

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

Wednesday, October 1, 2025
Commencing at 6:03 p.m.

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

ALEJANDRO VELAZQUEZ, Chairperson
CELIN J. VALDIVIA, Commissioner
YDALIA GENAO
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
ALICIA MOREJON
CAROLINA FERNANDEZ

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

BRIAN CHEWCASKIE, ESQ.
Board Counsel

CARLOS VALLEJO, Board Secretary

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, 603 Central Avenue

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, H&A Developers, LLC

I N D E XPAGE

CALL TO ORDER

5

SALUTE TO FLAG

5

ROLL CALL

6

ADOPTION OF MINUTES

7

HEARINGS

1300 Manhattan Avenue

8

603 Central Avenue

10

H&A Developers, LLC

21

ADJOURNMENT

26

I N D E X

603 Central Avenue, LLC
603-607 Central Avenue

WITNESSPAGE

MANUEL PEREIRAS

12

E X H I B I T SNO.DOCUMENTPAGE

NO

EXHIBITS

MARKED

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

3 Please take notice that on Wednesday,
4 October 1, 2025, at 6:00 p.m., a special meeting
5 is scheduled for the City of Union City Zoning
6 Board of Adjustment, to be held in Union City High
7 School, located at 2500 John F. Kennedy Boulevard,
8 Union City, New Jersey.

9 This meeting is called in compliance
10 with Chapter 231 Public Law, 1975, the Open Public
11 Meeting Act. Adequate notice of this meeting has
12 been provided as follows: Notice of this meeting
13 setting forth the time, date, location, the agenda
14 to the extent known, was forwarded to The Record,
15 The Star Ledger, has been posted on the bulletin
16 board in City Hall, and has been made available to
17 the public in the Office of the Municipal Clerk,
18 also has been posted on the website of the City of
19 Union City, ucnj.com.

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

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

ROLL CALL:

MR. VALLEJO: Thank you. Roll call for tonight's special meeting.

Mayor Stack is absent.

Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Here.

MR. VALLEJO: Commissioner Valdivia.

COMMISSIONER VALDIVIA: Here.

MR. VALLEJO: Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Ms. Morejon is absent.

Ms. Fernandez is absent.

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 six present.

* * * *

ADOPTION OF MINUTES:

MR. VALLEJO: All right. We're going to adoption of minutes of July 22, 2025. Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MR. OSEGUERA: Second.

MR. VALLEJO: Seconded by Mr. Oseguera.

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: Mr. Medina.

MR. MEDINA: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Five in favor, motion pass.

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HEARINGS/APPLICATION:

1300 MANHATTAN AVENUE:

MR. VALLEJO: All right. Item number one on tonight's agenda, resolution from the Board of Commissioners. Mr. Chewcaskie, please.

MR. CHEWCASKIE: Yes, certainly. This Board recommended that 1300 Manhattan Avenue be declared an area in need of redevelopment. There was a resolution that was adopted by the Board of Commissioners accepting that recommendation on July 8, 2025. A redevelopment plan has been prepared by Mr. Spatz, that plan was introduced by ordinance on September 23rd, it is scheduled for final adoption on October 7th. The ordinance was referred to the Planning Board for review and recommendation that it is consistent with the goals of the City's master plan and also consistent with the determination for the study area as determined by the Board.

I would recommend a motion by the Board to recommend that the ordinance be adopted and then I would prepare a letter to the Board of Commissioners.

CHAIRPERSON VELAZQUEZ: Does anybody

1 have any questions? Anybody from the public? If
2 not, can I get a motion? I make a motion.

3 MR. VALLEJO: Motion by Mr. Velazquez.

4 MR. GUARENO: Second.

5 MR. VALLEJO: Seconded by Mr. Guareno.

6 Roll call on the motion.

7 Mr. Velazquez.

8 CHAIRPERSON VELAZQUEZ: Yes.

9 MR. VALLEJO: Commissioner Valdivia.

10 COMMISSIONER VALDIVIA: Yes.

11 MR. VALLEJO: Ms. Genao.

12 MS. GENAO: Yes.

13 MR. VALLEJO: Mr. Guareno.

14 MR. GUARENO: Yes.

15 MR. VALLEJO: Mr. Medina.

16 MR. MEDINA: Yes.

17 MR. VALLEJO: Mr. Oseguera.

18 MR. OSEGUERA: Yes.

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

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1 **HEARINGS/APPLICATIONS:**

2 **603 CENTRAL AVENUE, LLC -**

3 **603-607 CENTRAL AVENUE:**

4

5 MR. VALLEJO: Item number two, 603
6 Central Avenue, LLC, 603-607 Central Avenue. Ms.
7 Pereiras, please.

8 MS. PEREIRAS: Thank you.

9 MR. CHEWCASKIE: So I guess I'll set
10 this up for the board but first, I guess we should
11 have Ms. Pereiras' appearance.

12 MS. PEREIRAS: Good evening, counsel,
13 Mr. Chairman, Members of the Board. May it please
14 the Board, Bianca Pereiras on behalf of the
15 applicant for 603, 605, 607 Central Avenue.

16 MR. CHEWCASKIE: Okay. A few moments
17 ago, Ms. Pereiras handed me the affidavit of
18 service and publication. I've reviewed same, it
19 is in appropriate form, so the Board has
20 jurisdiction to hear this matter.

21 This is an unusual matter and I may ask
22 the Board Chairman to sign a subdivision deed this
23 evening with regard to the financing of this
24 property. So the application was made for
25 subdivision approval, but this project is under

1 construction and was originally approved by the
2 zoning board several years back. I reviewed the
3 zoning board resolution, that resolution indicates
4 that there would be three two-family homes
5 constructed on three lots. They never granted the
6 subdivision approval. So this application is to
7 formalize that subdivision approval that was
8 mentioned, but not necessarily approved, by the
9 zoning board.

10 So in light of the fact that with the
11 review, we required the application to come to the
12 Planning Board, who has authority to act on those
13 subdivisions. So since their project was under
14 construction, there was financing involved, I
15 requested Ms. Pereiras to prepare a subdivision
16 deed. I've had the opportunity to review the deed
17 and I've also prepared the resolution because, my
18 understanding, there may be one minor change to
19 what was originally approved. But that's where
20 we're at and I'll allow Ms. Pereiras to continue.

21 MS. PEREIRAS: Thank you very much. By
22 way of background, the area in question was
23 originally three separate tax lots in the City of
24 Union City. However, there was a warehouse that
25 was built on the site and it overlapped the

1 property lines. So at some point in the past,
2 administratively, the tax assessor merged these
3 three lots. When we went before the board in 2020
4 with our applicants, Mr. Tony Pietar (ph.), who's
5 a long time resident of Union City, his goal was
6 to construct three two-family home and that
7 application was approved by the board and extended
8 through the end of this year, permits were
9 submitted.

10 So we're really coming before this Board
11 to bring that back into conformance, so that it
12 corresponds with the approval by the zoning board,
13 allowing each of the two-families to be
14 constructed on the site. I'd like to call our
15 architect, Mr. Manuel Pereiras.

16
17 M A N U E L P E R E I R A S, after having been
18 duly sworn or affirmed, did testify as follows:

19
20 MR. PEREIRAS: Manny Pereiras,
21 P-E-R-E-I-R-A-S, with Pereiras Architects
22 Ubiquitous, located at 1116 Summit Avenue, Union
23 City.

24 MS. PEREIRAS: For purposes of the
25 record, I ask that Mr. Pereiras be accepted as an

1 expert in the field of architecture.

2 MR. CHEWCASKIE: Thank you. Mr.
3 Pereiras has appeared before this Board on
4 numerous occasions. I would recommend the Board
5 to accept him as an expert in the field of
6 architecture. And, Mr. Pereiras, just for the
7 record, your license is still in good standing?

8 MR. PEREIRAS: It is.

9 MR. CHEWCASKIE: Thank you.

10 MS. PEREIRAS: Mr. Pereiras, are you
11 familiar with the property in question?

12 MR. PEREIRAS: I am.

13 MS. PEREIRAS: Did you prepare the
14 drawings and present the application before the
15 zoning board originally back in 2020?

16 MR. PEREIRAS: I did.

17 MS. PEREIRAS: Can you describe briefly
18 those approvals and why the subdivision is
19 necessary to go forward?

20 MR. PEREIRAS: I would be very happy to.
21 What I'm presenting today is what was in agreement
22 with the zoning board of adjustment, and what
23 we're proposing to do is construct three
24 two-family houses. In these three two-family
25 houses, there are some very subtle differences

1 between the lots. The first, lot which is 21.03,
2 has a three foot setback along the south side,
3 zero foot setback along the north side, five feet
4 in the rear, two feet in the front. If you
5 notice, the site has a slight inclination on
6 Central Avenue. Central Avenue is not square with
7 the back of the lot lines.

8 Lot 21.02 is the same as far as concept.
9 Three feet on one side, zero on that lot line,
10 five feet in the rear, and two feet in the bottom.

11 And then lot 21.01, this is a little bit
12 of a difference. We wanted three feet again on
13 the south side, but we also wanted for fire safety
14 three feet on the north side. So we created a
15 three foot setback along that side, two feet in
16 the front, five feet in the rear. But if you have
17 three feet on both sides of that lot, that lot is
18 a little bit bigger than the other two. So lot
19 21.07 is 27 feet wide, whereas 21.02 and 21.03 are
20 24 feet wide.

21 That makes the breakdown of lots as
22 follows: Lot 21.01 is 1,640 square feet, 21.02 is
23 1,478 square feet, and lot 21.03 is 1500 square
24 feet. And this is -- again, we're asking for
25 variances as far as lot depth is concerned and lot

1 area is concerned. But this is a hardship, this
2 is a preexisting condition prior to the warehouse
3 being there. And it brings the lots much more
4 into conformance with the zone. It allows us to
5 create three two-family houses. That makes sense,
6 fits into the neighborhood. The zoning board felt
7 in agreement with that. And we're presenting this
8 for you, hoping you agree as well.

9 MR. CHEWCASKIE: Is there any change
10 between the houses as approved by the zoning board
11 and the houses that are under construction in
12 terms of size, number of rooms, parking, et
13 cetera?

14 MR. PEREIRAS: None.

15 MR. CHEWCASKIE: There was a reference
16 that I saw in Mr. Spatz's report -- I should ask
17 you that, have you seen Mr. Spatz's report?

18 MS. PEREIRAS: I have not.

19 MR. CHEWCASKIE: I apologize. Mr. Spatz
20 is not here because of a holiday. The only issue
21 that Mr. Spatz raised was a roof deck, so I don't
22 know if that was on the original drawing or not.

23 MR. PEREIRAS: A roof deck was not on
24 the original drawing, we expect to be before the
25 zoning board of adjustment again for the roof

1 deck. But that is subsequent to construction
2 documents and what's being constructed now and the
3 permits that have been provided to the building
4 department do not have the roof deck as part of
5 it.

6 MR. CHEWCASKIE: So you're not asking
7 this Board for any approvals related to the roof
8 deck, you're just asking this Board to approve the
9 subdivision, which basically is to draw the lines
10 between the three houses?

11 MR. PEREIRAS: That's correct.

12 MR. CHEWCASKIE: Do you have anything
13 further, Ms. Pereiras?

14 MS. PEREIRAS: I do not.

15 MR. CHEWCASKIE: Do any Board Members
16 have any questions for Mr. Pereiras?

17 MR. GUARENO: I notice that they're all
18 basically the exact same layout and considering
19 parking, is there any way -- again, size wise, I'm
20 not 100 percent sure as far as the entrance on one
21 of them -- one of the ones at the end, to make it
22 on the other side? Hopefully fit a parking space
23 in between? Because I know the parking obviously
24 is horrible.

25 MR. PEREIRAS: We discussed that at the

1 zoning board when they approved the layouts of the
2 setbacks. And ultimately, they preferred more
3 repetition and the look of the houses to be the
4 same and not be odd than to try to squeeze another
5 parking space in there. I understand your point.

6 CHAIRPERSON VELAZQUEZ: This goes back,
7 if it goes back to the zoning board, have we got a
8 commitment about this being built?

9 MR. PEREIRAS: Yes. So everything is in
10 place waiting for this at this point. So the
11 building department has reviewed the drawings,
12 they're ready to approve it. We've gotten through
13 our building subcode official, electric, plumbing,
14 and nothing is being released until the
15 subdivision gets memorialized.

16 CHAIRPERSON VELAZQUEZ: Anybody have any
17 questions? Anybody from the public?

18 MR. VALLEJO: This application was
19 before the zoning board of adjustment?

20 MR. CHEWCASKIE: Originally.

21 MR. VALLEJO: Originally. That was
22 approved, I don't know about the roof deck, I
23 don't think --

24 MR. CHEWCASKIE: I think you were out,
25 Mr. Vallejo. The roof deck will go back to the

1 board of adjustment. They're not asking this
2 Board to approve the roof deck, we're only being
3 requested to approve the subdivision.

4 MR. VALLEJO: Okay.

5 MR. CHEWCASKIE: Does anybody member of
6 the public have any questions about this
7 application? Okay. There are none. It's up to
8 the Board now.

9 CHAIRPERSON VELAZQUEZ: I make a motion
10 to approve.

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

13 COMMISSIONER VALDIVIA: Second.

14 MR. VALLEJO: Seconded by Commissioner
15 Valdivia. Roll call on the motion.

16 Mr. Velazquez.

17 CHAIRPERSON VELAZQUEZ: Yes.

18 MR. VALLEJO: Commissioner Valdivia.

19 COMMISSIONER VALDIVIA: Yes.

20 MR. VALLEJO: Ms. Genao.

21 MS. GENAO: Yes.

22 MR. VALLEJO: Mr. Guareno.

23 MR. GUARENO: Yes.

24 MR. VALLEJO: Mr. Medina.

25 MR. MEDINA: Yes.

1 MR. VALLEJO: Mr. Oseguera.

2 MR. OSEGUERA: Yes.

3 MR. VALLEJO: Six in favor, motion
4 carries.

5 MS. PEREIRAS: Thank you all very much.

6 MR. CHEWCASKIE: And, you know, maybe
7 just so we don't bounce back and forth, I also
8 prepared a resolution approving this, which you
9 know typically we wait until the next meeting, but
10 since this was straightforward. We've
11 incorporated the board of adjustment resolution on
12 that, I would like someone to move that
13 resolution.

14 CHAIRPERSON VELAZQUEZ: I make a motion.

15 MR. VALLEJO: Motion by Mr. Velazquez.

16 MS. GENAO: Second.

17 MR. VALLEJO: Seconded by Ms. Genao.

18 This is adoption of the resolution 603 Central
19 Avenue. Motion by Mr. Velazquez, seconded by Ms.
20 Genao. Roll call on the motion.

21 Mr. Velazquez.

22 CHAIRPERSON VELAZQUEZ: Yes.

23 MR. VALLEJO: Commissioner Valdivia.

24 COMMISSIONER VALDIVIA: Yes.

25 MR. VALLEJO: Ms. Genao.

1 MS. GENAO: Yes.

2 MR. VALLEJO: Mr. Guareno.

3 MR. GUARENO: Yes.

4 MR. VALLEJO: Mr. Medina.

5 MR. MEDINA: Yes.

6 MR. VALLEJO: Mr. Oseguera.

7 MR. OSEGUERA: Yes.

8 MR. VALLEJO: Six in favor, motion pass.

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HEARINGS/APPLICATIONS/EXTENSIONS:

H&A DEVELOPERS, LLC -

2704-2710 KENNEDY BOULEVARD:

MR. VALLEJO: We're moving now to item number three, H & A Developers, LLC, 2704-2710 Kennedy Boulevard. Ms. Pereiras, please.

MS. PEREIRAS: Bianca Pereiras on behalf of the applicants, H & A Developers, LLC, for property at 2704-2710 Kennedy Boulevard. The Board may recall that we were before you back in July of '22, at which time the Board approved an application for a mixed-use building. We had an extension granted also by this Board that is valid through November of this year.

However, we are still pending approval from the Hudson County Planning Board. We submitted an application to them, I conferred with them earlier today and it looks like this application is going to be heard in November of this year. So because our municipal approvals were expiring, we're looking to have that extension for one year so that we can make all the county approvals in time, so that we can get that resolution and submit for permits before the Union

1 City building department. So we are asking for a
2 one year extension on this matter.

3 MR. CHEWCASKIE: So just so that I'm
4 clear, the application has been filed with the
5 County?

6 MS. PEREIRAS: It has.

7 MR. CHEWCASKIE: And they expect to hear
8 it in November?

9 MS. PEREIRAS: That's correct.

10 MR. CHEWCASKIE: Would there be any
11 other approvals besides the County required to
12 obtain building permits then?

13 MS. PEREIRAS: That is the only
14 approval, unless there's something on the building
15 side.

16 MR. PEREIRAS: So there's a third party
17 structural review that's being undertaken right
18 now. We plan to get approvals on that within the
19 next week or so. There's a TWA filing that has to
20 happen as well, but that is not -- the City
21 doesn't wait for that. So what we need in order
22 to get permits is the County approval and this
23 extension.

24 MR. CHEWCASKIE: Okay. Any Board Member
25 have any questions regarding the request for

1 extension? Does any member of the public have any
2 questions regarding the request for extension on H
3 & A Developers?

4 Hearing none, I would recommend, since
5 it would be subject to all other approvals anyway,
6 that the County has not acted on this yet, that
7 the Board grant the extension.

8 CHAIRPERSON VELAZQUEZ: I make a motion
9 to grant it.

10 MR. VALLEJO: Motion by Mr. Velazquez to
11 grant the extension.

12 MR. GUARENO: Second.

13 MR. VALLEJO: Seconded by Mr. Guareno.
14 Roll call on the motion.

15 Mr. Velazquez.

16 CHAIRPERSON VELAZQUEZ: Yes.

17 MR. VALLEJO: Commissioner Valdivia.

18 COMMISSIONER VALDIVIA: Yes.

19 MR. VALLEJO: Ms. Genao.

20 MS. GENAO: Yes.

21 MR. VALLEJO: Mr. Guareno.

22 MR. GUARENO: Yes.

23 MR. VALLEJO: Mr. Medina.

24 MR. MEDINA: Yes.

25 MR. VALLEJO: Mr. Oseguera.

1 MR. OSEGUERA: Yes.

2 MR. VALLEJO: Six in favor, motion pass.

3 MR. CHEWCASKIE: And as with the prior
4 application, I did prepare the resolution for
5 action by the Board this evening, since it was an
6 extension, so you may have off next month. So if
7 we could have a motion to approve?

8 CHAIRPERSON VELAZQUEZ: I make a motion.

9 MR. VALLEJO: Motion by Mr. Velazquez.

10 COMMISSIONER VALDIVIA: Second.

11 MR. VALLEJO: Seconded by Commissioner
12 Valdivia. Roll call on the motion.

13 Mr. Velazquez.

14 CHAIRPERSON VELAZQUEZ: Yes.

15 MR. VALLEJO: Commissioner Valdivia.

16 COMMISSIONER VALDIVIA: Yes.

17 MR. VALLEJO: Ms. Genao.

18 MS. GENAO: Yes.

19 MR. VALLEJO: Mr. Guareno.

20 MR. GUARENO: Yes.

21 MR. VALLEJO: Mr. Medina.

22 MR. MEDINA: Yes.

23 MR. VALLEJO: Mr. Oseguera.

24 MR. OSEGUERA: Yes.

25 MR. VALLEJO: Six in favor, motion

1 passes.

2 MS. PEREIRAS: Thank you all very much.

3 MR. PEREIRAS: Thank you, everyone.

4 MR. CHEWCASKIE: Do you have the deed?

5 MS. PEREIRAS: I do.

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ADJOURNMENT :

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

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

COMMISSIONER VALDIVIA: Second.

MR. VALLEJO: Seconded by Commissioner Valdivia. All in favor?

(All Board Members indicate in the affirmative.)

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

(Whereupon the meeting was adjourned at 6:26 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