

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, July 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
YDALIA GENAO
ALICIA MOREJON
FRANKLIN MEDINA
JOSE GUARENO, Alternate #1

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

BRIAN T. STACK, Mayor
CELIN J. VALDIVIA, Commissioner
CAROLINA FERNANDEZ
HECTOR OSEGUERA

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

BRIAN CHEWCASKIE, ESQ.
Board Counsel (via telephone)

CARLOS VALLEJO, Board Secretary

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

I N D E X

PAGE

CALL TO ORDER

3

SALUTE TO FLAG

3

ROLL CALL

4

ADOPTION OF MINUTES

5

HEARINGS

n/a

ADOPTION OF RESOLUTIONS

6/8/11

ADJOURNMENT

13

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

3 Please take notice that on Tuesday, July
4 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 has been
19 posted on the 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. 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.

MR. MEDINA: Here.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Here.

MR. VALLEJO: Mr. Oseguera is absent.

We have a quorum, we have five present.

* * * *

ADOPTION OF MINUTES:

MR. VALLEJO: All right. We're moving to minutes held on June 24, 2025.

Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MS. MOREJON: Second.

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: Four in favor, motion carries.

* * * *

ADOPTION OF RESOLUTIONS:

1. 707 Urban Renewal, LLC. 707 Summit Avenue
Block: 32.01 Lots: 9 & 4 and 810-812 Kennedy Blvd.
Block: 43 Lots: 6 & 7. Development of 25
affordable residential units pursuant to
Redevelopment Plan. **Approved.**

MR. VALLEJO: All right. We don't have
any applications on tonight's agenda. We have
three resolutions.

Resolution number one, 707 Urban
Renewal, LLC, 707 Urban Renewal, LLC, 707 Summit
Avenue. Can I have a motion?

MS. MOREJON: Motion.

CHAIRPERSON VELAZQUEZ: Motion.

MR. VALLEJO: Motion by Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: It's not just
707, there's --

MR. VALLEJO: So 707 Urban Renewal, LLC,
707 Summit Avenue and 810-812 Kennedy Boulevard.

Can I have a motion to adopt the
resolution?

MS. MOREJON: Motion.

MR. VALLEJO: Motion by Ms. Morejon.

MR. GUARENO: Second.

1 MR. VALLEJO: Seconded by Mr. Guareno.
2 Roll call on the motion.

3 Mr. Velazquez.

4 CHAIRPERSON VELAZQUEZ: Yes.

5 MR. VALLEJO: Ms. Genao.

6 MS. GENAO: Yes.

7 MR. VALLEJO: Ms. Morejon.

8 MS. MOREJON: Yes.

9 MR. VALLEJO: Mr. Guareno.

10 MR. GUARENO: Yes.

11 MR. CHEWCASKIE: Mr. Oseguera was
12 present on the 24th, I don't know if he's present
13 today, it will be five members.

14 CHAIRPERSON VELAZQUEZ: He's not here.

15 MR. CHEWCASKIE: It passes by the four
16 votes.

17 MR. VALLEJO: Ms. Genao.

18 MS. GENAO: Yes.

19 MR. VALLEJO: Four in favor, motion
20 carries.

21 * * * *

22

23

24

25

ADOPTION OF RESOLUTION:

2. West 13, LLC. 409 4th Street. Block 12 Lot 9. Client proposes to construct a new three family house in the R-Zone. Applicant will require Preliminary and Final site plans approval as well as any other variances required by the board. **The application was Denied on March 23, 2021 and the Resolution was memorialized on April 27, 2021.**

West 13, LLC 409 4th Street. Block: 12 Lot: 9.

COURT ORDER: SUPERIOR COURT OF NEW JERSEY: Docket No. HUD-L-2291-21. This matter is remanded for the City of Union City Planning Board to make factual findings and conclusions to explain, with specificity, its April 27, 2021 decision to deny plaintiff's application for the construction of a three-family dwelling. **Denied on April 25, 2023 and the Resolution was memorialized on May 23, 2023.**

West 13, LLC 409 4th Street. Block: 12 Lot: 9.

SECOND COURT ORDER: SUPERIOR COURT OF NEW JERSEY: Docket No. HUD-L-1963-23. That this matter is remanded for the City of Union City Planning Board to reopen the record on the issue

1 of the prevailing setback and whether a variance
2 is required. **Dismissed**

3

4 MR. VALLEJO: Moving to resolution
5 number two.

6 MR. CHEWCASKIE: If I may, Carlos? This
7 resolution, it was supposed to come back to the
8 Board based upon a court order. They failed to
9 appear several times. In February, a resolution
10 was adopted that said, look, if you don't come
11 back, we're going to dismiss the case without
12 prejudice. This resolution dismisses the case
13 without prejudice, it just finalizes the matter
14 and the matter is closed.

15 MR. VALLEJO: Thank you. Can I have a
16 motion to adopt?

17 CHAIRPERSON VELAZQUEZ: I make a motion.

18 MR. VALLEJO: Motion by Mr. Velazquez.

19 MR. GUARENO: Second.

20 MR. VALLEJO: Seconded by Mr. Guareno.

21 Roll call on the motion.

22 Mr. Guareno.

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: Mr. Medina.

4 MR. MEDINA: Yes.

5 MR. VALLEJO: Ms. Morejon.

6 MS. MOREJON: Yes.

7 MR. VALLEJO: Five in favor, motion
8 carries.

9 * * * *

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 **ADOPTION OF AMENDED RESOLUTION:**

2 3. Vista, LLC. 2113-2115 Palisade Avenue. Block
3 112 Lots 15 and 16. The applicant proposes
4 subdivision and (2) new three family houses. The
5 Denial resolution was adopted on 09-08-2021.

6 Settlement and Tolling agreement. (A) renovate the
7 existing dwelling located at 2113 Palisades Avenue
8 to a three-family dwelling which shall not contain
9 a basement unit and shall maintain the current
10 on-site two (2) parking spaces; (b) build a
11 two-family dwelling with four (4) on-site parking
12 spaces; and (c) subdivide the property. Approved.
13 The resolution for Settlement and Tolling
14 Agreement was memorialized on March 26, 2024.

15
16 MR. VALLEJO: Moving to resolution
17 number three. Brian, you want to add anything for
18 that?

19 MR. CHEWCASKIE: Yeah. What I did --
20 and, Alex, I misspoke before -- the building
21 department --

22 This was the case that was settled. The
23 existing house would remain as a three-family,
24 they would build a two-family. This resolution
25 provides that the existing house will remain as a

1 three-family. The building department wanted a
2 specific resolution from the Board. That's what
3 this resolution does.

4 CHAIRPERSON VELAZQUEZ: Okay.

5 MR. VALLEJO: 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: Mr. Medina.

18 MR. MEDINA: Yes.

19 MR. VALLEJO: Ms. Morejon.

20 MS. MOREJON: Yes.

21 MR. VALLEJO: Five in favor, motion

22 carries.

23

24

25

1 **ADJOURNMENT :**

2
3 MR. VALLEJO: Are there any comments
4 from the public? Nobody, all right.

5 There being no other applications on
6 tonight's agenda, can I have a motion to close
7 tonight's meeting?

8 MS. MOREJON: Motion.

9 MR. GUARENO: Second.

10 MR. VALLEJO: Motion by Ms. Morejon,
11 seconded by Mr. Guareno. 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. Morejon.

17 MS. MOREJON: Yes.

18 MR. VALLEJO: Mr. Medina.

19 MR. MEDINA: Yes.

20 MR. VALLEJO: Mr. Guareno.

21 MR. GUARENO: Yes.

22 MR. VALLEJO: Five in favor, motion
23 carries. Let the record show that the meeting has
24 ended. Thank you, good night, everybody.

25 (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