

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, January 27, 2026
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
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. (VIA PHONE)
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, Hudson Yards
West, LLC

I N D E XPAGE

CALL TO ORDER

5

SALUTE TO FLAG

5

ROLL CALL

6

ADOPTION OF MINUTES

7

HEARINGS

Hudson Yards West, LLC

8

ADOPTION OF RESOLUTIONS

30/31

ADJOURNMENT

32

I N D E X

HUDSON YARDS WEST, LLC
3309 Hudson Avenue

WITNESSPAGE

MANUEL PEREIRAS

11

E X H I B I T SNO.DOCUMENTPAGE

A-1

colored rendering

14

A-2

colored rendering

14

A-3

colored rendering

14

A-4

site plan

15

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

3 Please take notice that on Tuesday,
4 January 27, 2026, 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, 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: Thank you. 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: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Here.

MR. VALLEJO: Let the record indicate there are five present. We have a quorum for tonight's hearing.

ADOPTION OF MINUTES:

MR. VALLEJO: All right. We're going to the adoption of minutes. A special meeting held on October 1, 2025. Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MS. MOREJON: Second.

MR. VALLEJO: Motion by Mr. Velazquez. May I have a second on the motion.

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. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Four in favor, motion passes.

1 **HEARINGS/APPLICATIONS:**

2 **HUDSON YARDS WEST, LLC 3309 HUDSON AVENUE -**
3 **3308-3310 PALISADE AVENUE:**

4
5 MR. VALLEJO: All right. We're moving
6 to the first item on tonight's agenda, Hudson
7 Yards West, LLC, 3309 Hudson Avenue, 3308-3310
8 Palisade Avenue. Mr. Lopez, please.

9 MR. LOPEZ: Thank you. Good evening,
10 Mr. Chairman, Members of the Board. I am here
11 representing, in essence, a new owner. This was
12 previously approved. It is now owned by -- the
13 principal is Ricardo Hernandez, who has a long
14 presence in Union City, owns a supermarket on
15 Palisade Avenue and 15th Street. He's built the
16 multiple new building -- has other real estate and
17 he's the one that is trying to develop this.

18 This is a previously approved project.
19 It moved along, it's got building permits, they
20 actually started construction. A problem came up
21 as part of the construction. When the surveyors
22 went to the site, they started on the other side
23 of the property. When they got there to survey
24 for footings and foundations, they realized that a
25 contractor who re-did Peter Street for the City

1 screwed up on their measurements and they took --
2 our architect will give me the exact measurements,
3 but I think somewhere along the lines of 6 to
4 8 feet of my client's property, the entire length
5 of Peter Street. So naturally, we now have a much
6 smaller property.

7 We then, at that point, we discussed
8 different alternatives with the City. We
9 discussed tearing up Peter Street, bringing
10 everything to the right location and building our
11 original building. The administration asked for
12 another alternative. So they asked us to be grant
13 them an easement for the current placement, don't
14 touch Peter Street and come back to you with a
15 modification of our original plan. In the --

16 Just for the record, we gained
17 jurisdiction previously on the originally
18 scheduled date. There was no quorum and it was
19 adjourned to today. So I provided the original
20 documents, facsimile copies had previously been
21 provided to Mr. Vallejo. But since we had no
22 meeting, I gave him the originals today.

23 In any event, when we went to the City,
24 they asked to discuss other alternatives. And in
25 the meetings, we -- the agreement and we have an

1 agreement in writing, subject to approval of this
2 Board. In the meeting, the idea was that we would
3 try to keep the building as similar as possible to
4 the originally approved one, the originally
5 designed one. Our architect designed the original
6 building, he designed this one. We have actually
7 a smaller bedroom count, we have two less bedrooms
8 than the original building. The architect will go
9 into the layouts. We've had to eliminate three
10 bedroom apartments, which were included in the
11 original application. We have practically the
12 same parking number of parking spaces, I think we
13 have a difference of two parking spaces. So there
14 was 155 approved we have 153 proposed now.

15 So as you'll see from our presentation,
16 we practically have the same identical building,
17 different layouts. It does require us to go one
18 floor higher. The square footage of the building,
19 the square footage of the site is now much
20 smaller. It used to be 25,000 square feet, it's
21 been reduced to 21,000 square feet. The overall
22 square footage for all of the floors -- and again
23 the architect will give you all of the specifics.
24 But we are within like 2,900 square feet.

25 So that's just a general explanation of

1 what we're doing here and what we intended to do
2 to try to fix a bad situation with the City and
3 ourselves.

4 My expert this evening is Mr. Pereiras,
5 who will serve as architect. As indicated, he was
6 the original architect. I think he's been
7 involved with this project for over seven years.

8
9 M A N U E L P E R E I R A S, after having been
10 duly sworn or affirmed, did testify as follows:

11
12 MR. PEREIRAS: Manny Pereiras,
13 P-E-R-E-I-R-A-S, with Pereiras architects
14 Ubiquitous, located at 1116 Summit Avenue, Union
15 City, New Jersey.

16 MR. LOPEZ: Mr. Chairman, I would ask
17 you to accept Mr. Pereiras as an expert. He's
18 testified numerous, numerous times before the
19 planning board and the board of adjustment in the
20 City.

21 CHAIRPERSON VELAZQUEZ: Yes.

22 MR. CHEWCASKIE: Alex, that's fine.

23 MR. LOPEZ: Sorry, Mr. Chewcaskie, I'm
24 just seeing a phone, I apologize.

25 MR. CHEWCASKIE: I said that's fine.

1 He's been qualified before.

2 MR. LOPEZ: Thank you.

3 So, Mr. Pereiras, let's start with a few
4 basic questions. You are familiar with this site,
5 are you not?

6 MR. PEREIRAS: I am.

7 MR. LOPEZ: How long have you been
8 involved with this site and its development over
9 the years?

10 MR. PEREIRAS: At least seven years, I
11 think maybe a little bit more.

12 MR. LOPEZ: All right. And your
13 office -- is it fair to say that your office
14 prepared the original site plan as well as the
15 original building plans for what was first
16 approved?

17 MR. PEREIRAS: That's correct.

18 MR. LOPEZ: Was your office, you and
19 your office, involved with redesign of these
20 buildings, given the conditions that came up?

21 MR. PEREIRAS: Yes.

22 MR. LOPEZ: The description as to the
23 events that took place as I described them to the
24 Board, do you believe that they're accurate or
25 would you like to add anything else?

1 MR. PEREIRAS: They're accurate. I'd
2 like to add that it was a very welcome, beautiful
3 interchange with the municipality. We worked
4 together as a team to achieve the drawings that
5 you see before you here today.

6 MR. LOPEZ: So let's start going over
7 some of the numbers here. First of all, I would
8 ask that you explain to the Board between your
9 rendering and your site plan, please explain the
10 layout that you had to redesign and then we'll of
11 the contrast it with what was there before,
12 starting with the ground floor commercial.

13 MR. PEREIRAS: So just for housekeeping,
14 there are two easels before you. The first easel
15 is exactly the same documents that were submitted
16 to the Board. The second easel is simply a color
17 rendition of the same images that were submitted
18 also, so that we have the ability to look at a
19 beautiful image. But everything has been
20 submitted to the Board previously.

21 MR. CHEWCASKIE: The color copies,
22 Manny, when you go through them, just mark them
23 A-1 through however many there are.

24 MR. PEREIRAS: Will do. Although they
25 are the same drawings that were submitted

1 previously as Z02, Z03, and Z04.

2 MR. CHEWCASKIE: If they're colored
3 versions, we'll just mark them today.

4 MR. PEREIRAS: Okay. I am marking for
5 the record, the back left-hand side corner of each
6 drawing as A-1 with today's date, A-2, and A-3.

7

8 (Colored rendering marked A-1.)

9

10 (Colored rendering marked A-2.)

11

12 (Colored rendering marked A-3.)

13

14 MR. LOPEZ: And for the record, these
15 are the renderings of the project; is that
16 correct?

17 MR. PEREIRAS: That's correct.

18 MR. LOPEZ: Mr. Chewcaskie, the site
19 plan itself, do you want to give it one marking or
20 you want to mark it page by page?

21 MR. CHEWCASKIE: Give it one marking.
22 If that's the overall plan that was submitted, the
23 plan that I have, let's see what's the date on
24 this. It looks as though it was revised on
25 July 15, 2025, am I correct?

1 MR. PEREIRAS: No. Mr. Spatz asked for
2 a revision on November 11th.

3 MR. CHEWCASKIE: All right.

4 MR. LOPEZ: And those are the ones that
5 are on the easel, Mr. Chewcaskie, so we'll mark
6 those A-4.

7

8 (Site plan marked A-4.)

9

10 MR. CHEWCASKIE: I'm sorry, I did read
11 it wrong. It says 11/11. I read the first date,
12 not the second, 11/11. Just mark that as one
13 exhibit, it consists of I believe 11 pages, Z01 to
14 Z11, correct?

15 MR. LOPEZ: Yes, that's correct.

16 MR. PEREIRAS: That's correct.

17 MR. LOPEZ: That will be marked A-4.

18 MR. CHEWCASKIE: Correct.

19 MR. LOPEZ: So, please, Mr. Pereiras,
20 please, starting with the ground floor, please
21 detail what is the on the ground floor and explain
22 generally if there are any differences.

23 MR. PEREIRAS: Starting with sheet Z05,
24 what we did is we put the previously approved site
25 plan on the left-hand side and the proposed site

1 plan on the right-hand side. As you can see here,
2 the previous building was being built to the
3 property line. However, since Peter Street was
4 constructed larger, that property line is now here
5 on the new site plan. This is the City sidewalk
6 and then we'll have our building, meaning we are
7 going to set the building back 8 feet from the
8 property line. And that area is going to be given
9 to the City as an easement. And that's the full
10 length of Peter Street that connects from Hudson
11 to Palisade Avenue.

12 That change of 8 feet dramatically
13 impacted how we could design the building, our
14 flow of traffic, the way parking worked, the way
15 apartment layouts worked. So we really had to
16 work on a complete redesign and redistribution of
17 everything inside.

18 We did maintain the key important
19 aspects of this building. The first of which is
20 that we maintain separate independent entrances to
21 the parking garages. We used the topography
22 between Hudson and Palisade Avenue to keep two
23 independent entrances. So we have two separate
24 parking garages, each coming out to a side, so
25 that we have less traffic. The building traffic

1 is what basically split between the two streets.

2 MR. LOPEZ: And that was the case with
3 the original building also?

4 MR. PEREIRAS: It was the same for the
5 original building. We had to reconfigure the
6 parking spaces and we did something that we do
7 very often here in Union City, which is we created
8 tandem parking spaces. How does that work? Two
9 people per apartment. Now, we have a total of 139
10 parking spaces here, plus a bonus of 14 additional
11 spaces, only 108 apartments. That means that
12 every single apartment has one or two parking
13 spaces, which is very over parked for this area.
14 Most people -- many people don't have cars. Here,
15 we have more than one car per apartment. So
16 people sharing tandem spaces would be the
17 situation in which you have two cars in one
18 household or one apartment. And that's what we
19 created to maintain the same parking count or
20 similar to the same parking count as we had
21 before.

22 On the lowest level, we have mechanicals
23 and parking. On the first level, which is the
24 ground level, it's at street at Hudson and
25 Palisade, we're taking advantage of having Peter

1 Street. We didn't want Peter Street to have this
2 long flat facade with no animation to it. What we
3 did is we took the commercial spaces that we lost
4 along, because of shortening the building, and we
5 put them along Peter Street. So now Peter Street
6 is animated. And you could see it on the
7 rendering, it creates a livelihood to Peter
8 Street.

9 And again the parking configuration is
10 modified. We have our main lobby off of Hudson,
11 just like it was previously and a larger
12 commercial unit on the corner of Hudson and Peter
13 Street.

14 And finally our third parking level,
15 which is also connected from Hudson, it's a ramp
16 going up. That has a duplex commercial space and
17 the lobby allows for two-story space as well. And
18 we have more parking at that level as well for a
19 total of 139 spaces, plus what we get as an EV
20 bonus.

21 And then the apartment layouts above
22 have been completely reconfigured. We eliminated
23 three-bedroom apartments, we added two-bedrooms.
24 We basically came out with less bedrooms than what
25 we had before. Previously, we had a total of 150

1 bedrooms, now we have 148 bedrooms. So the
2 overall density of this building was reduced by
3 this change. One bedrooms, we had 16 previously,
4 now we have 60. Two bedrooms, we had 52
5 previously, now we have 44. And three bedrooms,
6 we had 10 previously, we now we have zero. So our
7 total unit count is 104, but we're actually
8 reduced the density of the building. And that
9 works out because we went one story higher. So we
10 have one story more of apartments. That height
11 doesn't really affect too many things in the
12 neighborhood. We have the Thread right across the
13 street that's a lot taller, so our increased
14 height doesn't affect the neighborhood. Yet we're
15 maintaining the same density of the building,
16 maintaining roughly the same amount of parking.
17 That kind of concludes my testimony.

18 MR. LOPEZ: One question on the issue of
19 parking, is it fair to say that the original
20 building again because it was designed many years
21 ago, made no provision for electric vehicle
22 charging?

23 MR. PEREIRAS: That's correct.

24 MR. LOPEZ: Is that correct?

25 MR. PEREIRAS: That is correct.

1 MR. LOPEZ: So the original building had
2 no charging at all?

3 MR. PEREIRAS: That's correct.

4 MR. LOPEZ: By today's standards, do you
5 think that's appropriate for a building of this
6 nature?

7 MR. PEREIRAS: So right now, we are
8 actually obliged to provide EV charging stations.
9 And as our technology continues to evolve, more
10 and more people are having electrical charging
11 stations, so it's a very important part of this
12 application, too. We're providing 14 additional
13 EV charging stations here and 14 actually counts
14 as double because one station can charge two cars.
15 So we really have the ability for 28 cars in this
16 space.

17 MR. LOPEZ: Anything that really stands
18 out that would make this building drastically
19 different from the prior one in any way?

20 MR. PEREIRAS: No. The density is
21 actually a little bit less, the parking is about
22 the same. The height is one story taller, but we
23 talked about how that doesn't impact the
24 neighborhood in any way. The traffic
25 configuration is the same, so we really were able

1 to work the same building in a tighter site plan,
2 just a little bit taller.

3 MR. LOPEZ: Let's just go into the
4 numbers very briefly. Your plans show that the
5 original square footage for the original site was
6 25,492?

7 MR. PEREIRAS: Correct.

8 MR. LOPEZ: And what is the square
9 footage for the new site?

10 MR. PEREIRAS: So removing the easement
11 portion, our site is reduced to 21,065.55 square
12 feet.

13 MR. LOPEZ: So it's about 4,500 square
14 feet smaller than the original building, is that
15 correct, approximately?

16 MR. PEREIRAS: 3,500 --

17 MR. LOPEZ: I'm sorry.

18 MR. PEREIRAS: 3,500 and change.

19 MR. LOPEZ: And overall, in the overall
20 square footage, taking into consideration all of
21 the floors, what's the difference between one and
22 the other one?

23 MR. PEREIRAS: Very little. So
24 previously we had 140,478 square feet, now we have
25 143,406 square feet. So it's a very de minimus

1 change in --

2 MR. LOPEZ: 4,900 or so?

3 MR. PEREIRAS: Our intention from the
4 beginning was not to ask for more. We wanted to
5 keep what was originally approved. And this is as
6 close to that as we can get.

7 MR. LOPEZ: That's our presentation,
8 ladies and gentlemen of the Board.

9 MR. CHEWCASKIE: So, Manny, just a quick
10 question. The building as proposed does not alter
11 Peter Street in any way, shape, or format than
12 it's presently constructed?

13 MR. PEREIRAS: We're respecting the
14 current sidewalk and streetscape of Peter Street.
15 And I believe we're going to be enhancing it, too,
16 by creating some storefronts along Peter Street.

17 MS. MOREJON: It's a very quiet street.
18 The dog park, that's it.

19 MR. OSEGUERA: Yeah.

20 MR. LOPEZ: That's one of the reasons
21 that the City had indicated to us that they wanted
22 to leave it, they put a dog park across the
23 street. If we tear up Peter Street, it just
24 destroys everything. And it was one of the main
25 reasons as was told to us by the administration

1 that they wanted.

2 CHAIRPERSON VELAZQUEZ: The sewer line
3 connection is going to go in on Hudson or
4 Palisade?

5 MR. PEREIRAS: So it's probably going to
6 go on Hudson, but that's determined by North
7 Hudson Sewer.

8 CHAIRPERSON VELAZQUEZ: Just concerned
9 with the paving, that's all brand new --

10 MR. LOPEZ: It's going to have to be
11 redone.

12 MR. PEREIRAS: And there's money already
13 in escrow in the City's account for repaving that
14 area.

15 MR. LOPEZ: As I indicated to the Board,
16 the permits are already issued. They started work
17 so everything had been paid, the MUA, sewer escrow
18 was in, the COAH was paid, everything was paid.
19 This is basically now on hold, pending just this
20 resolution. And by the way, this is Mr. Hernandez
21 who's the --

22 MR. HERNANDEZ: Nice to meet everybody.
23 Thank you.

24 MR. LOPEZ: The new owner of the
25 property and he's the successor in interest to the

1 plans.

2 MS. MOREJON: Manny, can you show the
3 building with the four floors?

4 MR. PEREIRAS: Right. So these are
5 storefronts across here. So here, you have one
6 story in the corner, tiny storefronts along the
7 side. This is the main entrance to the building.

8 MS. MOREJON: I love the colors,
9 beautiful.

10 MR. PEREIRAS: Thank you.

11 MR. LOPEZ: Show them the other picture
12 also, the last one that you have. That is along
13 Peter Street.

14 MR. PEREIRAS: That's the Thread there,
15 this is Peter Street, this is Palisade Avenue.

16 CHAIRPERSON VELAZQUEZ: So if this --

17 MR. CHEWCASKIE: David Spatz, do you
18 have any questions?

19 CHAIRPERSON VELAZQUEZ: If the project
20 goes forward, how fast is this going to start?

21 MR. LOPEZ: We're actually -- they
22 started basically. They were stopped until we
23 finalized all these things. It's going to go
24 forward as soon as --

25 MR. HERNANDEZ: As soon as possible.

1 MR. PEREIRAS: So our underground,
2 stormwater, retention tanks, all of that, we
3 designed this so that we can keep the same
4 concept. So that's going to start immediately
5 moving forward. Because permits are technically
6 still active, we're going to move forward and just
7 do an update on that. For this actual building
8 and erecting it up, now, Mr. Ricky Hernandez is
9 going to be calling me every day for probably two
10 months for me to put together construction
11 documents. Because now I have to redesign this
12 building and create the construction documents.
13 So it will take a little time for me to do that
14 and get permits.

15 MR. LOPEZ: But the redesign that Manny
16 is talking about is from the ground floor up.
17 Everything, all the prep, all the excavation, all
18 the footings, foundations, all of that is the same
19 design as the original building, except shortened
20 somewhat. So all of that is going forward based
21 on the permits that have already been issued.

22 CHAIRPERSON VELAZQUEZ: I had -- during
23 the summer, if it's possible, a privacy tarp
24 around the whole thing for now? Because during
25 the summer, I must have had the worst

1 conversations with somebody in the prior ownership
2 about the weeds all on Palisade, on Hudson.

3 MR. LOPEZ: So your suggestion is a
4 fence with a tarp covering the fence so we are not
5 looking inside on the construction?

6 CHAIRPERSON VELAZQUEZ: Correct. So on
7 Hudson Avenue, I already saw they're doing some
8 illegal dumping. I don't know if you pass by,
9 right on the corner of Peter Street there. Like I
10 said, I just had problems.

11 I know if the project goes forward, I'm
12 not going to have to worry about weeds and
13 everything in the summer. But that was the proper
14 that I kept having.

15 MR. LOPEZ: That's not a problem. It
16 can be made part of the resolution if need be.

17 CHAIRPERSON VELAZQUEZ: Yes.

18 MR. VALLEJO: Go ahead, Brian.

19 MR. CHEWCASKIE: I was going to see if
20 Dave Spatz had any questions.

21 MR. SPATZ: I don't have any questions,
22 but I'll just note that I submitted a revised
23 report. And the only change in variances relates
24 to the building height. They need a variance in
25 terms of stories and feet, but they are "C"

1 variances that this Board can handle. And the
2 increased height is basically the building has
3 been squeezed to fit on a smaller property, so
4 it's gone up a little taller. But Mr. Pereiras
5 describe the project sufficiently.

6 MR. CHEWCASKIE: But the overall height
7 is 72.4 feet, where 70 feet would be permitted?

8 MR. SPATZ: That is correct. So it is
9 within the "C" variance.

10 MR. CHEWCASKIE: And although the number
11 of stores has increased, the actual height is
12 close to what is required for the area?

13 MR. SPATZ: That is correct.

14 MR. CHEWCASKIE: Okay. Mr. Chairman, I
15 don't know if Board Members have any other
16 questions?

17 CHAIRPERSON VELAZQUEZ: Does any Board
18 Members have any questions on the application?

19 MS. MOREJON: Beautiful building, I love
20 it.

21 CHAIRPERSON VELAZQUEZ: Anybody from the
22 public?

23 MS. MOREJON: Empty lot, we don't want
24 to see it.

25 CHAIRPERSON VELAZQUEZ: Seeing none, I

1 make a motion to approve.

2 MS. MOREJON: Second.

3 MR. LOPEZ: Just Mr. Chewcaskie, at this
4 point, we are approving a modification to an
5 existing -- to a previously approved project; is
6 that correct?

7 MR. CHEWCASKIE: That is correct. The
8 motion is to grant the amendment and modification
9 to the previously approved project, and to grant
10 the variances requested as part of that
11 modification. The conditions are going to be as
12 indicated by Mr. Velazquez, and also that the
13 necessary easements will be granted to the City
14 for whatever property is necessary.

15 MR. LOPEZ: Very good.

16 MR. VALLEJO: I have a motion on the
17 table to approve this application by Mr.
18 Velazquez.

19 MS. MOREJON: Second.

20 MR. VALLEJO: Seconded by Ms. Morejon.
21 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. Morejon.

4 MS. MOREJON: Yes.

5 MR. VALLEJO: Mr. Oseguera.

6 MR. OSEGUERA: Yes.

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

9 MR. LOPEZ: Thank you so much.

10 MR. PEREIRAS: Thank you.

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1 **ADOPTION OF RESOLUTIONS:**

2 1. Resolution to reappoint the Planning Board
3 secretary for the year 2026.

4

5 MR. VALLEJO: We are going to move now
6 to the resolutions. We have two resolutions on
7 tonight's agenda. Resolution appointing the
8 planning board secretary for the year 2026.

9 CHAIRPERSON VELAZQUEZ: I make a motion.

10 MR. VALLEJO: Motion by Mr. Velazquez.

11 MR. GUARENO: Second.

12 MS. MOREJON: Second.

13 MR. VALLEJO: Seconded by Mr. Guareno.

14 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 pass.

1 **ADOPTION OF RESOLUTIONS:**

2 2. Resolution to approve the Planning Board's
3 schedule for the year 2026.

4

5 MR. VALLEJO: Now we're going to
6 resolution number two to approve the planning
7 board schedule for the year 2026. Can I have a
8 motion?

9 CHAIRPERSON VELAZQUEZ: I make a motion.

10 MR. GUARENO: Second.

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

14 CHAIRPERSON VELAZQUEZ: Yes.

15 MR. VALLEJO: Ms. Genao.

16 MS. GENAO: Yes.

17 MR. VALLEJO: Mr. Guareno.

18 MR. GUARENO: Yes.

19 MR. VALLEJO: Ms. Morejon.

20 MS. MOREJON: Yes.

21 MR. VALLEJO: Mr. Oseguera.

22 MR. OSEGUERA: Yes.

23 MR. VALLEJO: Five in favor, motion
24 pass.

25

1 **ADJOURNMENT :**

2
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 CHAIRPERSON VELAZQUEZ: I make a motion.

7 MR. GUARENO: Second.

8 MR. VALLEJO: Motion by Mr. Velazquez,
9 seconded by Mr. Guareno.

10 All in favor?

11 (All Board Members indicate in the
12 affirmative.)

13 MR. VALLEJO: The ayes have it. Let the
14 record show that the meeting has ended.

15 MR. CHEWCASKIE: Good night, all.

16
17 (Whereupon the meeting was adjourned at
18 6:30 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