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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, May 26, 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
ALICIA MOREJON
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
CAROLINA FERNANDEZ

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

BRIAN CHEWCASKIE, ESQ. (VIA PHONE)
Board Counsel

CARLOS VALLEJO, Board Secretary

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

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

3 Please take notice that on Tuesday, May
4 26, 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 has been
19 posted on the website of the City of Union City.

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

23

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

1 **ROLL CALL:**

2

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

5 Mayor Stack is absent.

6 Mr. Velazquez.

7 CHAIRPERSON VELAZQUEZ: Here.

8 MR. VALLEJO: Commissioner Valdivia is
9 absent.

10 Ms. Genao.

11 MS. GENAO: Yes.

12 MR. VALLEJO: Ms. Morejon.

13 MS. MOREJON: Yes.

14 MR. VALLEJO: Ms. Fernandez is absent.

15 Mr. Medina.

16 MR. MEDINA: Here.

17 MR. VALLEJO: Mr. Guareno.

18 MR. GUARENO: Here.

19 MR. VALLEJO: Mr. Oseguera.

20 MR. OSEGUERA: Here.

21 MR. VALLEJO: Let the record reflect
22 there are six present.

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1 **ADOPTION OF MINUTES:**

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3 MR. VALLEJO: All right. We're moving
4 to adoption of minutes of April 28, 2026. Can I
5 have a motion?

6 CHAIRPERSON VELAZQUEZ: I make a motion.

7 MR. VALLEJO: Motion by Mr. Velazquez.

8 MR. GUARENO: Second.

9 MR. VALLEJO: Seconded by Mr. Guareno.

10 Roll call on the motion.

11 Mr. Velazquez.

12 CHAIRPERSON VELAZQUEZ: Yes.

13 MR. VALLEJO: Ms. Genao.

14 MS. GENAO: Yes.

15 MR. VALLEJO: Mr. Guareno.

16 MR. GUARENO: Yes.

17 MR. VALLEJO: Mr. Medina.

18 MR. MEDINA: Yes.

19 MR. VALLEJO: Mr. Oseguera.

20 MR. OSEGUERA: Yes.

21 MR. VALLEJO: Five in favor, motion
22 passes.

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1 **ADOPTION OF RESOLUTIONS:**

2 1. RMZ Holdings, LLC, 1300 Manhattan Avenue,
3 Block: 185, Lot: 1.01. The applicant proposes to
4 construct a new 11 story, 221-unit multifamily
5 building, 316 parking spaces are provided.

6 Approved

7

8 MR. VALLEJO: All right. We have two
9 resolutions on tonight's agenda.

10 MR. CHEWCASKIE: If everyone can hear
11 me, the first resolution was the redevelopment
12 site plan with respect to the 1300 Manhattan
13 Avenue Redevelopment Plan, which was heard by the
14 Board on March 24, 2026. The application was for
15 site plan approval and a minor subdivision.

16 The resolution incorporates all the
17 findings of the Board and also the conditions that
18 were stated on the record. Further, this approval
19 will require a redevelopment agreement, which will
20 include those conditions. Five members were
21 present, Mr. Velazquez, Ms. Genao, Ms. Morejon,
22 Mr. Guareno, and Mr. Oseguera. So four members
23 are present this evening that can act on the
24 resolution. Mr. Medina was not present. So
25 unless, there's any question, it would be

1 appropriate to move.

2 MR. VALLEJO: Five members present at
3 that hearing.

4 MR. CHEWCASKIE: Correct.

5 MR. VALLEJO: We have the five members
6 in this hearing.

7 MR. CHEWCASKIE: Mr. Medina was not
8 present on March 24th.

9 MR. VALLEJO: Correct. Ms. Morejon, Ms.
10 Genao, Mr. Velazquez, Mr. Oseguera and Mr. Guareno
11 was present, too.

12 MR. CHEWCASKIE: Okay.

13 MR. VALLEJO: Let the record indicate
14 that Commissioner Valdivia joined the meeting.

15 MR. CHEWCASKIE: He's not eligible on
16 this resolution.

17 MR. VALLEJO: Only the five members,
18 okay. Can I have a motion to -- let's do 1300
19 Manhattan Avenue. Can I have a motion to
20 memorialize this resolution?

21 CHAIRPERSON VELAZQUEZ: I make a motion.

22 MR. VALLEJO: Motion by Mr. Velazquez.

23 MR. GUARENO: Second.

24 MR. VALLEJO: Seconded by Mr. Guareno.

25 Roll call on the motion.

1 Mr. Velazquez.

2 CHAIRPERSON VELAZQUEZ: Yes.

3 MR. VALLEJO: Ms. Genao.

4 MS. GENAO: Yes.

5 MR. VALLEJO: Mr. Guareno.

6 MR. GUARENO: Yes.

7 MR. VALLEJO: Ms. Morejon.

8 MS. MOREJON: Yes.

9 MR. VALLEJO: Mr. Oseguera.

10 MR. OSEGUERA: Yes.

11 MR. VALLEJO: Five in favor, motion

12 passes.

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1 **ADOPTION OF RESOLUTIONS:**

2 2. 326 4th Street, LLC. 326 4th Street. Block:
3 14 Lots: 18 & 20. The applicant proposes to
4 subdivide the above noted site into two lots.

5 **Denied**

6

7 MR. VALLEJO: All right. Resolution
8 Number 2, Mr. Chewcaskie.

9 MR. CHEWCASKIE: Resolution Number 2,
10 was the matter heard April 28, 2026. This is 326
11 4th Street, this was for a subdivision. This is
12 where the plans were incomplete and it looked as
13 though the house would extend over the lot line.
14 Motion was made to deny and the resolution
15 reflects that.

16 Those eligible to vote are Mr.
17 Velazquez, Commissioner Valdivia, Ms. Genao, Mr.
18 Medina, Mr. Guareno, and Mr. Oseguera. We had six
19 members present at that meeting.

20 MR. VALLEJO: Can I have a motion to
21 adopt the resolution for 326 4th Street, it was
22 denied at the previous meeting.

23 CHAIRPERSON VELAZQUEZ: I make a motion.

24 MR. VALLEJO: Motion by Mr. Velazquez.

25 MR. GUARENO: Second.

1 MR. VALLEJO: Seconded by Mr. Guareno.

2 Roll call on the motion.

3 Mr. Velazquez.

4 CHAIRPERSON VELAZQUEZ: Yes.

5 MR. VALLEJO: Commissioner Valdivia.

6 COMMISSIONER VALDIVIA: Yes.

7 MR. VALLEJO: Ms. Genao.

8 MS. GENAO: Yes.

9 MR. VALLEJO: Mr. Guareno.

10 MR. GUARENO: Yes.

11 MR. VALLEJO: Mr. Medina.

12 MR. MEDINA: Yes.

13 MR. VALLEJO: Mr. Oseguera.

14 MR. OSEGUERA: Yes.

15 MR. VALLEJO: Six in favor, motion

16 passes.

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1 **ADJOURNMENT:**

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3 MR. VALLEJO: Any comments, Mr.
4 Chewcaskie?

5 MR. CHEWCASKIE: That's it. Those were
6 the two resolutions that we had from the March and
7 April agendas, so all necessary actions by the
8 Board have been taken.

9 MR. VALLEJO: Thank you. All right.
10 There being no other applications on tonight's
11 agenda, can I have a motion to close tonight's
12 meeting?

13 CHAIRPERSON VELAZQUEZ: I make a motion.

14 MR. VALLEJO: Motion by Mr. Velazquez.

15 MR. GUARENO: Second.

16 MR. VALLEJO: Seconded by Mr. Guareno.

17 All in favor?

18 (All Board Members indicate in the
19 affirmative.)

20 MR. VALLEJO: The ayes have it. Let the
21 reflect that the meeting has ended.

22 MR. CHEWCASKIE: Thank you all. Have a
23 good night.

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25 (Whereupon the meeting was adjourned at 6:05 p.m.)

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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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