

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, APRIL 28, 2026
Commencing at 6:00 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

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:

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, 326 4th Street, LLC

I N D E XPAGE

CALL TO ORDER

5

SALUTE TO FLAG

5

ROLL CALL

6

ADOPTION OF MINUTES

7

HEARINGS

326 4th Street, LLC

8

ADJOURNMENT

35

I N D E X

326 4TH STREET, LLC
326 4th Street

WITNESSPAGE

MANUEL PEREIRAS

9

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 Tuesday,
4 April 28, 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

24 (Whereupon, the Pledge of Allegiance is
25 recited.)

ROLL CALL:

MR. VALLEJO: Roll call for tonight's meeting. Mayor Stack is absent.

Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Here.

MR. VALLEJO: Commissioner Valdivia.

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

ADOPTION OF MINUTES:

MARCH 24, 2026:

MR. VALLEJO: All right. Adoption of minutes of the regular meeting held on March 24, 2026. Can I have a motion?

CHAIRPERSON VELAZQUEZ: I make a motion.

MR. GUARENO: Second.

MR. VALLEJO: Motion by Mr. Velazquez, second by Mr. Guarini. 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: Commissioner Valdivia was absent and Mr. Medina was absent. We have four in favor, motion pass.

1 **PUBLIC HEARING:**

2 **326 4TH STREET, LLC -**

3 **326 4TH STREET:**

4
5 MR. VALLEJO: We're moving to the first
6 item on tonight's agenda, 326 4th Street, LLC.
7 Ms. Pereiras, please.

8 MR. CHEWCASKIE: Mr. Chairman, I've had
9 the opportunity to review the notice that was
10 provided by Ms. Pereiras related to this
11 application. The notice is in order, the Board
12 has jurisdiction.

13 MS. PEREIRAS: Thank you very much,
14 Counsel. Good evening, Mr. Chairman, Members of
15 the Board, may it please the Board, Bianca
16 Pereiras on behalf of the applicant for property
17 at 326 4th Street. The application before the
18 Board this evening is for a minor subdivision
19 approval. We are looking to create or to
20 re-create two existing conforming lots of
21 2,500 square feet. At one point, the tax
22 assessor's office had this as two individual lots,
23 Lot 19 and Lot 20. At some point in the past, due
24 to the same owner owning both properties, they
25 were consolidated by the tax office.

1 We're looking to separate them again so
2 we have two conforming lots. We're not proposing
3 any construction on the new lot. We have an
4 existing two-family that will remain on the
5 existing lot, so we're seeking minor subdivision
6 approval. We do trigger one variance because of
7 the lot line that exists -- that we're creating
8 because of the existing house that's there.
9 There's no side yard on the interior lot line. We
10 have one expert to testify and that is our
11 architect, Mr. Manuel Pereiras.

12
13 M A N U E L P E R E I R A S, after having been
14 duly sworn or affirmed, did testify as follows:

15
16 MR. PEREIRAS: Manny Pereiras,
17 P-E-R-E-I-R-A-S with Pereiras Architects
18 Ubiquitous, located at 1116 Summit Avenue, Union
19 City, New Jersey.

20 MS. PEREIRAS: Mr. Pereiras, are you
21 familiar with the property at 326 4th Street?

22 MR. PEREIRAS: I am.

23 MS. PEREIRAS: While did you not prepare
24 the drawings that are in front of the Board, those
25 are subdivision drawings that you can speak to,

1 correct?

2 MR. PEREIRAS: I have and I've been
3 qualified before this Board many times in the past
4 and I ask for qualification acceptance, Mr.
5 Chairman?

6 CHAIRPERSON VELAZQUEZ: Yes.

7 MR. CHEWCASKIE: It's fine.

8 MR. PEREIRAS: Thank you so much.
9 Hello, everyone, good to see you all. Counsel
10 really surmised the entire project really well.
11 Union City consolidates two lots together under
12 the same ownership. This might not be the same
13 ownership in the future, what we want to do is
14 split these two lots. They will be fully
15 conforming lots. We have 50 across 4th Street, it
16 will be then 25 and 25. And we have 100 along New
17 York Avenue, that 100 remains. So instead of
18 having one lot that's 50-by-100, we're going to
19 have two lots that are 25-by-100. Each lot is
20 going to conform and be 2,500 square feet. It is
21 fully conforming in every aspect.

22 There is one variance that we're
23 triggering, which is that the existing house will
24 sit right on the division line. Our ordinance is
25 written in a way where you're required to have

1 three feet on one side, two feet on the other.
2 Obviously, we know this neighborhood, this
3 neighborhood has that variance throughout. It's
4 pretty typical and that is something that's
5 preexisting that we can't change. And we're
6 looking to simply do the subdivision. That lot
7 line going to be right on the edge of the house,
8 25 and 25, and that's pretty much it.

9 It's really straightforward simple
10 application, conforming lots. And I'm here to
11 answer any questions you may have.

12 MR. CHEWCASKIE: Mr. Chairman, if I may?
13 When I look at the drawing, Mr. Pereiras, it looks
14 as though the existing dwelling will now go over
15 the proposed subdivision line?

16 MR. PEREIRAS: It is on the line of the
17 proposed subdivision line.

18 MR. CHEWCASKIE: To me, it looks like
19 the rear portion of the building -- let me just
20 get -- let me see if there's a north arrow. It
21 looks like --

22 MR. PEREIRAS: Yeah, that northeast
23 corner looks like it's over the property line.
24 The surveyor didn't call out anything as over that
25 proposed property line.

1 MR. CHEWCASKIE: But that's what he's
2 showing. And to me, that makes it look like
3 you're trying to squeeze this house onto a lot
4 where it extends on to the other lot, you know,
5 based upon the drawing that's been submitted.
6 Also the existing residence has an awning and a
7 bay window that extend into the municipal
8 right-of-way. I don't know if there's been any
9 approval for that.

10 And then my last question is is there
11 any parking for the existing dwelling?

12 MR. PEREIRAS: So I'd like to answer all
13 your comments. Graphically, it looks like the
14 house is overlapping, it looks like it's an
15 overlapping a total of two or three inches. The
16 surveyor should have noted that out specifically
17 with a number if it does overlap. I'm guessing it
18 is a typographical error on this sense, but it
19 might be a typographical error that they didn't
20 know. So I will look for clarification on that.
21 If that is over that property line that we're
22 proposing, then there will have to be an easement
23 between the two lots for that. And that's
24 something that we could clarify legally
25 afterwards.

1 The two bay windows are preexisting
2 nonconformities within the property. Those
3 buildings are probably about 90 years old, if I
4 had to guess, and that's a preexisting
5 nonconformity. The City is however in all its
6 ability able to set a requirement to create a
7 franchise agreement with the municipality, so that
8 that is sought after. However neither of those
9 bay windows are affecting the subdivision in any
10 way, that's a condition that's present today and
11 will always be present because that's the bay
12 window along New York Avenue and that's the
13 property line that it is affecting.

14 Now, the parking for this lot is located
15 in the rear of the lot. We have a separate
16 application to create a curb cut. And that's
17 going to go before the zoning board of adjustment,
18 it's not before the planning board, to create a
19 curb cut so we can maintain the parking in the
20 rear of that lot. So no parking is lost for that
21 house that we have there.

22 MR. CHEWCASKIE: And how many parking
23 spaces are being provided in the rear, assuming
24 that happens?

25 MR. PEREIRAS: So this is about 40 feet,

1 so we could probably fit four cars very
2 comfortably.

3 MR. CHEWCASKIE: And what's back there
4 now, there is parking now?

5 MR. PEREIRAS: They park now, they
6 actually drive through here to park in that rear
7 portion.

8 MR. CHEWCASKIE: But are there four
9 cars? Is it paved? Is it gravel? What's there
10 now?

11 MR. PEREIRAS: There is some gravel,
12 some concrete throughout the whole thing. That's
13 going to be prepared properly for the future
14 application. And I'm not sure how many cars they
15 park there now. The neighbors might know,
16 probably four.

17 MR. CHEWCASKIE: Because I'm looking on
18 the drawing, as you go to the rear of property,
19 there's a concrete patio and an area, I don't know
20 if that's green space now or it's gravel, what the
21 intention is because I'm looking at is that --
22 right now, if I look at this application, there
23 may be variances required for coverage and parking
24 based upon existing conditions.

25 MR. PEREIRAS: So that's going to be

1 addressed as far as the application that we're
2 doing for the driveway curb cut. A two-family
3 house requires four parking spaces. There is
4 plenty of room to have four cars parked back
5 there.

6 MR. CHEWCASKIE: But that's not part of
7 the application?

8 MR. PEREIRAS: It's not. Right now,
9 it's simply a subdivision so we could make it to
10 the next step. And that will be evaluated before
11 the zoning board of adjustment.

12 MR. CHEWCASKIE: Then another question I
13 have three separate names. I have the applicant
14 as 326 4th Street, I have the applicant on the
15 drawing as Hoboken West Residences, LLC, and the
16 owner as Charles P. Torres Mendoza. So I'm just
17 trying to figure out whose application this is.

18 MS. PEREIRAS: The applicant is 326 4th
19 Street, LLC, that is the correct applicant.

20 MR. CHEWCASKIE: I don't have a
21 certificate of ownership as to who owns 10 percent
22 in that LLC, I guess I'm confused by the drawings.

23 MS. PEREIRAS: If we take a look at the
24 deed that is submitted as part of our application,
25 the property is owned and maintained by 326 4th

1 Street, LLC, and that's why the application is
2 made by that current owner.

3 MR. CHEWCASKIE: Because I guess I'm
4 confused because this drawing was prepared on
5 January 30th of this year and has all these
6 different names.

7 MR. PEREIRAS: The drawing was not
8 prepared by my office, I had to pull teeth to get
9 this drawing, it was difficult.

10 MR. CHEWCASKIE: I know you didn't
11 prepare it. I'm just this is the first that I've
12 seen it, so that's why I'm looking at it. I
13 certainly would have raised these before if I had
14 it in advance of the meeting.

15 MS. PEREIRAS: I can confirm the owner
16 is 326 4th Street, LLC.

17 MR. CHEWCASKIE: That's fine, it's just
18 that I'm seeing all sorts of different things. I
19 don't know if any of the Board Members have
20 questions or they want to hear from Mr. Spatz.

21 Dave, I guess I'm concerned whether this
22 should have all been part of one application, with
23 the driveway and the like.

24 MR. SPATZ: I mean that could have
25 certainly been part of this application and would

1 have been potentially another variance, but there
2 is no reason why it couldn't have come here. This
3 Board would have gained jurisdiction because it is
4 subdivision.

5 In terms of the lot line, it's -- I
6 guess it's the pleasure of the Board as to whether
7 to have it with an encroachment, if that does
8 exist, or perhaps the subdivision line could be
9 angled a little bit at the back. That would
10 create a variance, but it would at least solve
11 that issue, I'm not sure which is more critical to
12 the Board in terms of granting that variance for
13 a slight deviation or just have them, you know,
14 prepare an easement to allow it to encroach a few
15 inches in one portion of the building.

16 CHAIRPERSON VELAZQUEZ: The issue that's
17 mostly on my mind is I was at that fire over the
18 weekend, everything was connected. There was no
19 rear, nothing. We watched that go down. This
20 Board grants that subdivision, we're saying
21 nothing is going to be here for now, but we don't
22 know what's going to be put up there in the
23 future.

24 MR. PEREIRAS: Well, we do. We know it
25 has to conform with the ordinance, we know it has

1 to be three feet on one side, two feet on the
2 other side. So no matter what we presented in the
3 future, whatever this applicant or whoever he
4 sells the lot to does in the future, which is more
5 than likely going to be two-family house there, it
6 has to be setback a minimum of two feet and more
7 than likely because of the setting, because the
8 house on the other side, it's probably going to be
9 three feet. So we know that as a fact.

10 So I could stand here comfortably and
11 present this knowing that it will be safe in that
12 way. Trust me, that fire was very close to me and
13 it's a tragedy for Union City and it hurt and I
14 was in tears when it happened. I've been very
15 much involved, so I understand the concerns very
16 much.

17 MR. CHEWCASKIE: So one of the other
18 questions I have with the existing property, there
19 also seems to be a zero lot line along New York
20 Avenue, where the awning is. And then there's no
21 dimension as to the setback of the existing
22 westerly line for the existing dwelling. The
23 adjoining dwelling, it looks as though it's about
24 three and a half feet away and it goes to the
25 back, 4.9, but we don't have that dimension. This

1 dimension seems to be less.

2 MR. PEREIRAS: Agreed. And I understand
3 that and again these drawings weren't done by me,
4 however, these are preexisting nonconformities
5 that aren't going to change no matter what. This
6 is the New York Avenue lot line, the proposed lot
7 line that we have is on the eastern side of the
8 building and we have a zero setback on there
9 that's a preexisting nonconformity for that side
10 yard. And after this application, it's a
11 preexisting nonconformity, it doesn't change the
12 application.

13 MR. CHEWCASKIE: I understand, but we're
14 looking to take property away where you have these
15 existing nonconformities, you know, and with the
16 parking, which I thought should have been part of
17 one application in order to fully evaluate.
18 Because if this Board grants the subdivision and
19 the zoning board denies the parking, then we're
20 stuck with a subdivision with a lot that has no
21 parking. Just observations, I know you didn't do
22 these drawings.

23 MR. PEREIRAS: Actually, it is the
24 purview of the -- so the reason we're going before
25 the other board is because there are other aspects

1 to this building that trigger other variances that
2 this before cannot handle. However, this before
3 can grant a curb cut along New York Avenue and
4 there's no reason why we can't do that right here
5 right now, and that way everyone feels comfortable
6 that this is approved with parking. And we could
7 create a 14-foot curb cut, there is space between
8 all the utilities, there's space between the
9 signage, we could have a 14-foot curb cut on New
10 York Avenue that allows parking in that rear yard.
11 We could prepare that drawing for Mr. Spatz for
12 his review afterwards as a condition of this
13 approval. But if everyone feels comfortable that
14 that satisfies the parking requirement, we could
15 definitely do that. It's something that we're
16 planning to do no matter what.

17 MR. CHEWCASKIE: The only thing, it's
18 not before the before now, that's the problem I'm
19 having. I don't know if you want to hear from the
20 public, Mr. Chairman, or if there's any other
21 questions?

22 CHAIRPERSON VELAZQUEZ: Do any Board
23 Members have questions? Anybody from the public
24 who'd like to speak?

25 MS. KAPP: Yeah.

1 MR. CHEWCASKIE: If you could just give
2 us your name and address please?

3 MS. KAPP: My name is Edna Kapp,
4 K-A-P-P, I live at 318 4th Street, two houses
5 down. This building has been empty for five,
6 six years. It was originally purchased by
7 somebody connected with the church across the
8 street and it was empty for a long time, then it
9 was sold to somebody else. I'm speaking in
10 nonlegal terms and nonlegal issues, but I mean
11 we're all curious what's going to happen with this
12 property, why is something happening now, and you
13 know what's happening? What's the plan?

14 MR. PEREIRAS: So it's new ownership and
15 so the person doesn't want this to be a vacant
16 building. They want it to be a contributing
17 aspect to the neighborhood, they want it to be
18 occupied. But in order to do so and make sense
19 because it's such a large property that's why
20 we're here to make it into a development project
21 that makes sense. So he could sell off a portion
22 of the property, someone in the future could build
23 a two-family house there, it's the right sized
24 lot, it's the right dimensions for a future
25 two-family house that I think will fit really

1 nicely in the neighbor. It almost feels like a
2 missing tooth, that lot. So that's going to be
3 urban infill, it's going to be attractive in the
4 future, that's not this applicant, it's something
5 we're going to be doing in the future. And he's
6 restoring this house so he could build this house
7 and make it into a proper house.

8 There's a lot of work that needs to be
9 done to that house. The interior is in shambles
10 in some areas. There were illegal units within
11 the building as well, there were up to four
12 different families on four different kitchens
13 within that building. So we are going to correct
14 all of these things and this is kind of the first
15 step in that process so that you don't have a
16 vacant building and we have a safe building for
17 the neighborhood.

18 MS. KAPP: Did I understand you
19 correctly that the present owner is planning to
20 renovate that building and then sell the lot next
21 to it?

22 MR. PEREIRAS: So we don't know. I'm
23 speculating, but the next lot, whether he's going
24 to develop it or he's going to sell it for someone
25 else to develop it, that's is the perfect size lot

1 for a two-family. We're speculating here, I don't
2 know.

3 MR. GOMEZ: My name is Mike Gomez, I'm
4 the neighbor immediate, so if anybody gets
5 affected, it's me, I'm the immediate neighbor.

6 MR. PEREIRAS: On 4th Street?

7 MR. GOMEZ: 322.

8 MR. PEREIRAS: On 4th Street?

9 MR. GOMEZ: On 4th street. And I had a
10 great relationship with that family for the last
11 several decades, starting with Cliff who owned it
12 and the two seniors that lived there. And my
13 lives changed when the church took it over
14 because -- I'm not going go through all that again
15 it was a horrible experience. What happens is the
16 anxiety that I have as a Union City resident and
17 for so many years, I'd wake up and I'd look at
18 this beautiful lawn. And, of course, when
19 somebody buys that property, it's out of our
20 hands. You buy a property, you do want with it,
21 provided that you adhere to the rules and
22 regulations of your municipality. But what I'm
23 concerned about or curious is -- and you're making
24 it kind of clear in terms of the -- you're wanting
25 to divide the property into two different

1 individual properties and the one on the west then
2 would be renewed, renovated? The existing
3 property and parking in the back? And by the way,
4 your question, it's all mostly gravel. They
5 ruined all the beautiful lawn then it was a big
6 mess. And then finally, I personally went to the
7 pastor and I said, sir, you have to do -- they
8 laid gravel.

9 Then they put a fence, which was
10 horrible because they put the fence, but they were
11 shoemakers because they never finished it. So
12 everybody was constantly passing and it's in front
13 of your window, you don't know who that is. And
14 now I'm a bit of an empty nester, but when my
15 children were being raised and everything, you had
16 to be concerned about who's going up and down your
17 property, you don't know if somebody has some
18 nefarious ideas.

19 Point is they closed it up, then we
20 heard from you, counselor? Exactly. So I'm
21 only -- wanted to find out because directly across
22 the street from that property, there's a building
23 that had been developed there. It's been three or
24 four years and it's not done. So I'm thinking --
25 and I don't know and I didn't know -- now you're

1 clarifying, if another developer, landlord,
2 whatever, did the same thing, I'd have to be
3 dealing with the Great Wall of China --

4 MR. PEREIRAS: No.

5 MR. GOMEZ: -- and constant noise and
6 construction going on for the next several years.
7 The quality of my life will go down the toilet.

8 MR. PEREIRAS: That would be --

9 MR. GOMEZ: Like I said, decades and
10 decades in Union City, I'm a law abiding resident,
11 I do everything I can to keep -- this is a
12 collection of the neighborhood, we take care of
13 our block. We do.

14 MR. PEREIRAS: I understand.

15 MR. GOMEZ: That's why Brian says to us
16 you're probably one of the most involved blocks of
17 everybody in the City.

18 MR. PEREIRAS: It is. It's a nice
19 block, it's nice to see that neighbors show up.
20 We do this every month and it's very rare that
21 neighbors show up, so I appreciate you very much.
22 What your concern is, is Union City has passed an
23 ordinance. The ordinance for your block only
24 permits a two-family house. It only -- not only
25 is it just a two-family house, but you're required

1 to have a minimum of seven feet in the front yard,
2 you're required to have three feet on one side and
3 two feet on the other, and you're required to have
4 20 feet in the rear. So whatever gets constructed
5 in that lot next to you will be a two-family
6 house. And the height limitation is 38 feet, 3
7 stories. So it's going to be comparable to your
8 house.

9 So the monstrosity across the street,
10 which by the way, I had nothing to do with --

11 MR. GOMEZ: I know, but what I'm saying
12 is --

13 MR. PEREIRAS: There's --

14 MR. GOMEZ: Only one property is going
15 to stay there, I got a little time before they
16 either sell it or put another building right at my
17 bedroom window.

18 MR. PEREIRAS: So --

19 MR. GOMEZ: The entirety of my property.

20 MR. PEREIRAS: So as a conclusion, this
21 application will help actually. I think it's
22 helping the neighborhood, it's making that house
23 being habitated, it's really going to clean up the
24 house. It's something -- we have beautiful ideas
25 in place for the house. And, hopefully, it's

1 going to make the neighborhood much better.

2 MS. SIPPO: Dorothy Sippo, S-I-P-P-O,
3 318 4th Street.

4 The details of the renovation, will they
5 be shared here or is that something just private?

6 MR. PEREIRAS: So Union City has two
7 boards that deal with these matters. The
8 renovations that we have in mind for this actually
9 goes before a different board. You will get
10 notice in the mail, just like you got notice for
11 this one. And you'll have an opportunity to speak
12 and clearly define everything that's going on on
13 that property. So you're going to have this
14 opportunity at that moment as well.

15 With the other lot, if the applicant is
16 fully conforming, meaning they do all the setbacks
17 that's required, if everything is good on that
18 particular portion, you will not hear from us
19 again. You will only see the construction moving
20 once permits are issued months from now, when it
21 would happen.

22 MS. SIPPO: For the second lot?

23 MR. PEREIRAS: For the second lot, if
24 it's conforming. If they want to do anything
25 that's out of the ordinary, let's say they wanted

1 to add a unit or if they wanted to go higher or do
2 anything that's not fitting within, then you're
3 going to get notice and they have to come before
4 here and they have to prove their case before you.
5 My assumption is they're going to be conforming in
6 every way possible.

7 MS. SIPPO: If they do conform is there
8 an opportunity to see the plans and see what's
9 going to happen or is that not available if
10 they're conforming?

11 MR. PEREIRAS: So if they do conform,
12 there will be an application made to the building
13 department, not the planning office. At the
14 building department, those are public records.
15 You can OPRA that, but there's no opportunity for
16 neighbors to question or interact. However, we
17 have an amazing building department that will talk
18 to you and answer any questions you may have. And
19 if I'm involved with it, I don't know if I will be
20 yet, if I'm involved with it my office is an open
21 door. I think we've actually worked on another
22 project together, right? It's an open door and
23 I'm very happy to share anything we're doing.

24 MS. SIPPO: Thank you.

25 MS. KAPP: I have another question.

1 Where can we find building and construction laws
2 and regulations? For example, there must be laws
3 about construction can take place between 9 and
4 5:00 on certain days, what kind of safety
5 equipment, where --

6 CHAIRPERSON VELAZQUEZ: On the City's
7 website, if you go to ucnj.com, go to ordinances,
8 it's the e-code, it has everything. You just have
9 to type in permits, building, everything will come
10 up, all our ordinances are up to date.

11 MS. KAPP: What's the website?

12 CHAIRPERSON VELAZQUEZ: It's ucnj.com.
13 Go to e-code, you'll have the entire e-book, odd
14 for everything, not just this, everything in the
15 City.

16 MS. KAPP: Okay. Also you may have
17 answered this to Dorothy's question. Will we know
18 when the plans have been submitted for renovating
19 the building and when actual work will start? Or
20 you said if it conforms, we don't have to be
21 notified?

22 MR. PEREIRAS: Correct.

23 MS. KAPP: And --

24 MR. PEREIRAS: If it doesn't conform by
25 any reason, you'll get a notice in the mail, just

1 like you did this time.

2 MS. KAPP: So if everything does
3 conform, you may wake up July 1st and people start
4 building or it may be December 1st?

5 MR. PEREIRAS: It takes awhile.

6 MS. KAPP: We'll have no way of knowing?

7 MR. PEREIRAS: You'll have no way of
8 knowing.

9 MR. GOMEZ: I was afraid that they were
10 going to build like that building across the
11 street. That was the case, I'm out of Union City.

12 MS. PEREIRAS: That's not the case here
13 at all.

14 MR. GOMEZ: Because quality of life is
15 very important, especially, we have --

16 MS. PEREIRAS: We understand. We have a
17 new owner here, he bought just a few months ago
18 and he's looking to clean the area up more, so.

19 MR. GOMEZ: Thank you, Counselor.

20 CHAIRPERSON VELAZQUEZ: I feel that the
21 application is relatively a little incomplete,
22 it's like piecemeal, conformities, I'm not
23 comfortable with this. This is almost the same
24 identical property like we had on 23rd Street. We
25 had issues like that and I don't feel comfortable

1 with this.

2 MS. PEREIRAS: Mr. Chairman, if you feel
3 more comfortable looking at this with parking
4 being in the back, I ask for this matter to be
5 carried. We'll see if we can amend the
6 application and address that concern because it
7 seems to be the largest concern being voiced by
8 the Board, we're happy to do that.

9 CHAIRPERSON VELAZQUEZ: We can do that.

10 MR. CHEWCASKIE: There are a series of
11 concerns that I have. These drawings are
12 incomplete because it tells me absolutely nothing
13 about the existing house. The existing house, I
14 don't know what other variances are there. And I
15 think both myself and Mr. Spatz eyeballed this to
16 make a determination, but, you know, I'm looking
17 at this, I think there are coverage issues, I
18 think there are side yard issues with the existing
19 home. And I think those coverage issues will be
20 exacerbated by the addition of the parking in the
21 back.

22 I'm also concerned is that, Manny
23 Pereiras, you did a good job saying the surveyor
24 didn't pick up, but this is the drawing that he
25 gave us. And I have this going over. So to me,

1 it looks as though that this may not be a
2 conforming lot because it should be drawn to
3 encompass the existing house. Those are
4 suggestions that I have. And I think, you know,
5 you would educate the Board it's, up to the before
6 to grant the adjournment. I don't think the
7 Chairman has an issue with that, but we can come
8 back next month, if you want to amend the
9 application. But I would also suggest that the
10 drawings be revised to reflect, because the owner
11 and the applicant don't appear anywhere on any
12 document that I've seen. So I don't know where
13 this came from.

14 MR. PEREIRAS: So, Counsel, I actually
15 would love the opportunity to supplement these
16 drawings with my architectural drawings. They'll
17 be a lot more clear and you can make a decision.

18 MR. CHEWCASKIE: I think the subdivision
19 map should be clarified, have the zoning table so
20 we know exactly what we're dealing with. And to
21 address of this drawing with respect to the line,
22 where it encroaches a few inches in that corner.
23 Those are my concerns.

24 CHAIRPERSON VELAZQUEZ: The concern with
25 what went on on 23rd Street with the subdivision,

1 right now, I'm going to make a motion to deny.

2 MR. PEREIRAS: We can't carry it?

3 CHAIRPERSON VELAZQUEZ: No.

4 MR. CHEWCASKIE: We need a motion, Mr.
5 Chairman --

6 MR. VALLEJO: Motion to deny the
7 application by Mr. Velazquez. Any second on the
8 motion?

9 MR. OSEGUERA: Second.

10 MR. VALLEJO: Seconded by Mr. Oseguera.

11 Roll call on the motion to deny this application.

12 Mr. Velazquez.

13 CHAIRPERSON VELAZQUEZ: Yes.

14 MR. VALLEJO: Commissioner Valdivia.

15 COMMISSIONER VALDIVIA: Yes.

16 MR. VALLEJO: Ms. Genao.

17 MS. GENAO: Yes.

18 MR. VALLEJO: Mr. Guareno.

19 MR. GUARENO: Yes.

20 MR. VALLEJO: Mr. Medina.

21 MR. MEDINA: Yes.

22 MR. VALLEJO: Mr. Oseguera.

23 MR. OSEGUERA: Yes.

24 MR. VALLEJO: Six in favor. Let the
25 record indicate that the application has been

1 denied.

2 Now, we're going to resolution.

3 MR. CHEWCASKIE: No resolution tonight,
4 Mr. Chairman, I didn't get an opportunity to
5 prepare it.

6 MR. VALLEJO: We're going to carry to
7 the next meeting.

8 MR. CHEWCASKIE: Carry it to the next
9 meeting, please. It was a longer transcript.

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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?

MR. OSEGUERA: Motion.

MR. VALLEJO: Motion by Mr. Oseguera.

MR. GUARENO: Second.

MR. VALLEJO: Seconded by Mr. Guareno.

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, everybody.

(Whereupon the meeting was adjourned at 6:33 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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