housing projects. Those are all outlined in the
16 plan and probably 250 of those 300 pages are a
17 bunch of appendices that are the backup
18 documentation for all that work that's been done.

19 Moving forward, over the next ten years,
20 for the fourth round, the plan is really to
21 continue to identify and support projects like the
22 Teamsters building, like the 8th Street Senior
23 project that's under construction now and to
24 utilize -- continue to utilize the affordable
25 housing trust fund and the existing ordinances

1 that are in place in the City to collect
2 development fees and to require either the
3 construction of affordable housing units or
4 payment in lieu of construction, when market rate
5 developments take place.

6 We have a couple other projects
7 identified in the plan that are in the works. The
8 Silk Mill redevelopment, which is a redevelopment
9 plan that's being drafted right now. The 4700
10 Bergenline project, the old State Theatre that was
11 designated in need of redevelopment, that will
12 eventually have a plan as well. And then
13 continuing the rehabilitation in conjunction with
14 the Housing Authority and the county.

15 So that's the long and the short of it.
16 It's a good plan that utilizes the tools that the
17 state offers for the City to continue to create
18 affordable housing projects, much as it has done
19 for a number of years.

20 MR. CHEWCASKIE: Thank you, Mr. Barree.
21 And as Mr. Barree indicated, the City has
22 undertaken a process with redevelopment, if
23 affordable housing is not provided on-site, to
24 make in lieu contributions, which the City
25 utilizes those funds to assist opportunities as

1 with 8th Street, as with the Teamsters building,
2 and also for acquisition of properties that may
3 lend itself to maintaining or creating affordable
4 housing. And that's really the primary motivation
5 here. You need to have this in place in order to
6 create the trust fund and to get the funds in
7 order to create the housing. And that's basically
8 it.

9 But since we're under a deadline that's
10 why we're supposed to have a hearing this evening.
11 So I don't know if any Board Members have any
12 questions? If none, it would be appropriate to
13 open to the public, Mr. Chairman.

14 CHAIRPERSON VELAZQUEZ: Is there anybody
15 from the public that would like to speak on this
16 matter? If not, I'd like to call a motion to
17 approve this.

18 MR. CHEWCASKIE: Mr. Chairman, we did
19 prepare a resolution for the adoption of the
20 master plan. I believe Mr. Vallejo has circulated
21 that resolution.

22 MR. VALLEJO: Yes.

23 MR. CHEWCASKIE: So the resolution is
24 here and it basically just indicates that the
25 Board held a hearing, reviewed the plan, and is

1 adopting the housing element and fair share plan,
2 which I believe was dated June 12th, as part of
3 its master plan. So if we can have a motion on
4 that resolution, please?

5 CHAIRPERSON VELAZQUEZ: I'd like to make
6 a motion on that.

7 MR. GUARENO: Second.

8 MR. CHEWCASKIE: Motion on the table to
9 adopt the resolution by Mr. Velazquez. Seconded
10 by Mr. Guareno. Roll call on the motion.

11 Mr. Velazquez.

12 CHAIRPERSON VELAZQUEZ: Yes.

13 MR. VALLEJO: Ms. Genao.

14 MS. GENAO: Yes.

15 MR. VALLEJO: Mr. Guareno.

16 MR. GUARENO: Yes.

17 MR. VALLEJO: Ms. Morejon.

18 MS. MOREJON: Yes.

19 MR. VALLEJO: Mr. Oseguera.

20 MR. OSEGUERA: Yes.

21 MR. VALLEJO: Five in favor, motion
22 carries.

23 MR. BARREE: Thank you all very much.

24 MR. CHEWCASKIE: Thank you, John.

25 MR. BARREE: Thank you, David.

HEARINGS/APPLICATIONS:

INVESTIGATION 1300 MANHATTAN AVENUE:

MR. VALLEJO: Going back to number 2,
1300 Manhattan Avenue.

MR. CHEWCASKIE: All right. So to put
this in perspective, this is another redevelopment
area. This is what we affectionately call the
hole in the ground on Manhattan Avenue. The City
was approached by a prospective developer that has
provided an appropriate plan for the development
of that site, which would not impede any views.

As a result of that engagement, the City
authorized Mr. Spatz to prepare a redevelopment
study pursuant to a resolution that was adopted by
the Board of Commissioners on May 5, 2025. And
the purpose of Mr. Spatz's study is to review the
character of the area and make a determination as
to whether any of the criteria under the Local
Housing and Redevelopment Law is applicable here.
And I will allow then Mr. Spatz in order to
enunciate on that.

However, again, this is a hearing, so
Mr. Spatz will have to be sworn.

1 D A V I D S P A T Z, after having been duly
2 sworn or affirmed, did testify as follows:

3

4 MR. CHEWCASKIE: So Mr. Spatz prepared a
5 report, which is entitled non-condemnation
6 redevelopment area report, Lot 101, Block 185, Lot
7 2 in Block 187, it's dated May 6, 2025. And I
8 will suggest that we just mark that as A-1 for
9 purposes of the record.

10

11 (Report dated 5-6-25 marked A-1.)

12

13 MR. CHEWCASKIE: And I would ask Mr.
14 Spatz to highlight the salient parts of the
15 report.

16

17 MR. SPATZ: Yes. We provided the
18 redevelopment report, which is basically to
19 determine whether the property meets the state
20 criteria to be declared an area in need of
21 redevelopment. After that process is done, the
22 redevelopment plan, which is sort of the zoning
23 ordinance for that property, that will be
developed as well.

24

25 The state law sort of sets out what the
plans need to include. And you all have copies of

1 the report. It describes the zoning areas. Of
2 most importance is beginning on page 6, those are
3 the criteria in the state law, which need to be
4 looked at to determine that it's an area in need
5 of redevelopment. If at least one of them is met,
6 then the Board can make the declaration.

7 We've reviewed the state criteria.
8 Starting on page 9, we have our evaluation of that
9 and indicate that two of -- at least two of the
10 criteria are met. Criteria C, is that the site
11 has remained vacant for in excess of ten years
12 prior to the adoption of the resolution which
13 asked for the study to be made. That certainly is
14 the case here. As the Board knows, that property
15 has been worked on for many, many years and has
16 never been developed. So it certainly meets that
17 standard. There were multifamily developments
18 approved on that, but because of the difficulties
19 of doing it without the redevelopment statute and
20 the abilities of that, it has not been developed.
21 So that criteria is met.

22 Also Criteria H, which is meeting smart
23 growth planning principles. The City is in PA-1,
24 metropolitan planning area of the state's master
25 plan. And that plan sets forth a number of

1 planning principles and our report indicates that
2 at least six of those planning principles were
3 met.

4 So the conclusion of the report is that
5 we need to meet one of them, criteria C, the
6 undeveloped nature of the property; Criteria H,
7 meeting state smart growth planning goals. They
8 would be met by declaring this an area in need of
9 redevelopment. And our recommendation was that is
10 what happens. We suggested it as non-condemnation
11 which means the City will not be condemning any of
12 the land for this development. It is totally done
13 privately, but this process will enable us to
14 hopefully get a development going on that site.

15 So if there are any questions, I'll be
16 happy to answer them.

17 MR. CHEWCASKIE: I would suggest that
18 the picture on the cover tell us the story of the
19 area.

20 MR. SPATZ: Yes.

21 MR. CHEWCASKIE: Mr. Chairman, I've
22 taken the liberty of preparing a resolution for
23 the Board. The Board indicates that it has
24 reviewed the report that was marked as A-1 and
25 considered the testimony. The resolution makes a

1 recommendation for the Board of Commissioners to
2 designate the area as identified in the report as
3 a non-condemnation redevelopment area.

4 So if the Board doesn't have any
5 questions, I would suggest a motion would be
6 appropriate at this time.

7 Public comment, I'm sorry. I went a
8 little too fast.

9 CHAIRPERSON VELAZQUEZ: Any members have
10 any questions? Anybody from the public? If not,
11 I make a motion to approve.

12 MR. VALLEJO: Motion to approve by Mr.
13 Velazquez.

14 MR. GUARENO: Second.

15 MR. VALLEJO: Seconded by Mr. Guareno.
16 Roll call on the motion.

17 Mr. Velazquez.

18 CHAIRPERSON VELAZQUEZ: Yes.

19 MR. VALLEJO: Ms. Genao.

20 MS. GENAO: Yes.

21 MR. VALLEJO: Mr. Guareno.

22 MR. GUARENO: Yes.

23 MR. VALLEJO: Ms. Morejon.

24 MS. MOREJON: Yes.

25 MR. VALLEJO: Mr. Oseguera.

1 MR. OSEGUERA: Yes.

2 MR. VALLEJO: Five in favor, motion
3 carries.

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1 **ADOPTION OF RESOLUTIONS:**

2 1. Central Hotel LLP. 413-417 38th Street Block:
3 220 Lots; 19, 20 & 21. Legalize an additional
4 hotel room that is under construction. The total
5 number of hotel rooms shall be 55. Approved

6

7 MR. VALLEJO: Resolution number one,
8 Central Hotel, LLP, 413-417 30th Street. Can I
9 have a motion?

10 CHAIRPERSON VELAZQUEZ: I make a motion.

11 MR. VALLEJO: Motion by Mr. Velazquez.

12 MR. GUARENO: Second.

13 MR. VALLEJO: Seconded by Mr. Guareno.

14 Roll call on the motion. Mr. Velazquez.

15 CHAIRPERSON VELAZQUEZ: Yes.

16 MR. VALLEJO: Ms. Genao.

17 MS. GENAO: Yes.

18 MR. VALLEJO: Mr. Guareno.

19 MR. GUARENO: Yes.

20 MR. VALLEJO: Ms. Morejon.

21 MS. MOREJON: Yes.

22 MR. VALLEJO: Mr. Oseguera.

23 MR. OSEGUERA: Yes.

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

1 **ADOPTION OF RESOLUTIONS:**

2 2. Thereza Georgieva. 2708 New York Avenue.
3 Block: 151. Lot: 5. Legalizing existing ground
4 level residential unit, to go from two families to
5 three families. The approval resolution was
6 memorialized on January 22, 2019. The applicant's
7 attorney is requesting a one-year extension.

8 **Approved**

9 MR. VALLEJO: Resolution number two,
10 Thereza Georgieva, 2708 New York Avenue.

11 CHAIRPERSON VELAZQUEZ: I make a motion.

12 MR. GUARENO: Second.

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

16 CHAIRPERSON VELAZQUEZ: Yes.

17 MR. VALLEJO: Ms. Genao.

18 MS. GENAO: Yes.

19 MR. VALLEJO: Mr. Guareno.

20 MR. GUARENO: Yes.

21 MR. VALLEJO: Ms. Morejon.

22 MS. MOREJON: Yes.

23 MR. VALLEJO: Mr. Oseguera.

24 MR. OSEGUERA: Yes.

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

ADOPTION OF RESOLUTIONS:

3. 135 JPM Properties, LLC 135 44th Street.
Block: 253, Lot: 22 Applicant proposes a new (3)
family dwelling. The original resolution was
approved on May 25, 2021, and amended on March 22,
2022. Counsel for the applicant is requesting a
second amendment. Approved

MR. VALLEJO: Resolution number three,
135 JPM Properties, LLC, 135 44th Street. Can I
have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. GUARENO: Second.

MR. VALLEJO: Motion my Mr. Velazquez,
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.

1 MR. VALLEJO: Five in favor, motion
2 carries.

3 MR. CHEWCASKIE: Now, Carlos, you
4 indicated that the resolutions were adopted. So
5 everyone here was here at the April meeting and so
6 they were all eligible to vote. We had three
7 resolutions, Central Hotel, Thereza Georgieva, and
8 135 JPM Properties. Those were all adopted, Mr.
9 Vallejo?

10 MR. VALLEJO: Yes, the only thing is --

11 MR. CHEWCASKIE: So, right now, that's
12 fine. It seems that I just wanted to make sure
13 that the resolutions were appropriately adopted.
14 I have the resolution here that I filled out for
15 1300 Manhattan, I did not see the resolution for
16 the housing element fair share plan.

17 MR. VALLEJO: It's right there.

18 MR. CHEWCASKIE: Here it is. We're
19 good.

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ADJOURNMENT :

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

MR. GUARENO: Motion.

MR. OSEGUERA: Second.

MR. VALLEJO: Motion, Mr. Guareno, seconded by Mr. Oseguera.

All in favor?

(All Board Members indicate in the affirmative.)

(Whereupon, the meeting was adjourned at 6:38 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