

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
UNION CITY REDEVELOPMENT
AGENCY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:

City Hall
Conference Room, Third Floor
3715 Palisade Avenue
Union City, New Jersey

Wednesday, April 18, 2018
Commencing at 5:31 p.m.

M E M B E R S P R E S E N T:

VINCENT BONITO, COMMISSIONER
PAUL CASPER, COMMISSIONER
EVA FESTA, COMMISSIONER, (Arrived at 5:33 p.m.)
WILMER IZQUIERDO, COMMISSIONER,
(Arrived at 5:34 p.m.)
RAFAEL NOVA, COMMISSIONER
CARLOS VALLEJO, COMMISSIONER
LUCIO FERNANDEZ, CHAIRMAN, (Left at 6:25 p.m.)

M E M B E R S A B S E N T:

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

LADY JIMENEZ-TORRES, ASSISTANT SECRETARY TO THE BOARD
KENNEDY NG, EXECUTIVE DIRECTOR
FLORIO, KENNY, RAVAL, LLP
BY: DAVID J. YANOTCHKO, ESQ., Board Attorney

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

BIANCA P. PEREIRAS, ESQ.,
Attorney for H&A Developers, LLC,
2704 Kennedy Boulevard and 28th Street

RAYMOND VIRGONA, Architect

ALI HAMOUDEH, Engineer, Vice President,
H&A Developers, LLC

MOHAMED AMIN, ESQ., Chief Legal Officer,
H&A Developers, LLC
2704 Kennedy Boulevard and 28th Street

MICHAEL F. KAUKER, Professional Planner

JOSEPH STAIGAR, PE, PP, Traffic Consultant

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1 THE SECRETARY: Okay.

2 Please take notice that on Wednesday, April
3 18, 2018, at 5:30 p.m., a Regular Meeting is
4 scheduled for Union City Redevelopment Agency to
5 be held in the third floor Conference Room,
6 located at City Hall, 3715 Palisade Avenue, Union
7 City, New Jersey.

8 Let's stand for our Pledge of Allegiance.

9

10 (Whereupon, the Pledge of Allegiance was
11 said by all.)

12

13 THE SECRETARY: Adequate notice of this
14 meeting has been provided as follows:

15 Notice of this meeting, setting forth the
16 time, date, location and the agenda, to the
17 extent known, was forwarded to The Jersey
18 Journal, The Record, The Hudson Reporter, has
19 been posted on the bulletin board in City Hall,
20 and has been made available to the public in the
21 Office of the Municipal Clerk.

22

23 **ROLL CALL:**

24

25 THE SECRETARY: We'll do a roll call.

1 Commissioner Fernandez?

2 CHAIRMAN FERNANDEZ: Here.

3 THE SECRETARY: Commissioner Izquierdo is
4 not present.

5 Commissioner Nova?

6 COMMISSIONER NOVA: Here.

7 THE SECRETARY: Not --

8 Sorry.

9 Commissioner Festa?

10 Not present.

11 Commissioner Casper?

12 COMMISSIONER CASPER: Here.

13 THE SECRETARY: Commissioner Bonito?

14 COMMISSIONER BONITO: Here.

15 THE SECRETARY: And Commissioner Vallejo?

16 COMMISSIONER VALLEJO: Here.

17 THE SECRETARY: Okay.

18

19 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
20 **MARCH 20, 2018:**

21

22 THE SECRETARY: We'll proceed with
23 approval.

24 The number one item is the Approval of the
25 Minutes from the Meeting of March 20, 2018.

1 COMMISSIONER BONITO: Motion.

2 THE SECRETARY: Okay. Motion made by
3 Commissioner Izquierdo.

4 I'm sorry.

5 COMMISSIONER BONITO: Bonito.

6 THE SECRETARY: Bonito.

7 COMMISSIONER BONITO: Bonito.

8 THE SECRETARY: Sorry.

9 COMMISSIONER CASPER: Second.

10 COMMISSIONER NOVA: Second.

11 THE SECRETARY: By Commissioner Casper.
12 Roll call.
13 Commissioner Fernandez?

14 CHAIRMAN FERNANDEZ: Yes.

15 THE SECRETARY: Commissioner Izquierdo?
16 Not present.
17 Commissioner Nova?

18 COMMISSIONER NOVA: Yes.

19 THE SECRETARY: Commissioner Festa?
20 Not present.
21 Commissioner Casper?

22 COMMISSIONER CASPER: Yes.

23 THE SECRETARY: Commissioner Bonito?
24 COMMISSIONER BONITO: Yes.
25 THE SECRETARY: Commissioner Vallejo?

1 COMMISSIONER VALLEJO: Yes.

2 THE SECRETARY: Okay.

3 The ayes have it.

4 MR. YANOTCHKO: The ayes have it.

5 THE SECRETARY: Okay.

6 MR. YANOTCHKO: Excellent.

7

8 (Whereupon, Commissioner Eva Festa arrived
9 at 5:33 p.m.)

10

11 MR. YANOTCHKO: Just -- we're about to have
12 a presentation on the project that we had a --
13 had a briefer presentation on, 2704 Kennedy
14 Boulevard, back in January. So, this is going to
15 be more extensive presentation.

16 I just want to take a few minutes out right
17 now; Erin Knoedler asked me to just remind
18 everybody. You probably have received your
19 financial disclosure form.

20 THE SECRETARY: Please know Commissioner
21 Eva Festa has arrived at 5:33.

22 MR. YANOTCHKO: 5:33.

23 Thank you.

24 You may have received it from somebody from
25 the City staff. Maybe Jonathan Yunes. I --

1 Yunes, I believe, sent mine. But just I think he
2 sent it about a week or so ago, but that's just
3 something very important to fill out and send in
4 for -- by the end of April. April 30th is the
5 deadline. Always a good idea just to make a copy
6 for your records, because sometimes their
7 computer system at the State is not the best.
8 And even if you sent it, they might claim they
9 haven't gotten it.

10 So, just -- just a reminder for everybody
11 to send that in.

12 MR. NG: And if you need some help, you can
13 go to the City Clerk's Office, and someone going
14 to assist you in doing that.

15

16 (Whereupon, Commissioner Wilmer Izquierdo
17 arrived at 5:34 p.m.)

18

19 THE SECRETARY: Please know Commissioner
20 Izquierdo has arrived at 5:34.

21 MR. NG: This -- this just going to take 30
22 seconds out.

23 Thank you for -- everybody for coming
24 today. We change the -- the meeting for -- you
25 know, good reasons. And I want to -- I wanted to

1 -- to say thank you to Lady, because today is her
2 birthday.

3 (Whereupon, there was a chorus of happy
4 birthday.)

5 (Whereupon, Happy Birthday was sung.)

6 THE SECRETARY: Thank you. Thank you very
7 much.

8 COMMISSIONER IZQUIERDO: I wanted that
9 transcript --

10 MR. NG: That she had a prior -- you know,
11 pre-plans. I have -- I have to do it. I have to
12 change the meeting.

13 Thank you.

14 THE SECRETARY: No problem.

15 MR. DILLON: Excuse me? If you're setting
16 up that presentation --

17 MS. PEREIRAS: Right. Yes.

18 MR. DILLON: Can you set it up over on this
19 side? The mic's over there.

20 MS. PEREIRAS: Okay, that's no problem.

21 (Whereupon, there was a pause in the
22 proceedings.)

23

24

25

1 **2. PRESENTATION REGARDING PROPOSED PROJECT AT**
2 **2704 KENNEDY BOULEVARD AND 28TH STREET:**

3

4 MR. DILLON: Yeah, Bianca, there's a mic
5 right there for when you guys start.

6 CHAIRMAN FERNANDEZ: So, are we ready for
7 the presentation?

8 MR. YANOTCHKO: Yes. I think we're about
9 to be -- and while the -- this is going to be a
10 presentation from the H&A developer's team, led
11 by Mohamed Amin, Esquire and also Ali Hamoudeh.
12 Hamoudeh?

13 MR. HAMOUDEH: Yes.

14 MR. YANOTCHKO: And I think we've got --
15 got Bianca Pereiras -- Pereiras here. And --

16 MR. KAUKER: Michael Kauker.

17 MR. YANOTCHKO: -- Michael Kauker.

18 MR. KAUKER: Professional planner.

19 MR. YANOTCHKO: Professional planner.

20 MR. VIRGONA: Raymond Virgona.

21 MR. YANOTCHKO: Raymond Virgona. Yes.

22 And what I'm going to do, briefly, is just
23 hand out some information.

24 The developer's team here has a nine page
25 portfolio of projects that they've developed,

1 they brought along here today.

2 There you go.

3 THE SECRETARY: I made a couple of copies
4 here, too.

5 MR. YANOTCHKO: Oh, great. Okay. And
6 Lady's going to submit a few copies.

7 So, this is on projects, is the first
8 handout. And I think -- wow, Lady's already
9 taken care of it.

10 There is a second one that I don't believe
11 you have, because I think it was sent later in
12 the day, on -- it's like a three page --

13 THE SECRETARY: Yeah. I don't have that
14 one.

15 MR. YANOTCHKO: Okay. This one's really
16 about finances and financial capacity to do a
17 project.

18 (Whereupon, there was a pause in the
19 proceedings.)

20 CHAIRMAN FERNANDEZ: Okay. If we could
21 please get started?

22 MS. PEREIRAS: Of course.

23 Thank you all very much. Good evening.

24 Thank you for the opportunity to let us
25 present before you. We have discussed this

1 project briefly before you a few months ago.

2 Just for a little background, my name is
3 Bianca Pereiras.

4 I was born and raised in Union City. Now,
5 I have the great honor to be able to practice in
6 town.

7 So, I'm very happy to be part of this
8 project. I'm sure you all know the project on
9 property on Kennedy Boulevard, between 27th and
10 28th Street. It had some dilapidated buildings on
11 there for some -- some time. Now, it's a vacant
12 lot.

13 What the client is looking to do is to
14 construct a mixed use high rise, which is exactly
15 what your Redevelopment Plan calls for.

16 We have a few experts today, just to walk
17 us through the application, to get a good feel of
18 what the project is.

19 I'd like to begin briefly with our planner,
20 Mr. Michael Kauker.

21 MR. KAUKER: Thank you.

22 I'd like to give the Board an efficient,
23 quick perspective on the project.

24 This project is proposing a total of 167
25 units, 101 of which will be two bedroom and 66

1 which will be one bedroom, for a total of 167.

2 The project, as Bianca mentioned, is
3 located between 28th and 27th Street, immediately
4 to the east of Kennedy Boulevard.

5 The project, in terms of physical
6 character, right now, is currently vacant. It's
7 been cleared. The southerly extension, in form
8 of a driveway to 27th Street, has been paved for
9 access, just -- just for you information.

10 The site area itself is .61 acres in size,
11 approximately 27,000 square feet. It covers a
12 block -- a portion of Block 156, containing and
13 including Lots 2, 3, 8, and 24 to 29, in Block
14 156, which is also in this Redevelopment Plan
15 zone. There are an additional nine lots. So,
16 the total number of lots in Block 56 in this area
17 of influence is 18. My client proposes to
18 essentially develop one half of that area for the
19 proposed project.

20 Within this section of the Roosevelt
21 Stadium Redevelopment Area, we are one of four
22 discreet areas that have been designated,
23 including the Roosevelt Stadium property.

24 We are the northerly most example or
25 extension in terms of location of the four

1 redevelopment areas.

2 The zone itself is known as D-RS-B, RSR
3 plan, Section VIIIC. It is described and
4 contained in the redevelopment regulations or
5 Redevelopment Plan as mixed use, zone B --
6 capital B, and that's located on page 13 of the
7 Redevelopment Plan, and depicted on that number
8 3.

9 The project itself is proposing a total of
10 17 stories, four of which will be accommodating
11 the required parking, and 13 of which will be
12 containing the 167 units, I believe with
13 approximately 13 units on each floor. The height
14 of the structure at 17 stories, as well, within
15 the 24 story height allowed in this district.

16 Give the Board a little bit -- a tiny bit
17 of a demographic perspective on the -- on the
18 project itself. It would essentially generate
19 approximately 300 residents within the 167 units.
20 The approximate projected number of school aged
21 children for a high rise development of this type
22 is 20 school aged children.

23 That, in a nutshell, hopefully, gives the
24 Board a perspective on the location of the
25 project and its salient characteristics.

1 When one stands on this site, looking to
2 the northwest, you get a bird's eye view of the
3 Route 95 corridor, which suggests that this is a
4 location that will be a prominent statement of
5 the redevelopment zone concept, which embraces
6 and encourages luxury, contemporary high rise
7 development, reasonably close and adjacent to the
8 Route 95 corridor.

9 That concludes my comments. I'd be happy
10 to answer any questions you may have.

11 COMMISSIONER VALLEJO: You mentioned 167
12 units.

13 Right?

14 MR. KAUKER: Hundred sixty-seven.

15 COMMISSIONER VALLEJO: Hundred sixty-seven,
16 17 high.

17 MR. KAUKER: That's correct.

18 COMMISSIONER VALLEJO: How many parking
19 spaces?

20 MR. KAUKER: Hundred sixty-seven.

21 COMMISSIONER VALLEJO: What -- what
22 requires?

23 MR. KAUKER: Required are 185.

24 COMMISSIONER VALLEJO: One eighty-five.

25 MR. KAUKER: So there's a --

1 COMMISSIONER VALLEJO: How many -- how many
2 spaces are you short?

3 MR. KAUKER: We are --

4 COMMISSIONER CASPER: Eighteen. Eighteen.

5 MR. KAUKER: Eighteen spaces short.

6 COMMISSIONER VALLEJO: Can you --

7 MR. KAUKER: Approximately ten percent.

8 COMMISSIONER VALLEJO: What is the size of
9 the parking spaces?

10 MR. KAUKER: Size of parking spaces. I
11 believe they're either eight and a half by 18.

12 COMMISSIONER VALLEJO: Are they standard
13 size?

14 MR. KAUKER: They are standard. They are
15 compliant.

16 COMMISSIONER VALLEJO: How many handicap
17 parking spaces?

18 MR. KAUKER: Handicap? Respectfully, I
19 didn't prepare the site plan, so I --

20 COMMISSIONER VALLEJO: Okay.

21 Thank you.

22 MR. KAUKER: I didn't take an account of
23 that.

24 MS. PEREIRAS: We have our architect.

25 COMMISSIONER VALLEJO: Sure. No problem.

1 A VOICE: And the architect is
2 (indiscernible).

3 COMMISSIONER VALLEJO: Thank you.

4 CHAIRMAN FERNANDEZ: Yeah. Eighteen is a
5 lot of spaces to lose, in a -- in an area so
6 congested, with very little space. It's a lot of
7 spaces.

8 You guys made concessions for affordable
9 housing?

10 MS. PEREIRAS: Yes. We've -- depending on
11 what the requirement is, we're happy to work with
12 the City on providing affordable housing on-site.

13 CHAIRMAN FERNANDEZ: Very important,
14 because I know you guys are eager to begin work
15 as soon as possible.

16 MS. PEREIRAS: Um hum.

17 CHAIRMAN FERNANDEZ: A concern of mine is
18 going to be -- with the Mayor, as well, is
19 timetables.

20 MS. PEREIRAS: Okay.

21 CHAIRMAN FERNANDEZ: What time are you
22 going to start work? What time are you going to
23 end work? Weekends? That sort of thing. We
24 don't want to put the people on 28th Street,
25 particularly, 27th Street, out of their homes --

1 | you know, drive them crazy over the weekend.

2 | A VOICE: There's a lot of stores there,
3 | probably.

4 | CHAIRMAN FERNANDEZ: Yeah. That's very,
5 | very important, the time -- the timeframe of
6 | work.

7 | MR. HAMOUDEH: If I may?

8 | MR. DILLON: Can you --

9 | MR. HAMOUDEH: We are willing to --

10 | MR. DILLON: If you're going to speak, you
11 | got to come forward.

12 | MR. HAMOUDEH: I'm sorry.

13 | MS. PEREIRAS: The microphone.

14 | MR. DILLON: What's your -- what's your
15 | name for the record?

16 | MR. HAMOUDEH: Ali Hamoudeh.

17 | MR. DILLON: Can you spell your last name?

18 | MR. HAMOUDEH: H-A-M-O-U-D-E-H.

19 | MR. DILLON: Thanks.

20 | MR. HAMOUDEH: So, as a part -- as a part
21 | of this, we're going to sign a developer
22 | agreement and we're going to definitely set those
23 | times, whatever the town will be happy with as a
24 | part of the agreement before anything start.

25 | CHAIRMAN FERNANDEZ: Yeah. That's --

1 | that's very important, because --

2 | MR. HAMOUDEH: Absolutely.

3 | CHAIRMAN FERNANDEZ: -- you know, that's
4 | all residential.

5 | MR. HAMOUDEH: Absolutely.

6 | CHAIRMAN FERNANDEZ: Another thing is to
7 | keep the property secure. We don't want open --
8 | open windows, open doors, so people will -- kids
9 | -- we have a high school a block away, that kids
10 | at nighttime, and are going to climb in there,
11 | whatever, get hurt. So, we want to make sure
12 | that's --

13 | MR. HAMOUDEH: Yeah.

14 | CHAIRMAN FERNANDEZ: -- that's -- you know,
15 | pre --

16 | MR. HAMOUDEH: We've done some of that
17 | during demo, where I think we -- we ask the cops
18 | of the -- of the town, where we actually paid to
19 | the town -- because there is that. You can do
20 | that with the City of Union City.

21 | CHAIRMAN FERNANDEZ: Right.

22 | MR. HAMOUDEH: Where you bring the cops to
23 | -- to do some of that --

24 | CHAIRMAN FERNANDEZ: But even -- even then
25 | --

1 MR. HAMOUDEH: We need to bring --

2 CHAIRMAN FERNANDEZ: Yeah. Even then, I'm
3 just heads up, because we've had construction
4 situations where even though you notify the
5 police department to -- you know, drive around
6 once every two hours, you still, if you have an
7 access to the building --

8 MR. HAMOUDEH: Yeah.

9 CHAIRMAN FERNANDEZ: -- and kids are going
10 in there to play, or whatever they -- it's a
11 danger zone. So from --

12 MR. HAMOUDEH: Absolutely.

13 CHAIRMAN FERNANDEZ: -- from the get-go, we
14 want to address that situation where --

15 MR. HAMOUDEH: Sure.

16 CHAIRMAN FERNANDEZ: -- we might have
17 fencing or --

18 MR. HAMOUDEH: Um hum.

19 CHAIRMAN FERNANDEZ: -- boarded up doors,
20 or entryways of any kind so kids don't come in.

21 MR. HAMOUDEH: And we'll put a full time
22 security. We'll prepare to do that as well.

23 MS. PEREIRAS: We have the same concerns of
24 the City for safety.

25 MR. HAMOUDEH: Yeah.

1 MS. PEREIRAS: So, we'll work with the City
2 as -- as much as we have to, to make sure we can
3 secure the site.

4 COMMISSIONER BONITO: Have you provided for
5 commercial space?

6 MS. PEREIRAS: We do have some commercial
7 space.

8 If I may, maybe I'll call up our architect?
9 That way, he could describe exactly where that
10 space is and the units and the parking.

11 Mr. Raymond Virgona?

12 MR. VIRGONA: Good evening.

13 MR. DILLON: Can you stand a little bit
14 closer to the microphone? Sorry.

15 Thank you.

16 MR. VIRGONA: Perhaps, I'll just --

17 What you see here is a rendering of the
18 proposed building. As Mike had described, we
19 have four garage levels, and 13 residential
20 floors above, with 13 units per floor.

21 The lobby entrance is toward the corner, on
22 Kennedy Boulevard. Our main garage entrance is
23 on the 28th Street side. We have a combination of
24 brick and glass, kind of a modern look.

25 At the top, we've got a continuous ribbon

1 of glass, which gives it kind of a penthouse
2 feel, to the -- to that level.

3 And I can go through the plans to show you
4 each level by level.

5 All the parking spaces are eight and a half
6 by 18, which is compliant, and the driveways are
7 22 feet in width, which is also compliant.

8 The second sheet of the drawings shows the
9 elevations of the building, flat elevations, two
10 dimensional.

11 We are, of course, compliant with the
12 height in the district. We're below it by a
13 considerable amount.

14 On our first residential floor, which is
15 above the garage, we have a recreation area,
16 passive recreation area. I can show you. These
17 are the other two sides of the building.

18 The building has the same treatment all
19 around. So, front, back, side, all have the same
20 architecture.

21 Starting with the ground level, we've got a
22 generous two story lobby, a community room, the
23 fire command center, mailboxes/room and --
24 services, three elevators, and the garage
25 wrapping on both sides.

1 There's a small retail area on the south,
2 right off Kennedy Boulevard.

3 We have a total of 167 units. There's a
4 chart on the right side that shows the breakdown
5 of the unit types and the numbers for each, a
6 combination of one and two bedroom units. We
7 have about 39 and a half percent ones, and the
8 balance twos. So, we're slightly out of synch
9 with the Redevelopment Ordinance, which requires
10 a maximum of 35 percent one bedrooms.

11 We are -- we're providing parking for 167
12 cars.

13 We have the right proportion. We have
14 handicap spaces. I believe we have six handicap
15 spaces. They're distributed on each of the
16 levels.

17 For instance, there are two spaces here at
18 the ground level and two space -- there are four
19 spaces there, I believe, two and two.

20 The next level up is the typical parking
21 level for floors two and three. We have -- each
22 level has 41 cars, a ramp. And then in the area
23 above the lobby, on this level -- on the first
24 level, we have a two story open space. And on
25 the next level up, we have a building amenity

1 area, offices, and so on and so forth.

2 The next level would be the first
3 residential level. And on this level, we have a
4 fitness center, we have a building amenities
5 area, which would be a community room, lounge,
6 pool table, et cetera, and an outdoor terrace,
7 which has a swimming pool off that level. So,
8 this level has two less units than the typical.

9 And then, on the typical floor plan, which
10 is the next sheet, we have the 13 units drawn
11 out, with the layouts for each of the units.

12 Our units vary in size somewhat. I mean,
13 in today's market, these are generous units. We
14 are not -- in some of the cases, not up to the
15 minimum.

16 The minimum in the Ordinance requires 800
17 square feet for a one bedroom and 1200 square
18 feet for a two bedroom unit. And some of our
19 units are a little bit below that. Some are
20 above, but some are slightly below.

21 And the layouts, as I said, are shown on
22 this drawing, SK -- this would be SK --

23 So that, generally, is the recap of the
24 architectural plans.

25 CHAIRMAN FERNANDEZ: Two questions.

1 You have two way into the garage on 28th
2 Street. And then you have an exit coming onto
3 Kennedy Boulevard.

4 MR. VIRGONA: We do. Yes. Let's see. If
5 we go to the ground floor.

6 The -- actually, the property is a bit
7 irregular. It's kind of an L shape with also a
8 leg on the east side. So, we have an entrance
9 and exit off 28th. We have an exit only onto
10 Kennedy Boulevard, and we have an exit also onto
11 27th Street.

12 So, it makes for fairly easy circulation.
13 You wouldn't have to go around the block, for
14 instance, to go north.

15 So, we do have the -- we have three
16 driveways. One, two, three.

17 COMMISSIONER IZQUIERDO: There is anything
18 in the regulations, City regulation or
19 redevelopment regulation that states or give
20 rules about the -- how big the apartments will
21 be? Meaning not the square footage, the number
22 of bedrooms.

23 Seems like you are -- you are like -- your
24 market is just small families, one bedroom and
25 two bedroom apartments are for very small

1 families.

2 MR. VIRGONA: Um hum.

3 COMMISSIONER IZQUIERDO: So, there is any
4 type of regulation, meaning in the City or
5 something that I can -- because to me, means two
6 bedroom apartments are for a couple with one kid,
7 maybe two kids. That's it.

8 MR. VIRGONA: Yes.

9 COMMISSIONER IZQUIERDO: Nothing else.

10 MR. VIRGONA: Yes. I mean, there's no
11 State regulation that governs the -- the makeup
12 of the apartments, number of bedrooms and so on.
13 Your Redevelopment Ordinance indicates only that
14 there should be a maximum of 35 percent one
15 bedrooms. It doesn't indicate any other numbers.

16 And we found today's market seems to be
17 more toward the one and two bedroom type
18 approach. And in most of the projects we're
19 doing, we do quite a few apartment complexes.
20 Right now, we've probably got at least 700, a
21 thousand units in design or construction. And
22 the trend has been toward the smaller units,
23 perhaps because families maybe tend more to go to
24 houses rather than apartment type structures like
25 this.

1 But in many of the projects we're doing
2 now, over half are one bedroom units. Just --
3 maybe perhaps, that's just today's market.

4 COMMISSIONER IZQUIERDO: Answer to the
5 market.

6 MR. VIRGONA: Yes.

7 COMMISSIONER IZQUIERDO: There's no
8 regulation.

9 MR. VIRGONA: No.

10 COMMISSIONER IZQUIERDO: In that regard.

11 MR. VIRGONA: No.

12 COMMISSIONER IZQUIERDO: Okay.

13 COMMISSIONER VALLEJO: What is the
14 requirement for one bedroom, the square footage,
15 and for two bedrooms?

16 MR. VIRGONA: Your -- your Redevelopment
17 Ordinance -- there is no State requirement on
18 that.

19 COMMISSIONER VALLEJO: I'm talking about
20 Redevelopment Ordinance.

21 MR. VIRGONA: Your Redevelopment Ordinance
22 requires 800 square feet for a one bedroom.

23 COMMISSIONER VALLEJO: How much are you
24 proposing?

25 MR. VIRGONA: And what we're propose --

1 | there are different sizes. I mean, if we
2 | actually -- if you look at the floor plan, the
3 | most accurate dates would be the typical floor
4 | plan. And we gave two numbers because one is a
5 | net area and one is a total area.

6 | And for instance, we have one bedrooms --
7 | most -- I believe, the one bedrooms are
8 | compliant.

9 | Let's see.

10 | The chart -- I didn't update the chart, but
11 | for instance, a C unit is 805 square feet, which
12 | is a one bedroom. An E unit is 854.

13 | COMMISSIONER VALLEJO: What is the size of
14 | the --

15 | MR. VIRGONA: Eight fifty-four. So,
16 | they're -- I believe, all the one bedrooms are
17 | compliant. They're about 800 to 850 square feet.

18 | COMMISSIONER VALLEJO: What about two
19 | bedrooms?

20 | MR. VIRGONA: The two bedrooms is where we
21 | have a little variation.

22 | We have -- I think our smallest two bedroom
23 | is a thousand -- is 1,130 square feet. But the
24 | -- most of the others are very close to 2,000, if
25 | not 2,000. And I can go through each of the

1 units, but 1154, 1192, 1207, 12 -- 1360, 1130 was
2 the one I was speaking about, 1188, 1192. Those
3 -- and 1162. So --

4 COMMISSIONER VALLEJO: Is close to 1200.

5 MR. VIRGONA: They're very close.

6 MS. PEREIRAS: Twelve hundred.

7 MR. VIRGONA: Very close.

8 COMMISSIONER VALLEJO: 1200.

9 MR. VIRGONA: Right. Twelve hundred.

10 COMMISSIONER VALLEJO: That the
11 requirement, 1200.

12 MR. VIRGONA: Yes.

13 CHAIRMAN FERNANDEZ: Is the financing in
14 place for this already through a bank or through
15 a private entity?

16 MR. AMIN: This will be the developer's --

17 MS. PEREIRAS: Um hum.

18 MR. AMIN: I actually propose a three page
19 sheet here regarding the financing, just to give
20 you a little -- you know, idea of how we operate.
21 We're -- we're a family style real estate
22 development and investment firm. We like to have
23 as much equity as possible in our developments.
24 So, if you look on the second page, we -- we
25 develop and we hold.

1 So, we have around \$21 million in assets.
2 Absolutely no mortgages, no liens. We try to do
3 as much as possible by developing cash.

4 For this project, we have set aside \$10
5 million liquid in the bank ready to start the
6 project. We work closely with ConnectOne Bank,
7 which finances. Any time we're doing
8 construction loan type of financing, it's through
9 ConnectOne, and we do a lot of developments up in
10 Bergen County, and they finance everything for
11 us. And you know, we're -- we're approved for up
12 to \$30 million in construction money on that
13 front.

14 So, we -- we do have our financing in
15 place, but -- but pursuant to our motto, we're
16 going to try to cash finance as much as possible.
17 We generate high incomes. So, we're hoping, on a
18 project like this, to at least have \$25 million
19 from our money into the project.

20 We purchased the land cash, so we have
21 absolutely no mortgage on this property. So, we
22 have, right off the bat, \$3 million in equity
23 just on the land through our acquisition.

24 And you know, we're -- we're trying to do
25 as much as possible, have as much equity as

1 possible.

2 CHAIRMAN FERNANDEZ: Since that said, from
3 beginning to end, what's the estimated date of
4 completion?

5 MR. AMIN: We're -- we're projecting around
6 \$35 million.

7 CHAIRMAN FERNANDEZ: And timeframe?

8 MR. AMIN: Approximately two years, two
9 years, three months.

10 A VOICE: Two, two and a half.

11 MR. HAMOUDEH: Yeah. Two and a half.

12 MR. NG: There is a package that they sent
13 this morning about other project -- projects that
14 they have --

15 CHAIRMAN FERNANDEZ: Yeah. I saw that.

16 MR. NG: -- in New Jersey.

17 MR. AMIN: Yes. We've done --

18 MR. NG: Examples of --

19 MR. AMIN: We've done -- we've done
20 multiple projects in the past. We have a very
21 experienced team. We have Mr. Russ Luppino, who
22 does all our construction. He's three
23 generations and, as a builder, done bunch of high
24 rises, mid-rises, even smaller multi-family. I
25 think Mr. Bernard (phonetic) knows him very well

1 and developed most of the architectural for him
2 for all the high rise construction.

3 So, we're -- we have very experienced team
4 that we deal with, highest professionals, to get
5 our projects done.

6 CHAIRMAN FERNANDEZ: You have a question,
7 you guys?

8 MR. NG: Yeah. The commercial places on
9 the -- the first floor?

10 MR. AMIN: Yes.

11 COMMISSIONER IZQUIERDO: What are you
12 looking for? What type of --

13 MR. AMIN: We were thinking --

14 MR. NG: No bars.

15 MR. AMIN: No bars. No, no, no. We're
16 thinking something to -- to kind of compliment
17 the building. Perhaps a coffee shop, or maybe --
18 you know, like a laundry service.

19 It will be something to compliment the
20 residents, most likely. It might even be rented
21 out. We might -- we might keep it as a
22 commercial function for the building.

23 MR. NG: And the reason that I -- that I
24 say no bars is because there's schools so close
25 to --

1 CHAIRMAN FERNANDEZ: Two schools.

2 MR. AMIN: Of course.

3 MR. NG: You know, two school.

4 MR. AMIN: If you want to put that in the
5 development agreement. No bars there. That's
6 not a problem. (Indiscernible).

7 MR. NG: Just wanted to make sure.

8 MR. AMIN: No, no. We're --

9 COMMISSIONER BONITO: You have provisions
10 for handicap parking.

11 Correct?

12 MR. VIRGONA: Yes, we do.

13 COMMISSIONER BONITO: Okay.

14 MR. VIRGONA: Yes.

15 COMMISSIONER BONITO: With that, have you
16 provided for actual handicap accessibility inside
17 the building, and especially, or more
18 specifically, the recreational areas?

19 MR. VIRGONA: Yes. Yes.

20 COMMISSIONER BONITO: And emergency exits,
21 if something should happen?

22 MR. VIRGONA: Yes, yes. We have -- every
23 unit is what we call adaptable, which means it
24 can be -- it has all the clearances required for
25 handicap use. The door sizes, the door pulls,

1 and so on and so forth.

2 We have provisions for grab bars.
3 Initially, they're not installed, but when a
4 handicap person does come in, we -- we can make
5 adjustments. And that's the way the State law
6 requires.

7 So, all our entrances, all our facilities
8 within the building, all our parking, meets the
9 handicap standards for accessibility.

10 COMMISSIONER VALLEJO: I have a question.

11 For clarification, talking about affordable
12 housing, can you -- somebody can get more in
13 details to clarify more, specifics?

14 MS. PEREIRAS: As we had mentioned before,
15 we're looking to work with the City as far as
16 affordable housing. So, if the City has a
17 specific requirement as to how many we need to
18 provide, we're happy to do that.

19 This applicant is very eager to work with
20 this town to make sure we have the -- the units
21 that this town needs to cater to its residents.

22 MR. HAMOUDEH: If I may add, and
23 specifically, we discussed this very lengthy, and
24 we went back and forth with it. But we are
25 committed to at least five percent of the units

1 to be affordable housing.

2 COMMISSIONER VALLEJO: What is the
3 requirement?

4 MR. HAMOUDEH: (Indiscernible) part of the
5 project.

6 COMMISSIONER VALLEJO: In the redevelopment
7 area?

8 (Whereupon, there were multiple speakers.)

9 A VOICE: There's no requirement.

10 MS. PEREIRAS: There's no requirement.

11 COMMISSIONER VALLEJO: There's no
12 requirement.

13 MR. NG: There's no specific requirement.

14 MS. PEREIRAS: Correct.

15 MR. NG: So, that's something that have to
16 be --

17 CHAIRMAN FERNANDEZ: Worked out.

18 MR. NG: -- to be discussed with the --
19 with the City. The administrators.

20 MR. AMIN: We don't -- we don't -- there's
21 no specific thing that say, hey, we should
22 provide affordable housing, but we, from the
23 beginning, this is something that we discussed
24 and we are willing to commit to it, in writing,
25 that at least this will be provided by the --

1 CHAIRMAN FERNANDEZ: Counsel, are we to
2 vote on this today or we -- we can hold off?

3 MR. YANOTCHKO: We -- we can hold off on
4 this today, if you wanted to --

5 CHAIRMAN FERNANDEZ: No, I want to go into
6 closed session and have a discussion with you,
7 please.

8 MR. YANOTCHKO: Okay.

9 CHAIRMAN FERNANDEZ: So, we can go into
10 closed session for two minutes?

11 COMMISSIONER VALLEJO: Motion.

12 MR. AMIN: No. But we have -- we have one
13 more.

14 CHAIRMAN FERNANDEZ: You have one more?

15 MS. PEREIRAS: We do. We do.

16 CHAIRMAN FERNANDEZ: Okay.

17 MS. PEREIRAS: You know, we're concerned,
18 as always, traffic and parking, especially --

19 MR. NG: Yeah. Yeah. No, no, that's very
20 important. Yeah.

21 MS. PEREIRAS: And we brought our traffic
22 engineer --

23 MR. NG: Okay.

24 MS. PEREIRAS: -- today.

25 MR. NG: Okay.

1 MS. PEREIRAS: To discuss.

2 Mr. Joseph Staigar.

3 MR. STAIGAR: Hi. My name's Joe Staigar,
4 with Dynamic Traffic. We prepared the traffic
5 study for the application.

6 I've done quite a bit of work in -- in
7 Union City, presented before both Boards many
8 times.

9 We took a look at this, in terms of
10 analyzing the surrounding roadway network. We
11 keyed in on the intersections of JFK and 27th and
12 28th Street, because all traffic will go through
13 those two intersections. To get into the site,
14 they have to go through those intersections.

15 A VOICE: You have a site plan?

16 MR. STAIGAR: I do.

17 (Whereupon, there was a pause in the
18 proceedings.)

19 MR. STAIGAR: Just so I can illustrate so
20 the -- so there will be -- the members can --

21 Yeah. Here we are at 28th Street. These --
22 here's JFK, and I believe 27th Street is up on top
23 there.

24 So, all traffic goes through the two
25 intersections.

1 Since this is primarily a residential
2 building, as you heard, the commercial use will
3 be primarily for the -- either the residents
4 themselves, as an amenity, or surrounding
5 neighborhood. We're not expecting people to come
6 from different towns, to go shopping in this
7 little 1200 square feet.

8 So, it's -- it's going to be neighborhood
9 type of use.

10 The -- since it's residential, as with all
11 residential, people start work different times.
12 Some people start 6:30 in the morning, six
13 o'clock in the morning. They may not leave until
14 nine. Some may not leave until nine -- nine
15 o'clock, or 9:30.

16 Conversely, when they come home, same
17 thing. You got a three hour stretch where
18 majority of people leave and come in.

19 Hundred and eighty -- 167 units will
20 generate about 50 to 60 vehicles per hour.
21 That's during the peak hour. And that's --
22 realize that's over a three hour period that
23 those volumes will be generated.

24 When we superimpose that traffic onto those
25 -- onto the three intersections, we analyzed,

1 again, the two roadway intersections, as well as
2 the driveway on JFK, we get good levels of
3 service. The levels of service, just like in
4 grade school, A through F. We're in that A, B, C
5 range at those intersections.

6 So, and -- and the reason being is that we
7 have good dispersion of traffic. Since we have
8 three access points for ingress/egress, we're
9 dispersing them over the -- dispersing them over
10 the three -- the three roadways.

11 The amount of parking.

12 I heard the comment about the -- we are
13 deficient in parking by 18 spaces. We're
14 providing one -- essentially, one per unit.

15 Since a retail has a demand for parking,
16 it's very minor, and the peak hour -- or peak
17 demand will be during the day for the retail. At
18 night, retail's closed. That's when the
19 residents experience their peak.

20 So, the one per unit ratio is what's being
21 provided; 167 spaces for 167 units.

22 We had a lot of -- we have a lot of
23 experience with rental units, apartment units in
24 the City. The U.S. Census data even has
25 information on Union City on how much each unit,

1 rental units, or owner occupied units require or
2 -- or actually, what their demand is.

3 In Union City, overall, .65 spaces per unit
4 is what the average, throughout the City. We're
5 providing one. We know JFK's a major arterial.
6 We're expecting some of our residents to be
7 utilizing mass transit, for their commutation.
8 So, you may see, on average, one per -- one per
9 unit, at most.

10 We're expecting, as we see in many of these
11 apartment buildings, many of the units don't even
12 have a vehicle that they use, day in and day out.

13 So, the one per unit will meet the
14 requirements. Again, based on what the
15 experience is in Union City.

16 So, overall, no negative impact on the
17 intersections in the area, on the roadway.
18 Relatively low trip generator, because it's
19 dispersed during the morning and the evening peak
20 hours.

21 And the parking should be more than
22 sufficient to meet the demands of this site.

23 COMMISSIONER CASPER: What about for
24 visitors that are coming to visit people in the
25 --

1 MR. STAIGAR: Good point.

2 COMMISSIONER CASPER: -- in the units?

3 MR. STAIGAR: Yup. Yup.

4 COMMISSIONER CASPER: That's the thing.

5 The area is horrendous as it is there.

6 MR. STAIGAR: Yeah.

7 COMMISSIONER CASPER: Those, 27 and 28th

8 Street.

9 MR. STAIGAR: Yeah. And you will have --
10 you will have that.

11 I don't know how the -- the parking is
12 going to be managed. Many times, we like these
13 buildings to be secure, we may make arrangements
14 where you do have a guest, to be able to access
15 the parking spaces. You may need to have -- you
16 know, the -- the garage doors can be implemented
17 -- you know, remotely. So, if I know my Aunt
18 Tilly is coming over to visit me, I know when she
19 gets there, either she hits an intercom or gives
20 me a call and I can open the door for her.

21 So, there will be accessibility for those
22 types of guests.

23 For the most part, we don't want to leave
24 the doors open, because we want the security of
25 the -- of the parking, as well. I think we're --

1 we're near a school. We don't want kids
2 meandering.

3 COMMISSIONER FESTA: Kennedy Boulevard is a
4 very busy street of kids walking.

5 MR. STAIGAR: Yes.

6 COMMISSIONER FESTA: So, there has to be a
7 flasher or something --

8 MR. STAIGAR: Good point.

9 COMMISSIONER FESTA: -- where the kids can
10 know that there's a car coming out.

11 MR. STAIGAR: Yeah. And we'll have that,
12 as well. So --

13 COMMISSIONER FESTA: I mean --

14 MR. STAIGAR: As one exits, before the door
15 goes up, a lot of times you see that strobe
16 light, maybe a little bit of a sound coming from
17 that, as well. And then, they'll hear the door
18 actually coming up, as well. So, visually,
19 they'll have a signal.

20 COMMISSIONER FESTA: Not with headphones
21 on.

22 MR. STAIGAR: I know. That's why,
23 visually, they'll have -- they'll have the
24 indication visually as well as audible.

25 But good -- but good point. I think we've

1 | designed quite a few of those, and yeah, they
2 | work very well.

3 | MR. NG: During -- during the construction
4 | time, what is the plan? Because Kennedy
5 | Boulevard, --

6 | MR. STAIGAR: Yeah.

7 | COMMISSIONER IZQUIERDO: -- the school and
8 | the peak hours in --

9 | MR. STAIGAR: Yeah.

10 | MR. NG: -- 29 Street.

11 | MR. STAIGAR: I don't -- I did not give it
12 | much thought at this point, but obviously, it's
13 | going to be phased, it's going to be staged. We
14 | will be presenting a phasing plan to the -- to
15 | the Building Department. We'll coordinate with
16 | the Police Department so that if roadways and/or
17 | sidewalks need to be closed, that we do have
18 | detours, that we have that ability to get around
19 | that.

20 | But protection of pedestrians, as well as
21 | other public is utmost important during that
22 | construction phase.

23 | MR. NG: One of the -- one of the things
24 | that I really wanted to see the construction is
25 | the presence of police officers --

1 MR. STAIGAR: Yeah.

2 MR. NG: -- for the traffic.

3 MR. STAIGAR: And that's something that
4 we'll coordinate with your Construction
5 Department, Building Department, as well as the
6 Police Department, as well.

7 MR. NG: I think that I discussed with --
8 with someone, because it's Kennedy Boulevard, so,
9 that's kind of rough road.

10 MR. STAIGAR: Yes.

11 COMMISSIONER IZQUIERDO: So, this project
12 have to be also presented in the County Planning
13 -- County, and that's one of the thing that
14 they're going to --

15 MR. STAIGAR: Yeah.

16 COMMISSIONER IZQUIERDO: -- require.

17 MR. STAIGAR: The County Planning Board --
18 you don't have to tell me. I go to them quite
19 often. They're -- they're tough. And they'll
20 want to protect --

21 MR. NG: I'm --

22 MR. STAIGAR: -- the people either --

23 MR. NG: I'm one of the Commissioners
24 there.

25 MR. STAIGAR: Okay.

1 MR. NG: But -- I have to --

2 MR. STAIGAR: Yeah.

3 MR. NG: It will -- it will be a conflict
4 for me. But I'm telling you, that going to be
5 one of the requirement.

6 MR. STAIGAR: Absolutely. Yes.

7 MS. PEREIRAS: We actually have a review
8 meeting that's been scheduled --

9 MR. STAIGAR: Yes.

10 MS. PEREIRAS: -- for next week, just for
11 preliminary review.

12 COMMISSIONER BONITO: I do have one --
13 quote, unquote -- minor question which could
14 maybe factor into your economics with the
15 building and the construction.

16 Would there be -- I assume there would --
17 would there be Wi-Fi capability, internet access,
18 in this digital age?

19 A VOICE: I would think so.

20 MR. HAMOUDEH: Yeah. It would be --

21 MS. PEREIRAS: Um hum.

22 COMMISSIONER BONITO: Because we're --

23 MR. HAMOUDEH: It's part of the design.

24 COMMISSIONER BONITO: We're in the digital
25 age.

1 MR. HAMOUDEH: You mean -- you mean if a --
2 I guess, like fiber optics run through the
3 building?

4 COMMISSIONER BONITO: Absolutely.

5 MR. HAMOUDEH: Of course. We would -- we
6 would have -- we would contact either Times
7 Warner or -- you know, Verizon and then, we would
8 have to make an agreement with them, because
9 they're going to have to come and wire the entire
10 building.

11 There's going to be any -- any of those
12 larger buildings where we're going to do all
13 kinds of certain service as opposed to another,
14 for efficiency purposes, because --

15 COMMISSIONER BONITO: Right.

16 MR. HAMOUDEH: -- I know every company now
17 has their own ways of running their -- their
18 lines.

19 COMMISSIONER BONITO: Because again, we're
20 in -- we're in digital now and --

21 MR. HAMOUDEH: I know. Hundred percent.

22 COMMISSIONER BONITO: -- that's a key thing
23 now.

24 MR. HAMOUDEH: I think -- you know, for --
25 for economic purposes for us, we -- even in -- in

1 | our -- all our recent developments, we -- we're
2 | almost like having smart houses. We have like
3 | speakers built into the ceiling and we have --
4 | you know, like the plugs higher up in the wall,
5 | recessed with the HDMI sticking out.

6 | So, we -- we try to be as advanced as
7 | possible on that front, knowing that everyone's
8 | going to buy a flat screen, computers.

9 | COMMISSIONER BONITO: Um hum.

10 | MR. HAMOUDEH: So we try to accommodate
11 | that. So, there's no -- you know, I don't want
12 | -- I don't want someone installing a TV or for
13 | internet service, and then breaking walls. You
14 | know, I want everything -- we try to think like
15 | where would someone, in this room, put the TV and
16 | then that's where we -- we put the outlets in the
17 | ceiling or in the wall, high up in the wall.

18 | MR. STAIGAR: I haven't seen a new building
19 | in last ten years or more --

20 | COMMISSIONER BONITO: Yeah.

21 | MR. STAIGAR: -- without that type of
22 | technology.

23 | COMMISSIONER BONITO: And I'm just putting
24 | it out there --

25 | MR. STAIGAR: It's a given.

1 COMMISSIONER BONITO: I'm just putting it
2 out there, because again, I don't want to assume,
3 but again, we're in the digital age and this is
4 part of lifestyle now.

5 A VOICE: Yup. Absolutely.

6 MR. HAMOUDEH: And I know there were some
7 concerns about, like during the construction when
8 -- you know, how we were going to address safety.
9 And this is more -- this is closer to almost like
10 a New York City type of construction site, as
11 opposed to like other areas in Jersey, where you
12 have more land.

13 So, obviously, we're going to have -- the
14 way we're going to design the scaffolds and we're
15 going to have probably -- you know, how you see
16 in Manhattan where you have the scaffolds that
17 protect things from falling on people's heads, so
18 when people are passing by, especially during the
19 initial stage of construction, when we're doing
20 the -- the shell of the building. We don't want
21 anything, God forbid, falling from the 10th floor
22 and falling on someone's head.

23 So, we're going to take all those
24 precautions. And like I said, we have a very
25 experienced team in place to make sure that takes

1 place.

2 And obviously, site security from day one.
3 The second we start construction, we're going to
4 have fencing -- you know, high fencing, with even
5 covering so people can't even see inside the
6 site, what's going on, so they don't have any
7 thoughts of jumping over or anything. It's not
8 going to be your traditional fence for protection
9 purposes and -- you know, one or two entrances or
10 exits for the heavy machinery to get in and out
11 of the site.

12 COMMISSIONER BONITO: You -- you mentioned
13 about scaffolding, and you would, of course, be
14 prepared for adequate protection of the -- the
15 grounds and the building as construction is going
16 on, specifically, if you're constructing during
17 the winter season. And the winter here can be --

18 MR. HAMOUDEH: Yes.

19 COMMISSIONER BONITO: -- let's say,
20 challenging.

21 MR. HAMOUDEH: Yes. That's correct. Yes.

22 We would have to have precautions built
23 into that, as well.

24 MR. NG: Any other question?

25 CHAIRMAN FERNANDEZ: I just want to take a

1 | brief recess. I wanted to confer something with
2 | counselor.

3 | So let's take a break, please. I want to
4 | go off the record.

5 | MR. DILLON: You want to go off the record?

6 | COMMISSIONER FESTA: Yeah, motion.

7 | MR. YANOTCHKO: Yeah. So, is there a
8 | motion to go into --

9 | MR. DILLON: Eva -- Eva made a motion.

10 | COMMISSIONER VALLEJO: Second the motion.

11 | MR. YANOTCHKO: All in favor?

12 |

13 | (Whereupon, there was a chorus of ayes.)

14 |

15 | (Whereupon, the Board moved to Executive
16 | Session at 6:15 p.m.)

17 |

18 | (Whereupon, the Board returned to Open
19 | Session at 6:20 p.m.)

20 |

21 | MR. DILLON: We're back on the record.

22 | MR. YANOTCHKO: Yes. Okay.

23 | So, I just want to ask the Commissioners
24 | right now, is there any more questions that we
25 | have for the redevelopment team?

1 COMMISSIONER VALLEJO: We was talking about
2 concerning about the driveway on KB -- Kennedy
3 Boulevard.

4 MR. VIRGONA: Yes

5 MS. PEREIRAS: Um hum.

6 COMMISSIONER VALLEJO: How you guys plan to
7 level with the -- with the parking?

8 MR. VIRGONA: Yes. I mean, this -- our
9 driveway entrance and the exit out to Kennedy
10 Boulevard are on the same level. They're -- it's
11 a level grade.

12 Then, our driveway, from this point,
13 continues up to bring you to the other level.
14 So, we are basically level.

15 We have quite a bit of ceiling height in
16 here, too, which allows us to bring -- but we
17 have a loading area here, which allows us to
18 provide for garbage pickup and moving. So, we
19 have 14 feet clearance in here.

20 COMMISSIONER FESTA: But there's also an
21 exit on 27th Street.

22 MR. VIRGONA: There is. There's a --
23 there's an exit at the back of the parking
24 garage, --

25 COMMISSIONER FESTA: Okay. Right.

1 MR. VIRGONA: -- which can take you to the
2 other side.

3 COMMISSIONER IZQUIERDO: This is just
4 preliminary to the Redevelopment Agency. You're
5 going to go through other boards in the City.

6 MS. PEREIRAS: So, we have two other Boards
7 to go before. We have to go before the Planning
8 Board.

9 COMMISSIONER IZQUIERDO: And they are more
10 specialized and they can discuss regulations,
11 minimum and --

12 A VOICE: (Indiscernible).

13 COMMISSIONER IZQUIERDO: Okay.

14 COMMISSIONER BONITO: Just for my own
15 clarification again, when it comes to the
16 recreational facilities, will they be on only one
17 floor or will each floor? How is that working?

18 MR. VIRGONA: They'll only be on one floor.
19 That would be that -- the first residential
20 floor, which has the terrace, the outdoor
21 terrace.

22 COMMISSIONER BONITO: Um hum.

23 MR. VIRGONA: You see that on -- that's on
24 the -- what we call the R1 level, residential 1.

25 That would encompass this -- this section

1 of the building, the terrace, fitness room and
2 amenities area.

3 There is -- you know, there's an office on
4 the lower level, but that wouldn't be common
5 space for the tenants.

6 So, everything is up here and it's all
7 completely accessible by elevator. We have three
8 elevators in the building proposed. The
9 elevators, and they'll meet the handicap
10 requirements, as well, for stretcher and --

11 CHAIRMAN FERNANDEZ: Well, thank you,
12 gentlemen.

13 MR. NG: Thank you.

14 CHAIRMAN FERNANDEZ: Thank you very much --

15 MS. PEREIRAS: Thank you.

16 CHAIRMAN FERNANDEZ: -- for your
17 presentation.

18 Counselor, please?

19 MR. YANOTCHKO: Yes. I think there was
20 some -- some desire to vote to table what -- what
21 -- the next step for this project is really to
22 designate the --

23 MR. NG: The area.

24 MR. YANOTCHKO: -- developers here as -- as
25 the -- as a redeveloper of this -- this

1 particular zone.

2 I -- what I have kind of gathered from the
3 Commissioners is that -- that's a vote we'd like
4 to table, at least for this meeting, but to vote
5 on it at our next meeting, which is in May of
6 this year.

7 CHAIRMAN FERNANDEZ: Yeah. I think that's
8 a good choice.

9 MR. NG: It's not too far from here,
10 because the meeting will be, I believe, will be
11 the first week of May.

12 MS. PEREIRAS: Okay.

13 MR. NG: It's not too far. I'm changing
14 the -- the schedule for conflict that I have with
15 other meeting.

16 MS. PEREIRAS: Okay.

17 MR. NG: So it will be around the corner.

18 MS. PEREIRAS: A lot sooner then.

19 CHAIRMAN FERNANDEZ: Yeah. I think -- I
20 think just to get all our ducks in order and
21 prepare the Resolutions and -- and what not.

22 MR. NG: Yeah, give us --

23 CHAIRMAN FERNANDEZ: And sometimes, I think
24 -- and I think that will be the best -- the best
25 choice to go forward.

1 MS. PEREIRAS: And would the Board like us
2 here that day, for maybe any additional questions
3 or --

4 MR. YANOTCHKO: I think that -- that could
5 be -- that could be helpful.

6 MR. NG: Yeah.

7 MR. YANOTCHKO: I mean, and if anybody's
8 got a --

9 MR. NG: Final question.

10 MR. YANOTCHKO: -- got an issue that --

11 MR. NG: Final question.

12 MR. YANOTCHKO: That's nagging at you after
13 this meeting, yeah, let me know and I'll -- I'll
14 be in contact with Bianca to discuss anything.
15 But that could probably be pretty helpful, I
16 think.

17 MR. NG: Yeah.

18 COMMISSIONER IZQUIERDO: Okay. Motion to
19 --

20 COMMISSIONER FESTA: Table.

21 COMMISSIONER IZQUIERDO: -- vote
22 accordingly to what the counsel --

23 MR. NG: To table.

24 COMMISSIONER IZQUIERDO: -- is proposing.

25 COMMISSIONER BONITO: I'll second that.

1 MR. YANOTCHKO: Okay. So, that's a motion
2 by Commissioner Izquierdo.

3 Second by Commissioner Bonito.

4 And the roll call is; Chairman Fernandez?

5 CHAIRMAN FERNANDEZ: Yes.

6 MR. YANOTCHKO: Is a yes.

7 Commissioner Izquierdo?

8 COMMISSIONER IZQUIERDO: Yes.

9 MR. YANOTCHKO: Yes.

10 Commissioner Nova?

11 COMMISSIONER NOVA: Yes.

12 MR. YANOTCHKO: Commissioner Festa?

13 COMMISSIONER FESTA: Yes.

14 MR. YANOTCHKO: Commissioner Casper?

15 COMMISSIONER CASPER: Yes.

16 MR. YANOTCHKO: Commissioner Bonito?

17 COMMISSIONER BONITO: Yes.

18 MR. YANOTCHKO: And Commissioner Vallejo?

19 COMMISSIONER VALLEJO: Yes.

20 MR. YANOTCHKO: The ayes have it.

21 CHAIRMAN FERNANDEZ: With all due respect,
22 I have to step out. I have a prior engagement.

23 MR. YANOTCHKO: Of course.

24 CHAIRMAN FERNANDEZ: Thank you, everybody.

25 Thank you very much.

1 MR. YANOTCHKO: Thank you, Chair.

2 COMMISSIONER VALLEJO: Motion to end
3 tonight's meeting.

4 We have something else. Oh, my God.

5 MS. PEREIRAS: Thank you all very much.
6 We'll see you next month.

7 MR. NG: It is a good project; personally,
8 I really like it.

9 MS. PEREIRAS: I'm so glad to hear that.

10 MR. NG: Okay.

11 MS. PEREIRAS: Thank you so much.

12 MR. NG: We have a couple items to --
13 (Whereupon, there was a pause in the
14 proceedings.)

15

16 (Whereupon, Chairman Lucio Fernandez left
17 the meeting at 6:25 p.m.)

18

19 MR. YANOTCHKO: Okay.

20 We just have a few items. These are
21 usually pretty quick ones that we have left on
22 the agenda for tonight.

23

24 **3. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**
25 **OF CLAIMS:**

1

2 MR. YANOTCHKO: First of all, we've got the
3 Resolution for Ratification of Prior Payment of
4 Claims. In this case, that's the Resolution for
5 payroll.

6

Is there a motion to -- to approve the
7 Ratification of Prior Payment of Claims?

8

COMMISSIONER VALLEJO: Motion.

9

COMMISSIONER NOVA: Motion.

10

MR. YANOTCHKO: Motion from --

11

COMMISSIONER FESTA: Second.

12

MR. YANOTCHKO: I'm going to go with
13 Commissioner Vallejo for the motion.

14

COMMISSIONER VALLEJO: Yes.

15

MR. YANOTCHKO: I'm going to go with
16 Commissioner Festa for the second.

17

Roll call.

18

Commissioner -- Chairman Fernandez had to
19 step out.

20

Commissioner Izquierdo?

21

COMMISSIONER IZQUIERDO: Yes.

22

MR. YANOTCHKO: Commissioner Nova?

23

COMMISSIONER NOVA: Yes.

24

MR. YANOTCHKO: Was a yes.

25

Commissioner Festa?

1 COMMISSIONER FESTA: Yes.

2 MR. YANOTCHKO: Yes.

3 Commissioner Casper?

4 COMMISSIONER CASPER: Yes.

5 MR. YANOTCHKO: Commissioner Bonito?

6 COMMISSIONER BONITO: Yes.

7 MR. YANOTCHKO: And Commissioner Vallejo?

8 COMMISSIONER VALLEJO: Yes.

9 MR. YANOTCHKO: Is a yes.

10

11 **4. APPROVAL FOR THE PAYMENT OF BILLS AND**

12 **PREPARATION OF CHECKS:**

13

14 MR. YANOTCHKO: The next item we have then
15 is the Approval for Payment of Bills and the
16 Preparation of Checks.

17 COMMISSIONER FESTA: I make a motion.

18 COMMISSIONER IZQUIERDO: Second the motion.

19 MR. YANOTCHKO: Commissioner Festa makes
20 the motion.

21 And Commissioner Izquierdo, I believe,
22 second the motion.

23 So, roll call.

24 Commissioner Fernandez absent now.

25 Commissioner Izquierdo?

1 COMMISSIONER IZQUIERDO: Yes.

2 MR. YANOTCHKO: Is a yes.

3 Commissioner Nova?

4 COMMISSIONER NOVA: Yes. Yes.

5 MR. YANOTCHKO: Commissioner Festa?

6 COMMISSIONER FESTA: Yes.

7 MR. YANOTCHKO: Commissioner Casper?

8 COMMISSIONER CASPER: Yes.

9 MR. YANOTCHKO: Commissioner Bonito?

10 COMMISSIONER BONITO: Yes.

11 MR. YANOTCHKO: Commissioner Vallejo?

12 COMMISSIONER VALLEJO: Yes.

13

14 **5. DISCUSSION ON POSSIBLE CHANGE OF MEETING**

15 **CALENDAR:**

16

17 MR. YANOTCHKO: The next item is Discussion
18 on Possible Change of Meeting Calendar.

19 MR. NG: Yes.

20 MR. YANOTCHKO: This one, I'm going to turn
21 over to -- to the Executive Director for a few
22 minutes.

23 MR. NG: Okay.

24 First of all, thank you everybody for
25 coming today. Just change the day today because

1 I have conflicts with other meetings.

2 Two weeks ago, I was appointed to be on
3 another Board, very important for the City, North
4 Hudson Action Corporation.

5 So, and they -- they almost exactly have
6 the same schedule as our meeting. So, I cannot
7 change the -- the North Hudson meeting, but I
8 could figure it out here with your assistance and
9 cooperation.

10 COMMISSIONER BONITO: Um hum.

11 MR. NG: So, what I was talking to the --
12 the Chairman and other -- all the Commissioners,
13 I don't know if the first -- the first Tuesday of
14 the month is okay for everybody? The same time,
15 same place.

16 COMMISSIONER VALLEJO: First of every
17 month?

18 MR. NG: That will be the same day that the
19 City Commissioners have the meeting. So --

20 COMMISSIONER IZQUIERDO: That was a little
21 bit what --

22 MR. NG: -- a little bit --

23 COMMISSIONER IZQUIERDO: -- we were doing
24 it last year.

25 MR. NG: I think so.

1 COMMISSIONER IZQUIERDO: Yeah. Yeah. I
2 remember.

3 MR. NG: Yeah. I really have to change the
4 day because after -- and then I have the Planning
5 Board in the County. So, too many meetings at
6 the same time. I can't really --

7 COMMISSIONER IZQUIERDO: I make a motion to
8 approve it, if everybody agrees.

9 MR. NG: Is everybody -- is everybody okay
10 --

11 COMMISSIONER VALLEJO: Second the motion.

12 MR. YANOTCHKO: Second the motion.

13 COMMISSIONER FESTA: Wait.

14 MR. YANOTCHKO: Yeah, yeah, yeah. First of
15 all --

16 (Whereupon, there were multiple speakers.)

17 COMMISSIONER FESTA: I know --

18 MR. YANOTCHKO: -- we got to - we got to
19 decide --

20 (Whereupon, there were multiple speakers.)

21 MR. NG: The Chairman is okay with the
22 date. I don't know about you guys.

23 COMMISSIONER VALLEJO: Okay. Go ahead.

24 MR. NG: That's why we're here.

25 COMMISSIONER IZQUIERDO: They're two -- two

1 at the same night.

2 MR. YANOTCHKO: And then --

3 COMMISSIONER FESTA: The first Tuesday of
4 the month.

5 MR. DILLON: First Tuesday.

6 COMMISSIONER VALLEJO: Yeah. They can make
7 it.

8 MR. NG: The same day of -- of the
9 Commissioner meeting.

10 COMMISSIONER FESTA: The Commissioner's
11 meeting.

12 MR. DILLON: What time -- what time?

13 COMMISSIONER CASPER: What time are you
14 going to make it?

15 MR. NG: Oh, 5:30.

16 COMMISSIONER IZQUIERDO: Five thirty?

17 MR. NG: Their meeting is at seven.

18 COMMISSIONER FESTA: Yeah. It's at seven.

19 MR. NG: Yeah. We used to do it the same
20 day. We switch it because I don't know,
21 something happen.

22 COMMISSIONER IZQUIERDO: Conflicts.

23 MR. NG: Yeah.

24 COMMISSIONER IZQUIERDO: Yeah. I have a --
25 I have a -- always with a conflict.

1 COMMISSIONER CASPER: You got a conflict
2 with it?

3 MR. DILLON: Still at five -- still at
4 5:30?

5 MR. NG: 5:30.

6 MR. DILLON: Okay.

7 COMMISSIONER FESTA: First Tuesday.

8 MR. NG: Remember that our meeting is not
9 that long. Today was longer because of the
10 presentation.

11 COMMISSIONER IZQUIERDO: Exactly.

12 COMMISSIONER BONITO: May I just present
13 one possible challenge to that, an exception,
14 okay, which is not going to be the norm for every
15 month.

16 We have election -- municipal election
17 first Tuesday in May. Will there be a conflict?

18 We have primary election day the first
19 Tuesday in June. Will there be a conflict?

20 And then, we have the general election
21 first Tuesday --

22 MR. NG: We will figure it out.

23 COMMISSIONER BONITO: -- in November. Will
24 there be a conflict?

25 MR. NG: Yeah. Especially for May.

1 COMMISSIONER BONITO: Okay. So --

2 MR. NG: So --

3 COMMISSIONER BONITO: I'm just putting it
4 out there.

5 MR. NG: So that -- that week, we can do it
6 on Wednesday, yeah? And then, the following
7 Tuesdays, because the election.

8 COMMISSIONER VALLEJO: If we have a
9 conflict -- if you have a conflict, we do on
10 Wednesday.

11 MR. NG: Yeah.

12 MR. YANOTCHKO: One possible solution to
13 this is to vote on a meeting date for next month,
14 and then --

15 COMMISSIONER CASPER: Exactly.

16 MR. YANOTCHKO: -- have a -- what I can
17 also do is put a proposed calendar together for
18 the rest of the year.

19 MR. NG: There you go.

20 MR. YANOTCHKO: For us to vote on at the
21 May meeting, is -- is the way we can do that.

22 COMMISSIONER BONITO: That's reasonable.

23 MR. NG: But -- yeah. The best date, so
24 far, is Tuesday, with the exception of the next
25 --

1 COMMISSIONER IZQUIERDO: Everybody has the
2 proposal date. So, for next Tuesday, you can --
3 you know, scratch, put new dates, and -- and you
4 can come with your ideas, no?

5 COMMISSIONER FESTA: The thing is it has to
6 be advertised and there's --

7 MR. NG: It has --

8 COMMISSIONER FESTA: -- there's a statute
9 for advertising.

10 MR. NG: Yeah. Yeah. Sure, you have --
11 there's regulations.

12 COMMISSIONER FESTA: Right.

13 MR. NG: The regulation.

14 COMMISSIONER FESTA: So let's select a date
15 for May.

16 COMMISSIONER VALLEJO: May -- May date,
17 that will be the --

18 COMMISSIONER FESTA: May 9th?

19 MR. NG: The 9th.

20 COMMISSIONER VALLEJO: -- May 9th. May 9.

21 MR. NG: The next meeting will be --

22 So everybody knows that date because
23 conflict with other things.

24 COMMISSIONER BONITO: So, we'll have our
25 next meeting here May 9th, Wednesday.

1 MR. NG: May the 9th.

2 COMMISSIONER BONITO: Okay. And at that
3 meeting, we'll consider --

4 MR. NG: At that meeting, we're going to
5 discuss and vote for the -- the rest of the --

6 COMMISSIONER BONITO: The Tuesday meetings.
7 Right.

8 MR. NG: Yeah.

9 COMMISSIONER BONITO: Okay.

10 MR. NG: That sounds --

11 COMMISSIONER IZQUIERDO: Perfect.

12 MR. NG: That sounds good.

13 COMMISSIONER BONITO: And that gives enough
14 time for --

15 MR. YANOTCHKO: That -- the would work.

16 COMMISSIONER BONITO: -- public
17 notification.

18 MR. YANOTCHKO: Yes.

19 And there will be proper notice for this
20 meeting, too.

21 COMMISSIONER VALLEJO: Wednesdays --

22 COMMISSIONER CASPER: Don't jump the gun.
23 Just -- you know -- relax. Ask everybody first.

24 COMMISSIONER IZQUIERDO: Okay. Motion to
25 proceed as Kennedy --

1 MR. NG: Okay.

2 COMMISSIONER IZQUIERDO: -- suggest. Yes.

3 MR. NG: Okay.

4 MR. YANOTCHKO: So, motion -- motion to
5 move the next Redevelopment Meeting to May 9th --

6 MR. NG: Yeah.

7 MR. YANOTCHKO: -- 2018.

8 COMMISSIONER BONITO: That's -- that's
9 reasonable.

10 MR. YANOTCHKO: So, that's a motion from
11 Mr. Izquierdo?

12 COMMISSIONER IZQUIERDO: Um hum.

13 MR. YANOTCHKO: And it's a second from
14 Commissioner Nova.

15 Roll call.

16 Commissioner Fernandez absent right now.

17 Commissioner Izquierdo?

18 COMMISSIONER IZQUIERDO: Yes.

19 MR. YANOTCHKO: Is a yes.

20 Commissioner Nova?

21 COMMISSIONER NOVA: Yes.

22 MR. YANOTCHKO: Is a yes.

23 Commissioner Festa?

24 COMMISSIONER FESTA: Yes.

25 MR. YANOTCHKO: Is a yes.

1 Commissioner Casper?

2 COMMISSIONER CASPER: Yes.

3 MR. YANOTCHKO: Is a yes.

4 Commissioner Bonito?

5 COMMISSIONER BONITO: Yes.

6 MR. YANOTCHKO: Yes.

7 And Commissioner Vallejo?

8 COMMISSIONER VALLEJO: Yes.

9 MR. YANOTCHKO: Is a yes.

10

11 **6. REPORT ON STATUS OF PROJECTS:**

12

13 MR. YANOTCHKO: Okay.

14 Going on to number 6.

15 Report on the Status of Projects.

16 That -- what we had in our presentation is
17 probably the biggest report on the status of
18 projects.

19 And what we can do next -- next meeting is
20 put it to a vote to select this development group
21 as -- as a redeveloper. We could also do it as
22 an interim redeveloper, which means you give the
23 redeveloper status for a certain amount of months
24 to negotiate agreement, which can also set forth
25 what the City may want or want to see in -- in

1 | topics like affordable housing, in --

2 | COMMISSIONER FESTA: I really have a
3 | question with the demographic. There's no way
4 | there can only be 20 children in that building.

5 | COMMISSIONER CASPER: And there's no way
6 | that 167 parking spaces is going to work either,
7 | because most people have two cars. How -- how do
8 | they figure this out? People have -- today,
9 | everybody has two cars.

10 | COMMISSIONER FESTA: It may -- it may be a
11 | little bit -- I don't know. I just think the
12 | demographics of the building is not right. Well,
13 | we'll talk about this at the next meeting.

14 | MR. YANOTCHKO: Of course.

15 | COMMISSIONER BONITO: No. I appreciate the
16 | -- yeah. It's a good concern to be --

17 | MR. YANOTCHKO: Of course. And that's --
18 | that's why we have the potential redevelopers
19 | here for -- to address any concerns and to
20 | discuss and to see if we can find solution.

21 | MR. NG: Anyway, before the meeting --
22 | before the meeting happens in May, we -- we
23 | going to regroup with probably our planning
24 | consultant and just discuss all these things, and
25 | we just bring new idea.

1 COMMISSIONER VALLEJO: Maybe they can add
2 one floor of parking.

3 MR. YANOTCHKO: I could see that as a fair
4 request, because I'm -- there are times when
5 there's back and forth about plans. I don't
6 always see plans as -- as the ones that are
7 presented as the ones that are final. Sometimes
8 there's give and take and -- and things like
9 that.

10 There might -- maybe it's not too hard to
11 tweak and adjust this a little bit to make it
12 something that's -- that works better for
13 everybody, for the community, and for the --

14 COMMISSIONER BONITO: You know, not to
15 belabor the point. I don't want to.

16 MR. YANOTCHKO: Yes?

17 COMMISSIONER BONITO: But just to piggyback
18 on what -- on what Commissioner Casper was
19 saying, in terms of -- you know, the one space
20 per -- for argument's sake, with a holiday coming
21 up, whatever, a family could have visitors and
22 that family could stay for an extended period of
23 time. Two, three days, maybe a week or
24 something. They could even have a family coming
25 from out of the country to visit here.

1 There -- there would need to be some
2 consideration of additional parking. Where are
3 they going to park?

4 If you're going to have family and friends
5 visiting for an extended period of time, that
6 needs to -- to be fair, that has to be
7 accommodated. Hence, additional parking.

8 MR. NG: Remember -- also, remember that
9 those apartments are not that big. There's one
10 -- one room, two rooms.

11 COMMISSIONER CASPER: No. But that doesn't
12 mean anything.

13 COMMISSIONER BONITO: Right.

14 COMMISSIONER CASPER: That -- that means --

15 COMMISSIONER BONITO: But if a family wants
16 to have --

17 MR. NG: I think that --

18 COMMISSIONER BONITO: -- is going to have a
19 visitor for the weekend or an extended period --

20 MR. NG: I know.

21 COMMISSIONER BONITO: -- that's their
22 right.

23 MR. NG: These are good -- good ideas. I
24 think that our -- we have to sit down with our
25 consultant, the City consultant, engineer

1 | probably and there are experts in those things.
2 | We are administrators. I'm not an engineer --
3 | you know, but -- and then, when we come back, the
4 | other meeting, before the presentation, or if
5 | they're going to be here or whatever -- we just
6 | go -- we just --

7 | COMMISSIONER CASPER: -- we have a little
8 | pre-meeting.

9 | MR. NG: Yeah. We discuss all these
10 | things.

11 | MR. YANOTCHKO: Sure.

12 | MR. NG: And then -- and then we going to
13 | have the feedback from the -- from the City's
14 | part of the --

15 | MR. YANOTCHKO: Of course, all meetings
16 | will be in accordance with the Open Public
17 | Meetings Act --

18 | MR. NG: Exactly.

19 | MR. YANOTCHKO: -- too. And one point to
20 | keep in mind, what we're really going to vote on
21 | is whether to designate them a redeveloper or a
22 | temporary redeveloper. This -- like the final
23 | numbers are -- are not going to exactly be worked
24 | out here.

25 | MR. NG: Exactly.

1 MR. YANOTCHKO: Actually --

2 MR. NG: Our thing is to designate an area.

3 COMMISSIONER VALLEJO: That's it.

4 MR. YANOTCHKO: And frankly, the Planning
5 Board has authority over all those issues.

6 MR. NG: Yes.

7 MR. YANOTCHKO: And they'll have to --

8 MR. NG: So, I don't think that we --

9 MR. YANOTCHKO: Yes.

10 MR. NG: -- have to concentrate on all
11 these details. You know, is not our area --

12 COMMISSIONER FESTA: We're just approving
13 them as --

14 MR. NG: -- of expertise.

15 COMMISSIONER FESTA: -- redeveloper and
16 approving --

17 MR. NG: Yeah.

18 COMMISSIONER FESTA: -- that area to be a
19 redevelopment area.

20 MR. NG: Yeah. And the Planning Board,
21 Zoning, whatever it is.

22 COMMISSIONER FESTA: And how about if we
23 don't want it to be a redevelopment area?

24 MR. YANOTCHKO: Well, it's already a
25 redevelopment area.

1 COMMISSIONER FESTA: I mean, not --

2 MR. NG: For that project.

3 MR. YANOTCHKO: (Indiscernible) --

4 redeveloper.

5 MR. NG: Talking about --

6 MR. YANOTCHKO: I mean --

7 COMMISSIONER FESTA: I mean, let's just

8 say.

9 MR. YANOTCHKO: Okay.

10 COMMISSIONER FESTA: If that -- if that was

11 a question.

12 MR. YANOTCHKO: For them to be --

13 COMMISSIONER FESTA: For -- like --

14 COMMISSIONER CASPER: For that project

15 specifically. Is that what you're saying?

16 COMMISSIONER FESTA: Um hum.

17 COMMISSIONER CASPER: We don't like the

18 idea of that 17 story structure being put on that

19 -- that property.

20 MR. YANOTCHKO: Okay.

21 COMMISSIONER CASPER: Can we just --

22 COMMISSIONER VALLEJO: But also, is allow

23 up to 24.

24 MR. YANOTCHKO: Yes. They are going

25 significantly under what they're allowed to build

1 on that site.

2 MR. NG: The Master Plan.

3 MR. YANOTCHKO: And the --

4 MR. NG: There is a Master Plan they have
5 to go by.

6 MR. YANOTCHKO: And the other problem that
7 they --

8 MR. NG: Have to go by the Master Plan.

9 MR. YANOTCHKO: The other problem with that
10 site is that the zone, the minimum height you can
11 have for residential is ten stories in that -- in
12 that zone. And that's not including the parking.
13 So, you have to figure it's -- it's a 13 story
14 minimum what can be built on that site, according
15 to the way the zone is -- the zone is set up.
16 And that's -- and I will say, I did not draft
17 that plan.

18 MR. NG: Remember, one of the point --
19 North Bergen and Union City, there's no level
20 like that. It's like --

21 COMMISSIONER FESTA: Um hum.

22 MR. NG: That's the reason. One of the
23 reason. It's not like --

24 COMMISSIONER IZQUIERDO: But -- but at the
25 same time, now, remember the last meeting, I was

1 asking you --

2 MR. YANOTCHKO: Yeah.

3 COMMISSIONER IZQUIERDO: -- where is our
4 jurisdictions? What we vote for? And you just
5 say that our role is not to -- to do the function
6 of the Zoning Board, or the Planning Board.

7 So, when we vote, we vote based on what,
8 our voting is going to base in -- like lacking of
9 minimum parking spaces, --

10 COMMISSIONER BONITO: Um hum.

11 COMMISSIONER IZQUIERDO: -- like that's our
12 -- (indiscernible) -- in order to have an opinion
13 or what is -- what we base our opinion on.

14 MR. YANOTCHKO: A few things.

15 One is can these developers pull off a
16 project like this? Can they develop a project
17 like this? That's part of the reason why they
18 had those -- we had those handouts of similar
19 projects that they've developed and financial
20 resources, is one thing that we -- the Executive
21 Director and I had a meeting with them before,
22 and that's one thing that I think is -- is
23 favorable about this team is that they seem to
24 have the resources to do this. They don't have a
25 mortgage on the site.

1 COMMISSIONER IZQUIERDO: Um hum. Yeah.
2 Seems like they could --

3 MR. YANOTCHKO: They try to -- like lightly
4 leveraged, which is nice.

5 So, that's one thing to consider is are --
6 are these -- is this a -- is this a good team, is
7 this a solid team?

8 The other thing you can -- to remember is
9 that once -- once a redeveloper is selected, an
10 agreement has to be drawn up. And then, other
11 things can be changed in the project, in the set
12 aside for affordable housing, in a lot of
13 different things. So --

14 COMMISSIONER IZQUIERDO: But that's in the
15 -- in the conversation with other Boards, not
16 with us.

17 COMMISSIONER CASPER: That's all out of our
18 hands, at that point though.

19 COMMISSIONER IZQUIERDO: Yeah.

20 MR. YANOTCHKO: No, no. Not necessarily,
21 because we -- you have to, at the end of the day,
22 if we -- the steps are approve someone as a
23 redeveloper, on an interim basis, give them a
24 certain amount of time to come to a redevelopment
25 agreement with this agency.

1 That means, myself, Kennedy, we try to take
2 all the concerns from this meeting in, and try to
3 get as many as we can in the agreement.

4 MR. NG: Exactly.

5 COMMISSIONER IZQUIERDO: Um hum.

6 MR. YANOTCHKO: We have -- and we have
7 certain amount of time to do it. And what --
8 what kind of pushes negotiations is that we can
9 set a time limit, like let's say, 90 days that
10 one side -- that we have to have an agreement in
11 90 days. You can extend it if -- for a good
12 cause, but then, it kind of like focuses
13 negotiations, and we can try to do -- we can try
14 to do things that -- on this Board, or you could
15 really, it's not really me, it's -- I'm the
16 attorney -- it's the Commissioners that make --
17 that you'd like to see in this project, some
18 changes, some -- that you'd like to see.

19 COMMISSIONER BONITO: So, in other words,
20 if we were to vote, for argument's sake, to vote
21 yes, as an interim developer, if -- if we did
22 that --

23 MR. YANOTCHKO: Yeah.

24 COMMISSIONER BONITO: -- if we did that,
25 then they could then take that time, with their

1 approval, and maybe tweak a few things in their
2 project. Change a few things.

3 MR. YANOTCHKO: Yes.

4 COMMISSIONER BONITO: Add a few things.

5 MR. NG: Remember, that they have to be --
6 you have to be -- they have to meet Planning
7 Board. The City Planning Board, I believe the
8 Zoning.

9 MR. YANOTCHKO: Right. Right.

10 MR. NG: Then the County --

11 MR. YANOTCHKO: Yeah.

12 MR. NG: -- Planning Board.

13 And there is that everything is finally
14 like -- changing there, changing this. A lot of
15 specifications at the Planning Boards, the final
16 requirements.

17 COMMISSIONER FESTA: Can we say what
18 percentage we want, like what's the basic
19 percentage for affordable housing?

20 MR. NG: That's -- that's the thing.
21 There's experts that the City use to do the
22 formula. But this is not -- it is not an
23 obligation for them. It's not an obligation for
24 them. It's not like a State regulation that they
25 have to do it.

1 COMMISSIONER IZQUIERDO: So -- so in other
2 words, when you --

3 MR. NG: They don't have to.

4 COMMISSIONER FESTA: To be in a
5 redevelopment area --

6 COMMISSIONER IZQUIERDO: -- wasting time --

7 COMMISSIONER FESTA: -- they don't have to?

8 MR. NG: No, they don't have to. You can
9 ask him.

10 COMMISSIONER IZQUIERDO: So, you were --
11 you were like -- so what -- what we were talking
12 about --

13 COMMISSIONER FESTA: (Indiscernible).

14 MR. YANOTCHKO: That's what we have to
15 negotiate in the agreement. But the good thing
16 about this team, too, is that they seem willing
17 to --

18 COMMISSIONER FESTA: Right.

19 MR. YANOTCHKO: -- put things --

20 MR. NG: They're willing to negotiate.

21 MR. YANOTCHKO: -- items on the table.

22 Yeah.

23 I don't -- I don't think every developer
24 out there would have said, not even being asked
25 -- you know, he put five percent up, on the

1 table. That's -- that's a first --

2 MR. NG: They say five percent, but I mean,
3 the-- the administration have to be agreeable
4 with that.

5 (Whereupon, there were multiple speakers.)

6 MR. YANOTCHKO: He probably doesn't want to
7 say 15 percent because --

8 A COMMISSIONER: You can come back and say
9 --

10 MR. YANOTCHKO: -- then he might end up at
11 25. And then the --

12 COMMISSIONER FESTA: (Indiscernible).

13 MR. YANOTCHKO: And then they can't afford
14 to build it, too. That's also another concern,
15 they have to be able to --

16 MR. NG: I mean it's a balance.

17 MR. YANOTCHKO: -- to make this successful.
18 Otherwise, there's no affordable housing and
19 there's no regular housing --

20 COMMISSIONER BONITO: Um hum.

21 MR. YANOTCHKO: -- on that site.

22 MR. NG: We're going to come back with most
23 of that. Now, we have the feedback from the --

24 MR. YANOTCHKO: Got you.

25 MR. NG: -- the Commissioners.

1 MR. YANOTCHKO: Got you.

2 MR. NG: Good feedback.

3 MR. YANOTCHKO: Yeah.

4 MR. NG: And that's why we're here.

5 MR. YANOTCHKO: But I think the concern I
6 heard is, if -- if you vote them as a
7 redeveloper, interim redeveloper, it's -- it's
8 not that this is as is, that this is the project
9 --

10 COMMISSIONER BONITO: Correct.

11 MR. YANOTCHKO: Yes.

12 COMMISSIONER BONITO: Correct.

13 COMMISSIONER CASPER: Tweaks and changes.

14 MR. YANOTCHKO: Yes. And the Planning
15 Board even has more authority than we do to make
16 --

17 MR. NG: Exactly. That's --

18 MR. YANOTCHKO: -- changes. Yeah.

19 COMMISSIONER BONITO: Tweaks and changes
20 are the key words. Yes.

21 MR. YANOTCHKO: Um hum.

22 (Whereupon, there were multiple speakers.)

23 MR. NG: It's the same here. I don't vote
24 here. I just got to present ideas --

25 MR. DILLON: Yeah. One -- one at a time.

1 MR. YANOTCHKO: Yes. Yes. I think -- so,
2 is that -- is that enough for the Report on the
3 Status of Projects?

4 COMMISSIONER FESTA: Yeah.

5 MR. YANOTCHKO: Discussion?

6 Okay.

7 Just do a quick roll call to close --
8 accept the Report on the Status of Projects.

9 COMMISSIONER IZQUIERDO: Motion.

10 MR. YANOTCHKO: Motion from --

11 COMMISSIONER NOVA: Second.

12 MR. YANOTCHKO: -- Commissioner Izquierdo.

13 Second by Commissioner Nova.

14 Commissioner Fernandez, absent.

15 Commissioner Izquierdo?

16 COMMISSIONER IZQUIERDO: Yes.

17 MR. YANOTCHKO: Is a yes.

18 Commissioner Nova?

19 COMMISSIONER NOVA: Yes.

20 MR. YANOTCHKO: Yes.

21 Commissioner Festa?

22 COMMISSIONER FESTA: Yes.

23 MR. YANOTCHKO: Yes.

24 Commissioner Casper?

25 COMMISSIONER CASPER: Yes.

1 MR. YANOTCHKO: Commissioner Bonito?

2 COMMISSIONER BONITO: Yes.

3 MR. YANOTCHKO: And Commissioner Vallejo?

4 COMMISSIONER VALLEJO: Yes.

5 MR. YANOTCHKO: Yes.

6

7 **7. PUBLIC COMMENT PORTION:**

8

9 MR. YANOTCHKO: Right now, we're at the
10 Public Comment Portion of the meeting.

11 And seeing that there's no members of the
12 public here to comment, is there a motion to
13 close the Public Comment Portion of the meeting?

14 COMMISSIONER NOVA: Motion.

15 MR. YANOTCHKO: Motion from Commissioner
16 Nova.

17 Is that a second from --

18 COMMISSIONER VALLEJO: Vallejo.

19 Commissioner Vallejo.

20 MR. YANOTCHKO: -- Vallejo, yes.

21 Okay.

22 Roll call.

23 Commissioner Fernandez, absent.

24 Commissioner Izquierdo?

25 COMMISSIONER IZQUIERDO: Yes.

1 MR. YANOTCHKO: Is a yes.
2 Commissioner -- no, Commissioner Nova?
3 COMMISSIONER NOVA: Yes.
4 MR. YANOTCHKO: Yes.
5 Commissioner Festa?
6 COMMISSIONER FESTA: Yes.
7 MR. YANOTCHKO: Yes.
8 Commissioner Casper?
9 COMMISSIONER CASPER: Yes.
10 MR. YANOTCHKO: Commissioner Bonito?
11 COMMISSIONER BONITO: Yes.
12 MR. YANOTCHKO: And Commissioner Vallejo?
13 COMMISSIONER VALLEJO: Yes.
14 MR. YANOTCHKO: Yes.

15

16 **8. AND SUCH OTHER BUSINESS AS MAY COME BEFORE**
17 **THE BOARD:**

18

19 MR. YANOTCHKO: And we're at the time where
20 either we have such other Business as may come --
21 may come before the Board or --

22

23 **ADJOURNMENT:**

24

25 COMMISSIONER IZQUIERDO: Motion --

1 MR. YANOTCHKO: -- if there's a motion to
2 close?

3 COMMISSIONER IZQUIERDO: -- to close.
4 Yeah.

5 MR. YANOTCHKO: Is a motion from
6 Commissioner Izquierdo to close.

7 COMMISSIONER NOVA: Second.

8 MR. YANOTCHKO: Second from Commissioner
9 Nova to close.

10 The roll call.

11 Commissioner Fernandez; absent.

12 Commissioner Izquierdo?

13 COMMISSIONER IZQUIERDO: Yes.

14 MR. YANOTCHKO: Is a yes.

15 Commissioner Nova?

16 COMMISSIONER NOVA: Yes.

17 Good night.

18 MR. YANOTCHKO: Commissioner Festa?

19 COMMISSIONER FESTA: Yes.

20 MR. YANOTCHKO: Commissioner Casper?

21 COMMISSIONER CASPER: Yes.

22 MR. YANOTCHKO: Commissioner Bonito?

23 COMMISSIONER BONITO: Yes.

24 MR. YANOTCHKO: And Commissioner Vallejo?

25 COMMISSIONER VALLEJO: Yes.

1 MR. YANOTCHKO: Okay. That's it. We are
2 closed.

3 MR. NG: Thank you.

4 COMMISSIONER VALLEJO: Thank you.

5

6 (Whereupon, the proceedings were concluded
7 at 6:46 p.m.)

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1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5 I, DEBRA A. KASZNIAK, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY REDEVELOPMENT AGENCY,
9 heard on Wednesday, April 18, 2018 and digitally
10 recorded.

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25 Proofread by: Deborah Dillon