

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, March 24, 2026
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.

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A P P E A R A N C E S:

SANTO T. ALAMPI, ESQ.
Attorney for Applicant, RMZ Holdings, LLC

I N D E XPAGE

CALL TO ORDER

5

SALUTE TO FLAG

5

ROLL CALL

6

ADOPTION OF MINUTES

7

HEARINGS

RMZ Holdings, LLC

8

ADJOURNMENT

60

I N D E X

RMZ HOLDINGS, LLC
1300 Manhattan Avenue

<u>WITNESS</u>	<u>PAGE</u>
CHRISTIANO PEREIRA	11
ANTHONY KURUS	38

E X H I B I T S

<u>NO.</u>	<u>DOCUMENT</u>	<u>PAGE</u>
A-1	notice of hearing	8
A-2	aerial rendering	12
A-3	colorized plan set	15
A-4	3D rendering	20

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

3 Please take notice that on Tuesday,
4 March 24, 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.

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

23 (The Pledge of Allegiance was recited.)

24 MR. VALLEJO: Thank you.

25

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: Let the record there are five present.

ADOPTION OF MINUTES:

MR. VALLEJO: We're going to regular meeting held on February 24, 2026. Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. VALLEJO: Motion by Mr. Velazquez.

MS. MOREJON: Second.

MR. VALLEJO: 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: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Five in favor, motion pass.

* * * *

HEARINGS/APPLICATIONS:

RMZ HOLDINGS, LLC -

1300 Manhattan Avenue:

MR. VALLEJO: All right, we're going to the first item on tonight's agenda, RMZ Holdings, LLC, 1300 Manhattan Avenue. Mr. Alampi, please.

MR. ALAMPI: Thank you, good evening. For the record, my name is Santo Alampi, I do represent RMZ Holdings, LLC. This is the public hearing on the subdivision and site plan application this evening at 1300 Manhattan Avenue. It is Block 185, Lot 1.01.

Counsel, if we could mark, I have the original notice, I just ask that we do mark them.

(Notice of hearing marked A-1.)

MR. CHEWCASKIE: If you'd like it marked. I've had the opportunity to review the notice, it was emailed to me. And the Board has jurisdiction to consider the application.

MR. ALAMPI: Thank you, Mr. Chewcaskie. So, I'm sure the Board is obviously well aware as the Board has been working diligently on the

1 redevelopment process for this property. It's
2 been about a year, I would say, we did the
3 undertaking of the area in need study. And then
4 obviously the Redevelopment Plan that Mr. Spatz
5 had prepared and was adopted by the governing body
6 back in the late summer, early fall of this year.

7 What we have tonight is the culmination
8 of that hard work by this body and the Board of
9 Commissioners and we're excited to presented the
10 application this evening. It is a 221-unit
11 building with 316 parking spaces. We've managed
12 to comply completely with the Redevelopment Plan
13 in terms of all of the bulk standards.

14 There is a slight subdivision to the
15 property. There is a piece to the north of the
16 site that we are subdividing as permitted under
17 the plan, and those will be left as vacant
18 undeveloped lots for future development. And they
19 will be R-1 and R-2 single family, I believe,
20 structures when, and if, they get developed in the
21 future.

22 The remainder of the lot is where the
23 221-unit building is proposed to go. I'm sure
24 obviously having gone through the process and
25 obviously living within the City, everyone is

1 familiar, I refer to it as a crater. I don't know
2 what everybody else calls it, but this is a very,
3 very interesting build, we're building down, not
4 up. So you come off of Manhattan Ave. and the
5 building actually flows down, which is unique.
6 It's a little different, but given the topography
7 and what's there and trying not to disturb what's
8 there, that's the way the we've gone about
9 designing it. So it may be a little hard to
10 understand possibly in the paper drawings, so we
11 do have some colored exhibits and renderings that
12 we will show to help focus that.

13 But given that there are no variances, I
14 do have a planner here this evening, we had
15 produced a traffic impact study along with our
16 stormwater management and drainage calculations.
17 I do not intend to call our traffic engineer,
18 although he is here, and is prepared if the Board
19 has any questions.

20 I'd like our architect Chris to walk
21 everybody through the building. And then to the
22 extent necessary, I am going to have our civil
23 engineer provide some engineering testimony given
24 the existing condition and the fact that it is
25 essentially vacant and a crater, that testimony is

1 going to be pretty limited.

2 So without further ado, if we can have
3 Chris sworn in and get underway.

4

5 C H R I S T I A N O P E R E I R A, after having
6 been duly sworn or affirmed, did testify as
7 follows:

8

9 MR. PEREIRA: Chris Pereira for the firm
10 of CPA Architecture, we're at 641 Park Avenue in
11 West New York.

12 MR. CHEWCASKIE: Mr. Chairman, Mr.
13 Pereira has testified before this Board before, I
14 think we could accept him as an expert in the
15 field.

16 MR. PEREIRA: My licenses are in good
17 standing.

18 MR. CHEWCASKIE: That was my next
19 question.

20 MR. PEREIRA: Good evening to all. Yes,
21 we do have a term of endearment for the site and
22 we do call it the crater, and maybe because it
23 resembles one. I have a couple of exhibits that I
24 thought was helpful to bring that were not
25 included in your package. One is this just to

1 show the existing conditions. And I chose to do
2 the projector because we can zoom in. You know,
3 it's a large site with different conditions, so we
4 thought it would be an easier way to present it.

5 MR. ALAMPI: So, Chris, I'd like to mark
6 them. It appears that what is on the projector is
7 the same as the easel to its immediate right?

8 MR. PEREIRA: Correct, yes.

9 MR. ALAMPI: So why don't we mark the
10 easel as A-2 and we'll mark the second easel A-3
11 for purposes of the record with today's date. If
12 that is acceptable to counsel?

13

14 (Aerial rendering marked A-2.)

15

16 MR. CHEWCASKIE: If you may, Chris, what
17 we've just marked as A-2, if you could identify
18 the drawing, what it's called and when it was
19 prepared?

20 MR. PEREIRA: Sure. So A-2 for the
21 record is an aerial image of the site that
22 properly shows aerial conditions from the top and
23 some bird eye view sights of the site so we can
24 better understand what the conditions are.

25 MR. CHEWCASKIE: And what's the date on

1 that?

2 MR. PEREIRA: The date is 3/23/26. So
3 the site plan, again, looking from an aerial image
4 you see here, the site is this section that is
5 highlighted. And when I say this section, the
6 site really encompasses a much larger parcel.
7 This is the area that we're allowed to build
8 within the site. So that is the area that we'll
9 be focusing the presentation tonight.

10 The other views on the page show
11 different view points of the site. So I believe
12 you're all very familiar with the site. This
13 being Manhattan Avenue, the road going up. This
14 is the retaining wall in which the plan states
15 that we're -- the building shall remain below this
16 line. And that's how we've designed this
17 building.

18 And as described by Mr. Alampi, we've
19 essentially to build the building that goes up
20 slightly from Manhattan Avenue, but most of the
21 building goes down from that road. So it's a very
22 peculiar condition and you will see on the
23 cross-sections and the plans how that resolves.

24 A lot of the site has been blasted many
25 years ago and it set there in this condition, some

1 foundations were started. A lot of the site has
2 been blasted, but not removed. So our intent with
3 this was to use as much as we could of the
4 existing conditions of the site, finish excavating
5 and be able to build on what has already be
6 blasted. These are the view points of the site.
7 Again, Manhattan Avenue. This section is the
8 upper or the upper sections of the site, this is
9 where we access our parking. And the building
10 develops essentially following this curve, you can
11 see there's a road here. That's the limit of the
12 line I showed on the first image.

13 This is -- so I will transition now to
14 what was submitted to the Board and I do have one
15 more exhibit, when I get to it, I'll mention that
16 as an additional exhibit and we can discuss that
17 and mark it as well.

18 MR. ALAMPI: So, Chris, for the record
19 this is not A-3, this is a submitted rendering
20 that was with the architectural drawings?

21 MR. PEREIRA: Correct. This is the same
22 plans that were submitted to the Board, although
23 see the Board received plans in black and white.
24 So this is a colored version of it, so if you want
25 to --

1 MR. ALAMPI: I do. Let's mark it as
2 A-3. It's a colored rendering of sheet T-100,
3 which was submitted with your entire architectural
4 set. If you can give us the date please?

5 MR. PEREIRA: That's A-3.

6 MR. ALAMPI: What's the date, please?

7 MR. PEREIRA: The date of this 12/10/25
8 and no revisions to this set.

9 MR. ALAMPI: Thank you.

10

11 (Colorized plan set marked A-3.)

12

13 MR. PEREIRA: So giving you some data on
14 the building. As mentioned by Mr. Alampi, this is
15 a building that houses 221 units. To break it
16 down, we have a variety of unit types, to break it
17 down into studios, ones, twos and threes, we have
18 29 studios, 122 one-bedrooms, 61 two-bedrooms and
19 9 three-bedroom units for that total of 221.

20 The Redevelopment Plan requires us to
21 provide one parking space for every bedroom. So
22 when we do the math, the requirement there would
23 be 300 parking spaces. We are providing 316, so
24 we're providing 16 extra spaces than what's
25 required by the Redevelopment Plan.

1 Amongst other things, and I'll go
2 through the site plans and the floor plans, we
3 have a ton of amenities for this building. As you
4 can see from the initial image, it's a building
5 that's, you know, difficult to construct and we're
6 going to look at -- I want to keep in mind that
7 one picture where the site slopes down and we have
8 that big cliff. That should be the image in your
9 mind on how we start describing the building from
10 the top floor down.

11 One of the things I'd like to mention is
12 amongst the amenities, we have a lot of outdoor
13 amenities. We have about 18,000 square feet of
14 outdoor roof decks or -- there's a pool here,
15 there's a pool deck. There's some outdoor spaces
16 for a gourmet kitchen. So we have a lot of
17 amenities for the building tenants on the outside
18 as well as indoor amenities, which are about
19 another 16,500 square feet of amenities.

20 So we have a lot of amenities, you see
21 some of those here, there's a roof deck on the
22 upper section of the building. And you will see
23 some of the other ones as we flip through the
24 images. I think the other noteworthy item to
25 remember is we have some bicycle storage spaces.

1 We have about 84 bicycle spaces that are located
2 in the garage, there's some outdoor racks for
3 bikes for deliveries, there's a lot of deliveries
4 for food and Uber and so on and so forth. And you
5 can see how we resolved access to the building
6 both for vehicular and pedestrian. This is --

7 MR. ALAMPI: So, Chris, if you could go
8 back to the other sheet. So the top photo or
9 rendering is from the Weehawken, Hoboken, looking
10 back up towards Manhattan Ave.; is that correct?

11 MR. PEREIRA: That's correct.

12 MR. ALAMPI: And the bottom rendering is
13 from Manhattan Avenue, you can see you're looking
14 down into the --

15 MR. PEREIRA: Edge of the cliff, down
16 the crater.

17 So this is Manhattan Avenue, this is the
18 top of the wall. So you're top of the wall,
19 Manhattan below it. And then the edge of the
20 cliff going down as the building develops through
21 the site.

22 This is our T-101 sheet, again part of
23 A-3. I'm not going to say that every time, I'll
24 mention next time we have an exhibit that was not
25 included. So here, we have a few other views of

1 the building. So, again, this is that same view
2 that we saw on the first image, you know, this is
3 the site developing up. And the building steps up
4 to meet the grade and the different grades that we
5 have on the site. What you see here is a number
6 of balconies facing New York City. We have this
7 beautiful accent archways that define the building
8 that we're proposing some very elegant
9 illumination for the nighttime, just to kind of
10 set the building tone, and that carries through
11 the whole building on both sides.

12 And as you see this up here, this is the
13 main entrance lobby. So unlike most buildings,
14 you arrive on the top floor and then you make your
15 way down. So it's such a great experience because
16 you arrive, you go through the lobby and you're
17 immediately greeted with the view of New York City
18 past the lobby and then you take the elevators, go
19 down to the apartments. So it's a little
20 different, but this is our main lobby over there.

21 What you see here on this side is the
22 view from Manhattan Avenue. So this is Manhattan
23 Avenue, this is where that fence is now, there's a
24 fence with protection, then you have the edge of
25 the cliff. I took the fence out for the

1 renderings, but that will remain for security
2 purposes of course. But this you see how the
3 building develops along. So at the lowest part of
4 Manhattan Avenue, you really perceive a four-story
5 building, that's how you perceive that. As you go
6 up, you perceive that as a one-story building, as
7 you get up there. And, again, the top of the
8 building here -- I'm sorry, this cord keeps
9 breaking up. The top of the building never
10 surpasses the top of that wall, which was a big
11 requirement and I think really the guiding line of
12 how to design and how to approach the site.

13 You can see we did propose a lot of
14 balconies because again the view is incredible and
15 you can see all the views. This view of the
16 bottom of this page being a continuation, so this
17 is that same lobby that we have up there. So you
18 see here a little bit of pool deck, I'll show you
19 that in a little bit. This is the entrance from
20 Manhattan Avenue, where again the building here is
21 perceived as a one-story, the pool is behind. So
22 as you drive down Manhattan Avenue, all you see is
23 the beautiful archway, a nice little sign saying
24 this is the building. And then you go in and then
25 I'll show you how the building develops.

1 This is our next exhibit, which I have
2 here. We might mark it?

3 MR. ALAMPI: So we're up to A-4. Chris,
4 when you go back to A-3, let's just identify
5 whatever the page is.

6
7 (3D rendering marked A-4.)

8
9 MR. PEREIRA: Page T-101.

10 MR. ALAMPI: So that what was just
11 testified to, now you're introducing A-4?

12 MR. PEREIRA: Correct. This is A-4 and
13 we call this sheet Exhibit 102 and we thought it
14 was important to show this image because --

15 MR. CHEWCASKIE: Chris, what's the date
16 on that?

17 MR. PEREIRA: Same date, 3/23/26 as the
18 other exhibit.

19 MR. ALAMPI: And what is it?

20 MR. PEREIRA: This is a rendering
21 looking -- it's a three dimensional rendering
22 looking down at the building from the Manhattan
23 Avenue side, looking down towards the east. And
24 the lower image is a further out view of Manhattan
25 Avenue with Manhattan Avenue on the left and the

1 building on the right so you can better understand
2 the relationship of both things.

3 I'll zoom in on the top floor here, on
4 the top view. So what you see here is we enter
5 the garage on the left side of the image and then
6 we ride down. There's a drop off area, this is
7 the main lobby that we saw from the other images
8 that I showed you.

9 So as you go through here, this is where
10 the main lobby is overlooking Manhattan. What you
11 see on the bottom right side of the image is the
12 bottom of the crater. So this is the cliff,
13 Manhattan Avenue would be at the bottom of the
14 image here. And then this is that space that
15 we're calling a Zen garden. We took the
16 opportunity to make something beautiful out of it.
17 So we have this beautiful rock that's coming down
18 and we raised the bottom a little bit. And this
19 just so happens to have great afternoon sunlight
20 because of the orientation. So all these units
21 here also are provided with a lot of glazing, a
22 lot of balconies as you see here. Then at the
23 bottom, we have this beautiful Zen garden that
24 services as an additional amenity beyond the other
25 two that I showed you earlier.

1 The bottom image here once again, just
2 showing the relationship of Manhattan Avenue going
3 up and you can see how that changes, that four
4 stories at this point. And as Manhattan Avenue
5 develops up and you enter the building at that top
6 section and access the parking lot.

7 This is the one of the roof gardens --
8 roof decks that we discussed overlooking the city
9 and the other one is behind here. So I started
10 with the images because if I go straight to the
11 plans, it's so confusing. We start from the top,
12 so I wanted to give you an overall. So I'll go
13 back to my plans now, this is A-3 and I'll just
14 start going through the building, as I mentioned,
15 from the top floor down.

16 MR. ALAMPI: This is A-3, what sheet?

17 MR. PEREIRA: This is A-3, sheet A-100.
18 What I have here on the bottom right on your
19 sheets, you see there's a little tag. What we
20 decided to do is as we have the drawings, we're
21 showing in the cross section of the building,
22 which floor we're showing, so you understand which
23 floor it is. There's a little triangle there and
24 it shows the very topmost floor.

25 Here's what we have here. One enters

1 the building with a car, a vehicular or pedestrian
2 egress, into the building. You have a landing,
3 then you slope down. And this is a parking garage
4 as you would find a parking garage anywhere, just
5 like the one I parked here for the school. As you
6 ramp, you're parking. So this ramps down and this
7 is where you have a beautiful port cochere area,
8 you have a drop off. Cars can turn around and
9 drop off and exit out of the building. If you
10 live in the building, you see on the next floor,
11 you continue down and you park.

12 On this upper level, we have the pool
13 deck that you saw some images before, some other
14 amenities, a gym, also some lounge spaces, co-work
15 spaces, club rooms. And then you have the open
16 space to the lobby below. And then here, we have
17 some units that are located on this floor. We
18 also have all the way at the end here a kids room.

19 This is sheet A-101. And what we have
20 here is the floor that you enter into the lobby.
21 So this is the lobby level, that's the second
22 floor from the top down. This is the port cochere
23 I referred to you enter. This is the main lobby,
24 reception. You have the mail room, you have a
25 package room on the side here. We like organizing

1 the package room so it's on its own separate
2 space. And then we have additional co-work areas
3 and we have some bicycle parking that's located
4 outside and inside the building.

5 And then what you see on the left side,
6 you almost have a break in the building. This
7 line you see here, you see as the building
8 develops down, the parking resolves on the right
9 side and it stops at some point. On the left side
10 of this line, you're going to see pretty much the
11 same typical floor. So this is our, you know,
12 standard units. And you see anything that's
13 yellowish color is one-bedroom, the two-bedrooms
14 are bluish, light blue or the dark blue, and the
15 orange colors are the three-bedrooms. So the
16 corner there and the other ones here on the side.

17 This is our sheet A-102. And, again, so
18 just to clarify, this is the parking again. So as
19 you enter the garage, you keep driving down so you
20 access the other parking spaces. And what you
21 have here, for a certain period of time, as the
22 site is sloping, we have some units flanking and
23 covering the garage. So when we saw the first
24 image, that you saw the building from the
25 Manhattan side or Weehawken side, you didn't see

1 any parking garage. That's because the building
2 has a single loaded corridor here and hides that
3 from that viewpoint. And from the Manhattan side,
4 you don't see anything because it's below grade.
5 And that's essentially all the units. And then
6 this becomes very typical -- this floor is
7 important for us to mention. This is the third
8 floor top down. This is an area where along
9 Manhattan Avenue, we reach a point that we're able
10 to provide a loading and unloading space. For
11 building design, it's very important for us to
12 have move in/move out, as well as garbage
13 collection, which by way, garbage here goes down,
14 just like sewer. Garbage goes down, we have a
15 separate elevator to take the garbage out, bring
16 it up for collection, right, because everybody is
17 throwing to a chute, it goes down, it gets
18 compacted, goes into a bin. And then we have a
19 separate elevator for that to operate. I know
20 garbage always becomes a question, so I like to
21 mention that. So that's the elevator I just
22 mentioned.

23 So you see on the last floor below,
24 there's a storage room there. The garbage goes up
25 for storage and we have some storage here for

1 recycles. So a garbage truck will essentially
2 come from in from Manhattan Avenue and drive into
3 the loading space. And the move in and move outs
4 will also be done through that space. So you have
5 a box truck, somebody moving in, they'll pull in,
6 they will use that elevator to move in and move
7 out. The rest of the floor plan is essentially
8 with discussed before with the apartments.

9 So now we're four floors below the top
10 floor. So you can see the same happens, you can
11 see the building starts slowly shrinking here. So
12 the grade reached the point that we shrink the
13 building a little. As I go through, you can see
14 the parking garage now eventually stops, and the
15 building starts shrinking meeting the grade. I'm
16 going to go through, this is the level three, this
17 is level four. You can see again another step, no
18 more garage, right, garage stops. This is all now
19 unexcavated, this is the bottom of the rock. So
20 that's why we didn't continue the parking. Plus
21 we had excessive parking.

22 And then the building starts stepping
23 down, just like a foundation that steps down on
24 the slope, we're stepping the building. So you
25 can see this is the fifth and sixth floors. And

1 finally we get to the -- this is the eighth floor,
2 this is the floor -- almost the lowest floor. I
3 stop here, just to mention too things. We have
4 two means of egress, the stairs. We have the
5 elevator for move in and move out. At the bottom
6 here, we have three bedroom unit. The floor below
7 that one, the rock -- not the rock, the
8 unexcavated site didn't allow us to have windows
9 here and we didn't want to disturb any of that, so
10 this apartment becomes a movie screen space for
11 the tenants. And at the bottom here, the same
12 condition happens. And we have a corridor leading
13 people out from that stair and we have some tenant
14 storage here.

15 And this is our Zen garden there, you
16 know, in between the rock as the rock is sloping
17 up. You saw the view. When you look in plan, it
18 looks so small, but you saw it, it slopes up, has
19 a beautiful sun exposure. It will be a beautiful
20 space.

21 And I'm going to go all the way back up
22 to the roof plan, we should have started with
23 that, but we thought it was too confusing. This
24 is the one large roof deck that you saw. We have
25 a few images in the first initial images that you

1 saw here, looking back on A-4, that's this roof
2 plan. And then this is the roof deck, which you
3 don't see on the image here, but I'll show you a
4 couple other images.

5 Unit plans, I'm not going to spend a lot
6 of time describing them, but the units are very
7 spacious, we designed beautiful units that will
8 support the clientele. I gave you the mix, the
9 building is heavy on studios and ones. We have 61
10 twos and nine three-bedrooms out of the 221. And
11 the units, you can see the two-bedrooms, you know,
12 it's a beautiful unit, kitchen, dining, living
13 room, two bedrooms, two bathrooms. We have some
14 work from home spaces, both on the one-bedrooms
15 and the two-bedrooms. And we do have a few
16 studios, as you see up here, that found its way
17 into the plan in the back.

18 So this is the -- I think this is the
19 telling images about what the building is doing
20 with the site. This is Manhattan Avenue, it's the
21 flat area, then you can see how the rock slopes
22 and how we cut sections in different places of the
23 building and where we stop the slope. So some of
24 the areas as you saw there are not residential
25 units, they are storage or other things. So you

1 can see how the slope comes in and we stop that.
2 Essentially the back of the building here is a
3 retaining wall. And then the balance of the
4 building develops along in the background.

5 Then you have other images like the one
6 up top here, schematic section B, where we have
7 the same condition, it slopes, we have a little
8 retaining wall. And then we collecting all the
9 rock and debris and protecting those windows so
10 that we can develop the building as presented.

11 This is the elevation I think that's
12 really the most telling image we have on the
13 presentation. This line you see up here, the gray
14 line, that's the top of that wall on Manhattan
15 Avenue. That was the test, right, design a
16 building below that. And I think this image makes
17 it clear so everything develops below that point.

18 This elevation here is essentially
19 Manhattan Avenue. And it slopes all the way to
20 that point, the four stories that I mentioned to
21 you. So this is a clear shot and it shows you the
22 building above. We're not impeding any views,
23 everything that happens with this building is
24 below that line.

25 MR. CHEWCASKIE: Chris, what's the

1 designation of that drawing?

2 MR. PEREIRA: This current sheet on the
3 set that was filed, A-200. It's part of the set
4 A-3. I have a few elevations and it's hard to
5 show elevations of the building, but this would be
6 a section, but also an elevation from that
7 courtyard between the cliff and Manhattan Avenue
8 and the building. So that's our Zen garden that I
9 kept mentioning and these are a cross section
10 through the parking garage, you can see how that
11 develops. This is the entrance portico, as you
12 may remember from the first image, that's where
13 you drive in. And these are your parking spaces
14 below, so just to connect everything at this
15 point.

16 And this is a cross section again,
17 Manhattan Avenue, we drove in here, you park
18 below. This is our swimming pool and the building
19 develops below. We do have some signage and we've
20 tried showing some of the signage throughout the
21 presentation and the renderings. We do have some
22 signage on the port cochere, let me actually go
23 back to the first images because it will be the
24 easiest way for me to show you those. I'm sorry,
25 it's such a large set.

1 Okay, in terms of signage. We have a
2 sign you see here on Manhattan Avenue, very clean.
3 This is the exit stair from the upper level, so
4 we're cladding that with a nice element with some
5 very cool louvers, we have a sign there. Along
6 Manhattan Avenue, just to continue, we have
7 another sign at the entrance of the parking area.
8 And on the Weehawken side, we have a sign that
9 faces Weehawken that would be, you know, at times
10 at night illuminated so that we can -- somebody
11 that's navigating that side can see what's that
12 building and get a name and understand what we're
13 doing here. These are the three signs really and
14 then the only other sign we have is really
15 interior to the building, which is a sign
16 indicating parking. So that's the signage we're
17 proposing at this point.

18 MR. ALAMPI: And, Chris, that's not for
19 verbiage, it's just to give size and scale and of
20 course within the Redevelopment Plan, it lays out
21 number of signs, size of signs and all these
22 conform?

23 MR. PEREIRA: We more than conform. I
24 think it allows 10 percent of the area of the
25 facade and we're way below that and the sign

1 dimensions are shown here for -- and we have a
2 table indicating the total square footage, it's
3 only 192 square feet, for a building of this size,
4 it's very minimal.

5 The other items we have on the page just
6 to finish testimony, is the charging spaces for
7 EVs, which I should have mentioned that they're
8 located -- we tried to locate the EVs as high as
9 we can in the parking garage, just because you
10 know, building -- fire departments have been
11 asking us to do that. Although there's ways to
12 fight that, that's what we've been doing. And the
13 bicycle storage, equipment that services the
14 building. And I think that's it.

15 I'd really like to end with this image.
16 And just again, it's a difficult building to
17 understand. I hope I could bring some clarity
18 from looking at plans and how this works, but we
19 really spent a lot of time, you know, with the
20 planners and with the Redevelopment Plan and with
21 our civil engineers and our geotech engineers and
22 our planners to design something that met the
23 requirements, but also you know minimized any
24 additional or further modifications to the site as
25 it exists, except for removing some of what hasn't

1 been removed and really trying to use the site to
2 the best we could.

3 MR. ALAMPI: And, Chris, could you just
4 confirm that obviously all the outdoor space
5 that's provided up on the roof, whether it be the
6 pool deck or other outdoor amenity space, there
7 will be barriers so nobody gets close to the edge
8 and is able to fall or jump off the building?

9 MR. PEREIRA: Absolutely, yes. We have
10 rails throughout, you know, anything that has a
11 balcony, we have rails throughout. All the
12 balconies on the individual units have rails as
13 well. The building would meet every code and it's
14 a high-rise, even though it's going down, but it's
15 a high-rise.

16 MR. CHEWCASKIE: Anything further,
17 Santo?

18 MR. ALAMPI: Counsel, I could do this
19 all night.

20 MR. CHEWCASKIE: We know that.

21 MR. ALAMPI: But I think the building
22 speaks for itself. If the Board has questions,
23 we're happy to answer.

24 MR. CHEWCASKIE: Does any Board Member
25 have questions for Mr. Pereira?

1 MR. OSEGUERA: I've got a couple
2 questions. Being familiar with the area on
3 Manhattan, it's a pretty dark area, especially at
4 night, what are the plans for street parking? I
5 know that at certain times of night that could be
6 popular for kids or people who don't want to draw
7 attention to themselves to scurry themselves away.
8 And I'm sure you're not going to want to have that
9 once we have this high-rise there. So what is the
10 provision for street lighting in that area?

11 MR. ALAMPI: So I believe that our civil
12 engineer maybe can touch upon it. Manhattan
13 Avenue is a county road, so we have to go to
14 Hudson County and comply with whatever their
15 requirements are or conditions are with respect to
16 additional lighting along Manhattan Avenue. I do
17 have to put street trees in along Manhattan Avenue
18 there, which we're complying with. The building
19 is going to be pretty illuminated, right, Chris?

20 MR. PEREIRA: Yes.

21 MR. ALAMPI: But in terms of additional
22 streetscape lighting on Manhattan Avenue, that's
23 going to be controlled by the County.

24 MR. OSEGUERA: I also have a question
25 regarding whether and the site itself, you guys

1 refer to it as a crater, amicably, and you know
2 there's a lot of rain, there's a lot of water that
3 comes into the area and I wonder about the
4 soundness of the building and could you touch
5 upon, you know, are there any concerns
6 structurally if there are rock slides or trees
7 falling? Has that concern even come into the
8 picture? Is that anything that you guys have
9 accounted for?

10 MR. ALAMPI: That is absolutely
11 something that the civil engineer will talk about.

12 MR. OSEGUERA: Great, thank you.

13 MR. CHEWCASKIE: Anyone else?

14 I just have a few. Chris, you had a
15 total number of parking spaces, 316 is the actual
16 total or is that with EV credits?

17 MR. PEREIRA: That's the actual total,
18 not with EV credits.

19 MR. CHEWCASKIE: The other question is
20 that -- more of a statement but that you would
21 agree with me, this is a nine story building in
22 reverse?

23 MR. PEREIRA: Yes, I guess that's what
24 you call it.

25 MR. CHEWCASKIE: Right. And then with

1 respect, there's an existing retaining wall along
2 Manhattan Avenue, the highest part of this
3 building does not exceed the height of that
4 retaining wall?

5 MR. PEREIRA: That's correct.

6 MR. CHEWCASKIE: In addition, as you
7 went down in the building, there were various
8 sections of the parking garage that were adjacent
9 to residential units. I assume at every level
10 where the parking is, you can go into -- there's
11 an area where you can enter where the units are?

12 MR. PEREIRA: Yes, yes, absolutely. So
13 as we go through these, the parking garage is
14 here. You can exit the parking garage and enter
15 the building to have access to the elevators, so
16 we have that exit. Because this is a different
17 elevation, you can enter the stair and go down
18 half a level to access the lower level or up half
19 a level. You can also exit the garages through
20 that second --

21 MR. CHEWCASKIE: That's the best drawing
22 to have up. Let me ask you the other question.
23 Has the applicant determined that it would be
24 assigning spaces based upon location of units or
25 that hasn't been determined yet?

1 MR. PEREIRA: Yeah, I mean --

2 MR. ALAMPI: We haven't determined that.
3 But that's usually how we do it, based on the
4 levels, and how a building like this, where you
5 can access potentially your unit.

6 MR. CHEWCASKIE: Just making an
7 assumption, if I'm on the fourth level down,
8 that's where I want to park.

9 MR. PEREIRA: Yeah. And then there are
10 five levels more and at that point, you're taking
11 an elevator. But, yes, I mean we made it -- if
12 you really think, it's a short walk to the main
13 elevator and that's the vertical circulation, the
14 set of elevators. But, yeah, management will
15 confirm.

16 MR. CHEWCASKIE: Also on the drawing you
17 have up now, you mentioned I guess the driveway,
18 which pretty much is going to serve as the loading
19 zone for garbage, et cetera. Is that a new
20 driveway along Manhattan Avenue?

21 MR. PEREIRA: That is a new driveway
22 along Manhattan Avenue.

23 MR. CHEWCASKIE: Okay. Let me see if I
24 had anything else. That's all I have, Mr.
25 Chairman.

1 CHAIRPERSON VELAZQUEZ: Will this
2 building have 24-hour security, a door person?

3 MR. PEREIRA: Yes, it will. And you're
4 going have a front desk, a concierge, so there
5 will be a 24-hour.

6 CHAIRPERSON VELAZQUEZ: Because I know a
7 lot of buildings are developing this robotic
8 doorman and all that virtual doorman. The size of
9 the building would need something like that.

10 MR. PEREIRA: And, Mr. Chewcaskie, just
11 to make a correction, so it's not a nine, it's a
12 ten story inverted. And there is a small section
13 of the building that has lofts, so it makes it for
14 an 11 partial story, but it's -- again everything
15 is developed below that wall on Manhattan Ave.

16 MR. CHEWCASKIE: Thanks, Chris.

17 MR. PEREIRA: No problem.

18 MR. CHEWCASKIE: I mean we'll open to
19 the public at the end, Santo. You want to
20 continue with Mr. Kurus.

21 MR. ALAMPI: Let's have Mr. Kurus sworn.

22

23 A N T H O N Y K U R U S, after having been duly
24 sworn or affirmed, did testify as follows:

25

1 MR. KURUS: Anthony Kurus, K-U-R-U-S.
2 Business address, Neglia Group, 34 Park Avenue,
3 Lyndhurst, licensed professional engineer in the
4 State of New Jersey.

5 MR. CHEWCASKIE: And, Santo, I don't
6 know if Anthony's been in front of this Board, so
7 maybe just briefly the benefit of his education
8 and experience.

9 MR. ALAMPI: Anthony, please.

10 MR. KURUS: Sure. As I stated, I'm a
11 licensed professional engineer in the State of New
12 Jersey, I've been practicing site engineering for
13 the past 26 years. I've appeared before numerous
14 boards throughout New Jersey. This is my first
15 time in Union City. I serve as the Borough
16 engineer for the Borough of Woodcliff Lake as well
17 as the Township of South Hackensack. I served as
18 planning board and zoning board engineer in the
19 City of Clifton, Borough of Lodi, Township of
20 Saddle Brook, as well as other boards.

21 MR. CHEWCASKIE: That's enough. Mr.
22 Chairman, I'm familiar with Mr. Kurus, his
23 qualifications. I would recommend you accept him
24 as an expert in the field of civil engineering.

25 CHAIRPERSON VELAZQUEZ: Okay.

1 MR. CHEWCASKIE: Thank you, Anthony.

2 MR. ALAMPI: Anthony, why don't we jump
3 right in. Obviously, if you could just layout the
4 site, but I'd like to start just to knock it right
5 off, the subdivision. And then let's get into the
6 civil engineering of this site and addressing
7 those Board questions that were posed.

8 MR. KURUS: Sure. So this sheet is the
9 minor subdivision plan that was part of the
10 submitted drawings, it's sheet 1.00 dated
11 January 21, 2026, prepared by Neglia Group.

12 I'll talk about the existing conditions
13 because it's also shown on the subdivision plan.
14 As you saw already the aerials presented by Chris,
15 property is located at 1300 Manhattan Avenue.
16 We're bounded by Manhattan Avenue on the west
17 side. The existing slope is on the east side of
18 the property, on the bottom of the page. The
19 property is known as Block 185, Lot 1.01. As you
20 heard, the property is currently vacant. Part of
21 the site has been disturbed and prepared for the
22 prior project that was since stopped.

23 The plan shows the approximate limit of
24 disturbance line that we're proposing the
25 development to fit within to. Again, the

1 topography slopes from east side Manhattan Avenue
2 to the west, down to the municipal border of Union
3 City and Hoboken. Grades within the project site,
4 we're up at elevation 185 at the northwest corner
5 on Manhattan Avenue. Manhattan Avenue slopes to
6 the south down to approximately elevation 148 at
7 the southwest corner. And then from Manhattan
8 Avenue, down the slope towards the Union City and
9 Hoboken border, we have elevations down at
10 elevation 5 at West 19th Street in Weehawken.

11 So with respect to the proposed
12 subdivision, we're proposing a minor subdivision
13 to create the main development parcel, which on
14 this plan, we're calling it lot 1.011. That
15 parcel will contain 4.7 acres total, which is in
16 compliance with the requirements for the
17 Redevelopment Plan. The minimum lot area for that
18 main development parcel is 4 acres, we're creating
19 a 4.7-acre parcel. The other piece of the minor
20 subdivision is the creation of the two single
21 family development lots, which are shown on the
22 right side of the page. This is proposed Lot
23 1.012 and proposed Lot 1.013, both of these
24 parcels are 25 feet wide, approximately 150 feet
25 deep, that would allow for the placement of two

1 single family dwellings, also in compliance with
2 the Redevelopment Plan.

3 There's a blowup of the single family
4 lots on the top left of the page. The two zoning
5 tables showing that the proposed subdivision would
6 be in compliance with the requirements of the
7 Redevelopment Plan.

8 MR. ALAMPI: Thank you, Anthony.

9 Let's move into some civil engineering
10 of the site itself. And really, Anthony, if you
11 could talk about, I know we've been in contact
12 with North Hudson for the sewer and also we've
13 submitted drainage calcs and stormwater calcs. I
14 don't need you to go through them, but if you
15 could talk about them.

16 MR. KURUS: Sure. So I'll refer to
17 the -- I'll start with the site plan, just to go
18 over quickly. I know we heard a lot about the
19 site plan from Chris's testimony, I'll talk about
20 the general setbacks. We comply with the setbacks
21 of the Redevelopment Plan. We're proposing a
22 front yard setback to Manhattan Avenue of 1.7
23 feet, where a zero-foot setback is permitted.
24 Side yard setback, we've got 25 feet to the north
25 side, which is to that -- the limit of the first

1 single family lot, 25 feet is being provided where
2 10 foot is the minimum required, so we comply. On
3 the south side, we're proposing a side yard
4 setback of 189.9 feet, where 100 feet is
5 permitted, so we comply there. And then rear
6 yard, we're proposing a minimum 117.5 foot rear
7 yard setback, where 50 feet is the minimum
8 required per the Redevelopment Plan. So we comply
9 with all the setback requirements per the
10 Redevelopment Plan.

11 Also on the site plan, with respect to
12 access, there was a question about is the loading
13 driveway proposed. Yes, that's in the middle of
14 the page that service driveway, somewhat in the
15 middle of the proposed property frontage will be a
16 new service driveway to provide the loading and
17 unloading for the trash and recycling, as well as
18 move in.

19 The main access driveway to the parking
20 structure is going to be on the north portion of
21 the property, that's both an ingress and egress
22 driveway, new driveway connection to Manhattan
23 Avenue, with a new curb cut that will provide
24 access to the parking structure that was described
25 in detail by Chris.

1 With respect to grading and drainage,
2 I'll just put up the drainage plan also from the
3 submitted drawing set, that's sheet C-5, that's
4 the drainage plan. With respect to stormwater,
5 we've designed the project to comply with the City
6 ordinance requirements for stormwater as well as
7 the North Hudson Sewerage Authority requirements.

8 We're proposing a storm drainage tank to
9 be able to store stormwater from roof areas and
10 release it slowly back into the existing storm
11 drain within Manhattan Avenue. In addition to
12 that tank, which is a requirement of the North
13 Hudson Sewerage Authority, they have specific
14 requirements with respect to the amount of volume
15 that you have to store within your property. We
16 have reached out to them to get their
17 requirements, that's how we've prepared the design
18 that we're showing on the plan tonight.

19 In addition to that stormwater storage
20 tank, there's an overflow drainage system that any
21 overflows would be conveyed via stormwater piping
22 down to the down slope on to the eastern border to
23 a proposed bioretention basin.

24 If anyone has been to the site, there
25 is -- there's the makings of what wants to be a

1 bioretention basin on that portion of the
2 property. The proposed plan is to clean that up,
3 construct a -- reconstruct it into a proposed
4 bioretention basin to handle the overflows from
5 the tank, as well as the flow of stormwater coming
6 off the existing slope. I don't think there's
7 anything else with respect to drainage. I think
8 that's it with drainage.

9 I guess the next sheet I'll put up, site
10 utility plan, which is sheet C-6 of the submitted
11 drawing set. New utility connections will be
12 proposed for the building for proposed water,
13 telephone, electric and gas, which would be
14 coordinated with the governing utility
15 authorities. Sanitary sewer, as Chris had
16 mentioned, we're going to be running the sanitary
17 sewer down slope, generally utilizing what was
18 previously a construction access. We're proposing
19 to follow that path of the prior construction
20 access with the sanitary sewer down slope
21 downgrade to be able to connect into the existing
22 North Hudson Sewerage Authority sanitary sewer on
23 the easterly border of the property.

24 Next sheet of our set is the landscape
25 and lighting plan, which is sheet C-7 of the

1 submitted drawing set. New curb and sidewalk is
2 proposed along the property frontage to be able to
3 improve the streetscape along the property
4 frontage. We have new shade trees proposed within
5 the -- on the north side in front of the parking
6 structure, that area will be filled and leveled
7 with the building to be able create that
8 streetscape. On the south side, that's where the
9 existing rock slope is being maintained, so
10 there's no plantings on the south end. The
11 plantings and the streetscape are focused on the
12 north end of the property.

13 And then with respect to site lighting,
14 there will be decorative wall mounted lighting as
15 well as some pole mounted lighting within the
16 level two parking area to be able to adequately
17 illuminate the pedestrian and vehicular areas.

18 I know we had the question come up
19 about, I guess, additional street lighting. As
20 was stated, that would need to be reviewed with
21 Hudson County. I know there is some existing
22 lighting, but I think that's something that we can
23 review.

24 MR. ALAMPI: Anthony, I think it's clear
25 that it's an issue in terms of what's going on,

1 but in terms of the building lighting and the
2 building lighting throwing off onto Manhattan
3 Avenue, do you have any opinion as to what's being
4 proposed on the building and how that's going to
5 generally illuminate both Manhattan Ave. as well
6 as the site? I mean right now, it's a dark hole,
7 so I would imagine the building lighting is going
8 to make the area brighter?

9 MR. KURUS: Absolutely. It's definitely
10 going to improve the lighting of this area.

11 MR. ALAMPI: And then you had mentioned
12 North Hudson Sewer Authority, you mentioned it in
13 various different forms, specifically with respect
14 to the calculations that you were looking to
15 provide in terms of volume; is that correct?

16 MR. KURUS: Correct.

17 MR. ALAMPI: So that leads me to believe
18 you've had conversations with North Hudson Sewer
19 Authority with respect to these items?

20 MR. KURUS: I have.

21 MR. ALAMPI: And that provided the basis
22 for the volume and the calculations, were there
23 anything more to those conversations or they
24 continue ongoing in terms of tie ins, can you
25 explain that a little bit?

1 MR. KURUS: So subsequent or following
2 this hearing, they would need to conduct their
3 complete engineering review of the project, of the
4 submitted documents. We haven't received any
5 comments back, but the design as submitted, it's
6 been designed to satisfy the ordinance to reduce
7 runoff by 50, 75, and 80 percent of the existing
8 peak runoff rates, in addition to meeting the
9 North Hudson Sewerage Authority requirements for
10 storage volume on the property.

11 So we're just waiting on feedback and
12 response back. But the design as proposed meets
13 the ordinance and the requirements as they've been
14 provided to us.

15 MR. ALAMPI: And, of course, this
16 approval would be contingent on getting the
17 approval of the North Hudson Sewer Authority?

18 MR. KURUS: Correct.

19 MR. ALAMPI: Counsel, you're familiar
20 with my work, I can beat up Anthony.

21 MR. VALLEJO: Do any Board Members have
22 any questions for Mr. Kurus?

23 CHAIRPERSON VELAZQUEZ: I just got a
24 double lens because I'm also the chairman of the
25 Sewer Authority, I have no life. Also in respect

1 to the lighting, on my other hat, I'm the one that
2 does the upgrading for the City, for the upgrading
3 of the LED lights. So we start right from the
4 City line, so even if we had to update them a
5 little bit to the new LEDs, that would be
6 perfectly fine. Illuminating that building and
7 that site is awesome, but we also have the
8 sidewalks illuminated as it is right now, as high
9 as we can have it because we don't want the
10 reflection, when you're coming both ways on the
11 viaduct, and all that. But I think the lighting
12 would be more sufficient on the building than what
13 we have outside on the sidewalks.

14 MR. ALAMPI: So my only concern is what
15 the County may impose on all of us. We're headed
16 there.

17 CHAIRPERSON VELAZQUEZ: Anyone else have
18 any questions?

19 MR. CHEWCASKIE: I just wanted to
20 follow-up on Mr. Oseguera's question. I guess
21 right now there's that existing slope, the rock
22 outcroppings and the like. During construction
23 disturbance, what measures are going to be taken
24 to protect the building once it's completed?

25 MR. KURUS: As far as from the slope?

1 MR. CHEWCASKIE: From the slope, with
2 any -- you know, apparently, from what I've heard
3 is that, you know, this might be in addition to
4 the crater, it looks like it's a bowl that will
5 fill with water at certain times. So there may be
6 erosion along the cliff face, has any
7 consideration been made regarding that and any
8 protections that can be implemented?

9 MR. KURUS: Sure. So with respect to
10 drainage, there's drainage proposed between the
11 retaining wall and the start of the rock slope.
12 So drainage will be handled approximately 15 feet
13 from the building, through that retaining wall as
14 well as -- yeah, it will be a combination of
15 drainage swale and catch basins as far as drainage
16 is concerned.

17 With respect to erosion, the applicant
18 has already engaged a qualified geotechnical
19 engineer to perform soil testing, rock testing, to
20 make sure that during construction,
21 post-construction, what's there is going to be
22 stable. And if any measures need to be taken to
23 provide additional security, that would be
24 addressed.

25 MR. CHEWCASKIE: Okay, thank you. I

1 don't think I had any other questions on that.

2 CHAIRPERSON VELAZQUEZ: If this project
3 moves to the approval, would there be temporary
4 lighting and possibly security? And I only say
5 this because unlike a lot of other projects within
6 the City and all that, you have a unique set of
7 circumstances on that cliff where actually on the
8 other side of that, we actually have a cliff town
9 of people. And what scares me is if they come
10 across when the site's inactive, God forbid. We
11 have homes up there, too. That poses a little bit
12 of a security question.

13 MR. ALAMPI: So the site will be secured
14 during construction and will be lit in some
15 fashion during construction. We have to make sure
16 that nobody is coming on, even if they're walking
17 up Manhattan Avenue and access the site.

18 MR. OSEGUERA: Just driving up Manhattan
19 Avenue, I see people jump in and out of that gated
20 area, so it's a concern that I share that people
21 might be using, during construction, the area to
22 secrete themselves in one way or another. And
23 lighting and security would ease that concern a
24 lot.

25 MR. ALAMPI: Absolutely.

1 MR. CHEWCASKIE: So just two other
2 questions, Anthony. Number one, I think you
3 indicated when you were speaking about the site
4 plan, what you're proposing is consistent with the
5 Redevelopment Plan, correct?

6 MR. KURUS: Yes.

7 MR. CHEWCASKIE: No variance waivers are
8 being requested, totally conforms?

9 MR. KURUS: Correct.

10 MR. CHEWCASKIE: Manhattan Avenue is a
11 county road, so it's subject to the jurisdiction
12 for review and approval of your driveways and any
13 improvements along Manhattan Avenue?

14 MR. KURUS: Yes.

15 MR. CHEWCASKIE: Mr. Chairman, with your
16 permission, Mr. Spatz, you concur with what Mr.
17 Kurus said, it's a totally conforming application?

18 MR. SPATZ: Yes, we reviewed the
19 submission and prepared a report that was
20 submitted to the Board. And they are in full
21 conformance with the Redevelopment Plan, both in
22 terms of the zoning parameters as well as the
23 design elements of it. And then the building
24 department will review some further things and
25 obviously some other entities. But in terms of

1 the development, they do fully meet the plan.

2 MR. CHEWCASKIE: Mr. Chairman, I know
3 Mr. Alampi has brought a traffic engineer and
4 planner, but based upon the jurisdiction of the
5 county and also Mr. Spatz's confirmation that the
6 applicant conforms with the standards, I don't
7 believe you need to hear testimony from those
8 witnesses. Of course, you can. It was a traffic
9 study provided and various, along with the
10 documents, but I'll defer.

11 CHAIRPERSON VELAZQUEZ: I have no
12 problem with that.

13 MR. CHEWCASKIE: Okay. So, Mr.
14 Chairman, being that there may be no more
15 witnesses, am I correct, Mr. Alampi?

16 MR. ALAMPI: You are absolutely correct,
17 Counsel.

18 MR. CHEWCASKIE: Mr. Chairman, I would
19 suggest that we open to the public for any
20 questions on the testimony we heard or any
21 comments relating to the application?

22 CHAIRPERSON VELAZQUEZ: Do we have
23 anyone from the public that would like to comment?

24 MS. ISSA: My name is Kaleigh, I live on
25 1top --

1 MR. CHEWCASKIE: If you could just come
2 a little closer, so we could hear you better. And
3 if you could just give your name and address for
4 us.

5 MS. ISSA: My name is Kaleigh Issa, I
6 live at 1120 Palisade Avenue. I'm right on top of
7 the cliff. As far as the blasting, will there
8 have to be anymore during construction is my
9 concern?

10 MR. CHEWCASKIE: All right. Chris or
11 Anthony, can you answer that.

12 MR. PEREIRA: Yes. As mentioned, we had
13 the geotech engineers on-site. We've designed the
14 building to mostly accommodate what's been
15 blasted. There's a lot that's been blasted that
16 still remains on-site that needs to be removed.
17 There are small areas that we need to remove and
18 we might need to do small blasting, but it's small
19 sections.

20 We didn't want -- we're not blasting
21 another two or three floors. There's an elevator
22 pit or a stair section that we need to clear out
23 on the corner. So there's small sections that we
24 might need to blast just because it's, as you all
25 know by now, it's the safest way to do it because

1 it's quick. So it's one day, but we don't have a
2 major blasting as we had there on the previous
3 times, where half the mountain was blasted out.
4 That's not the case here. We're really excavating
5 what's been blasted already, that's now a whole
6 bunch of fill, for the most part. But there will
7 be a small amount of blasting just clear up some
8 outcrops.

9 MS. ISSA: Thank you.

10 MR. PEREIRA: Thank you.

11 MR. CHEWCASKIE: Anyone else have any
12 questions.

13 MS. PRESINE: Yes --

14 MR. VALLEJO: If you would come up?

15 MS. PRESINE: My name is Annette
16 Presine, I live at 1400 Manhattan Ave., I'm just
17 curious about visitor parking, how you plan to
18 accommodate that? And if that will be available
19 within your parking garage or if all visitors from
20 the building are meant to park on the street?

21 MR. PEREIRA: Hi, how are you? So as
22 mentioned, we meet and we exceed the parking
23 requirements from the RDP, so we do have -- the
24 building provides essentially one parking space
25 for every bedroom, not for every unit. So if you

1 have a two-bedroom, you have two parking spaces;
2 one bedroom, one parking space. And we foresee
3 this to be largely a commuter building as well.
4 But on top of that, we have 16 additional spaces
5 that are provided for the building to be able to
6 provide for visitor parking. And that would be by
7 management. If there's a lot of parking left,
8 they might look to rent to the neighborhood, I
9 don't know. I think the City is looking to
10 encourage that now, I believe.

11 But apart from that, there's some
12 parking during construction. We have the
13 additional lot that was subdivided, I believe you
14 heard, that's on the small side. So during
15 construction, cars will be parked in there. I
16 think we have space for about 18 parking spaces,
17 plus, you know, the trailer. So there will be
18 some spaces there during construction as well.

19 MS. PRESINE: Okay.

20 MR. CHEWCASKIE: Anyone else? Any other
21 questions, comments?

22 Mr. Chairman, I guess we can close the
23 public section. Mr. Alampi, do you have anything
24 further?

25 MR. ALAMPI: I just like to add that in

1 addition to securing the site during construction
2 with fencing and lighting, we do also monitor with
3 cameras at the site. So we'll be paying attention
4 to all those, just to make sure the site's secure.

5 MR. CHEWCASKIE: So I guess at this
6 point in time, Mr. Chairman, it would be
7 appropriate for a vote. It would be subject to
8 our standard conditions, but a little different
9 from the prior applications. Number one, it's
10 subject to a Redevelopment agreement, that will
11 incorporate the representations made regarding the
12 security, lighting, et cetera.

13 Also there should be coordination with
14 the City with regard to the lighting provided
15 that's within the City's jurisdiction, not the
16 County's jurisdiction. The drainage reports and
17 the like that have been submitted ought to be
18 reviewed by the City engineer and any revisions
19 that are required, those revisions will be
20 provided.

21 In addition, it is subject to all other
22 agencies' approval, primarily to the Hudson County
23 Planning Board approval. In the event the Hudson
24 County Planning Board changes anything
25 significantly, the applicant will have to come

1 back to this Board for an amended approval. And
2 that's all I can think of right now. So it would
3 be appropriate for a motion, Mr. Chairman.

4 CHAIRPERSON VELAZQUEZ: I make a motion.

5 MS. MOREJON: Second.

6 MR. CHEWCASKIE: Motion to?

7 CHAIRPERSON VELAZQUEZ: To approve.

8 MR. VALLEJO: Motion on the table to
9 approve this application by Mr. Velazquez.

10 MS. MOREJON: Second.

11 MR. VALLEJO: Seconded by Ms. Morejon.

12 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 passes.

25 CHAIRPERSON VELAZQUEZ: I just want to

1 add one last thing. I've been on the Board for 12
2 years, this is probably one of the best projects
3 that's been brought before the Board.

4 MS. GENAO: It's a beautiful project.

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ADJOURNMENT :

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

MS. MOREJON: Motion.

MR. VALLEJO: Motion by Ms. Morejon.

MR. GUARENO: Second.

MR. VALLEJO: Seconded by Mr. Guareno.

Roll call on the motion.

Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Ms. Morejon.

MS. MOREJON: Yes.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Yes.

MR. VALLEJO: Mr. Oseguera.

MR. OSEGUERA: Yes.

MR. VALLEJO: Five in favor, most passes. Let the record show the meeting has ended. Thank you and good night, everyone.

(The meeting was adjourned at 7:10 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
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