

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, SEPTEMBER 22, 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. VIA PHONE
Board Counsel

CARLOS VALLEJO, Board Secretary

DAVID SPATZ, P.P.

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

I N D E XPAGE

CALL TO ORDER

4

SALUTE TO FLAG

4

ROLL CALL

5

ADOPTION OF MINUTES

6

HEARINGS

500 Central Avenue

7

ADOPTION OF RESOLUTIONS

n/a

ADJOURNMENT

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I N D E X

500 Central Avenue
Redevelopment Plan

WITNESS

PAGE

DAVID SPATZ

8

E X H I B I T S

NO.

DOCUMENT

PAGE

NO

EXHIBITS

MARKED

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

3 Please take notice that on Tuesday,
4 September 22, 2026, at 6:00 PM, a regular meeting
5 is 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.)

1 **ROLL CALL:**

2

3 MR. VALLEJO: Mayor Stack is absent.
4 Mr. Velazquez.

5 CHAIRPERSON VELAZQUEZ: Here.

6 MR. VALLEJO: Commissioner Valdivia is
7 absent.

8 Ms. Genao.

9 MS. GENAO: Yes.

10 MR. VALLEJO: Ms. Morejon.

11 MS. MOREJON: Yes.

12 MR. VALLEJO: Ms. Fernandez is absent.
13 Mr. Medina is absent.

14 Mr. Guareno.

15 MR. GUARENO: Here.

16 MR. VALLEJO: Mr. Oseguera.

17 MR. OSEGUERA: Here.

18 MR. VALLEJO: Five present, we have a
19 quorum.

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ADOPTION OF MINUTES:

MR. VALLEJO: All right. Let's go to adoption of minutes. Regular meeting held July 28, 2026. Can I have a motion?

MR. GUARENO: Motion.

MR. OSEGUERA: Second.

MR. VALLEJO: Motion by Mr. Guareno, second by Mr. Oseguera. Roll call on the motion. Mr. Velazquez.

CHAIRPERSON VELAZQUEZ: Yes.

MR. VALLEJO: Ms. Genao.

MS. GENAO: Yes.

MR. VALLEJO: Mr. Guareno.

MR. GUARENO: Yes. Three in favor, motion pass.

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HEARINGS/APPLICATIONS:

500 CENTRAL AVENUE -

REDEVELOPMENT PLAN:

MR. VALLEJO: All right. We're moving now to item number one on the agenda, 500 Central Avenue, Block 22, Lot 1.01, Redevelopment Plan for review and recommendation. Mr. Chewcaskie, please.

MR. CHEWCASKIE: Yes. If I may, Mr. Vallejo and Board Members. 500 Central Avenue, the Board is aware of, the Board conducted a public hearing on June 23rd and determined that the property was an area in need of redevelopment. A resolution was adopted by the Planning Board on July 28, 2026, and forwarded to the Board of Commissioners. And the Board of Commissioners, on August 11, 2026, accepted the recommendation of the Board and declared the area an area in need of redevelopment and authorized the Board to prepare a Redevelopment Plan. That Redevelopment Plan was prepared and reviewed by Mr. Spatz and he's present this evening to discuss it.

What the Board is being requested to do this evening is that if it concurs with what the

1 plan provides, then to recommend to the governing
2 body to introduce an ordinance adopting the
3 Redevelopment Plan. So unless there are other
4 questions, we should have Mr. Spatz sworn to
5 discuss the plan.

6
7 D A V I D S P A T Z, after having been duly
8 sworn or affirmed, did testify as follows:

9
10 MR. SPATZ: Good evening, everyone. You
11 have in front of you a copy of the Redevelopment
12 Plan for 500 Central Avenue. As was noted, the
13 Board already heard the redevelopment report,
14 which determined that this was an area in need of
15 redevelopment, that has been accepted by the Board
16 of Commissioners. And then we were asked to come
17 up with a plan. This is the property where the
18 Lenox is, 500 Central Avenue, and the basic
19 development plan, which can be seen on the cover
20 of the redevelopment report is to essentially
21 construct a parking deck next to the existing
22 Lenox building. And then in the balance of the
23 existing parking area, construct a multifamily
24 building. That parking deck will be constructed
25 first so that there is no loss of parking for the

1 Lenox. And then the residential multifamily
2 building would be constructed after that. So
3 you'll have two residential buildings with a
4 parking deck in between. That parking deck will
5 serve the Lenox, it will serve the new building,
6 and will also provide parking availability for the
7 neighborhood.

8 So much of the plan is sort of
9 boilerplate that plans need to contain, that the
10 state statute requires them to have, the sort of
11 nuts and bolts that is really something the Board
12 should think about this evening. Starts on
13 page 8, with the table on page 10, which sets
14 forth the basic parameters for the development.
15 It indicates there's going to be one parking space
16 per unit and then that extra parking, so
17 approximately 750 parking spaces in total will be
18 within that deck. The new apartment building will
19 have a maximum of 450 dwelling units. The initial
20 plans for that are somewhat less than that, but
21 this gives a little flexibility, based on the mix
22 of the apartment sizes. The maximum height would
23 be 20 stories and then the parking deck itself
24 would be up to eight levels, depending on how many
25 they need in order to get the required amount of

1 parking.

2 There are no -- in order to maximize the
3 development on the site, particularly to get the
4 maximum amount of parking, there are no setbacks
5 proposed, building coverage is in the 90 to 95
6 percent range, with the balance of the property
7 being landscaped, particularly at the base of the
8 buildings and along the street.

9 And right now we're not prescribing any
10 particular bedroom mix, but that will be what the
11 plan will be submitted to the Board, ultimately,
12 if this is approved by this Board and by the Board
13 of Commissioners. This is very similar to the
14 1300 Manhattan Avenue that the Board recently
15 dealt with. We'll get a site plan and the Board
16 will do a review of the site plan.

17 So I think that sets forth the basic
18 parameters of the plan. If there's any questions,
19 I'm happy to answer them.

20 CHAIRPERSON VELAZQUEZ: So this picture
21 that we have would be a rendering of what they're
22 thinking of what to do?

23 MR. SPATZ: That's correct. They
24 haven't submitted it, it could look differently.
25 But that's just to give an idea what the massing

1 would be, the parking deck versus the apartment
2 tower. And then of course Lenox would remain as
3 is.

4 CHAIRPERSON VELAZQUEZ: And that would
5 be on the City's end, 500 Central is already
6 there?

7 MR. SPATZ: That's right. This would be
8 the balance of it, basically where the parking lot
9 is right now.

10 CHAIRPERSON VELAZQUEZ: There will be --

11 MR. SPATZ: The parking deck and then
12 the apartment tower adjacent to it. The parking
13 deck first. So there's --

14 CHAIRPERSON VELAZQUEZ: 500A Central,
15 something like that?

16 MR. SPATZ: Yeah. They haven't gotten
17 to that point, but they're going to have to
18 subdivide and create another lot. But the post
19 office and the tax assessor will determine the
20 actual address. But it will be on that side. And
21 of course you have the school directly behind it.

22 CHAIRPERSON VELAZQUEZ: Does anybody
23 have any questions?

24 MS. MOREJON: I'm 100 percent for this,
25 100 percent.

1 CHAIRPERSON VELAZQUEZ: We don't have
2 anybody from the public? If not, can I get a
3 motion to approve?

4 MS. MOREJON: Second.

5 MR. CHEWCASKIE: Mr. Velazquez, the
6 motion would be to recommend the plan in the form
7 that has been distributed and described by Mr.
8 Spatz to the Board of Commissioners.

9 MR. VALLEJO: Can I have a motion for
10 the recommendation?

11 CHAIRPERSON VELAZQUEZ: Motion.

12 MR. VALLEJO: Motion by Mr. Velazquez.

13 MS. MOREJON: Second.

14 MR. VALLEJO: Seconded by Ms. Morejon.

15 Roll call on the motion for the recommendation.

16 Mr. Velazquez.

17 CHAIRPERSON VELAZQUEZ: Yes.

18 MR. VALLEJO: Ms. Genao.

19 MS. GENAO: Yes.

20 MR. VALLEJO: Mr. Guareno.

21 MR. GUARENO: Yes.

22 MR. VALLEJO: Ms. Morejon.

23 MS. MOREJON: Yes.

24 MR. VALLEJO: Mr. Oseguera.

25 MR. OSEGUERA: Yes.

1 MR. VALLEJO: Five in favor, motion
2 pass.

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1 **ADJOURNMENT:**

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3 MR. VALLEJO: We don't have a resolution
4 for tonight's agenda. All right. There being no
5 other applications on tonight's agenda, can we
6 have a motion to close tonight's meeting?

7 MR. OSEGUERA: Motion.

8 MR. VALLEJO: Motion by Mr. Oseguera.

9 MS. MOREJON: Second.

10 MR. VALLEJO: Seconded by Ms. Morejon.
11 All in favor?

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13 (All Board Members indicate in the
14 affirmative.)

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

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20 (Whereupon the meeting was adjourned at
21 6:12 p.m.)
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C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing is a true and accurate transcript of the testimony and proceedings as taken stenographically by me at the time, place, and on the date hereinbefore set forth.

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700