

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

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

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

Tuesday, May 15, 2018  
Commencing at 4:41 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  
WILMER IZQUIERDO, COMMISSIONER  
CARLOS VALLEJO, COMMISSIONER  
LUCIO FERNANDEZ, CHAIRMAN

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

RAFAEL NOVA, COMMISSIONER

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 YANOTCHKO, ESQ.  
Board Attorney

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1 THE ASSISTANT SECRETARY: Okay, everyone  
2 ready?

3 MS. DILLON: Yes.

4 On the record.

5 THE ASSISTANT SECRETARY: Okay.

6 Please take notice that on Tuesday, May 15,  
7 2018, at 4:30 p.m., a Regular Meeting is  
8 scheduled for the Union City Redevelopment Agency  
9 to be held in the Third Floor Conference Room,  
10 located at City Hall, 3715 Palisade Avenue, Union  
11 City, New Jersey.

12 Please stand for the Pledge of Allegiance.

13

14 (Whereupon, the Pledge of Allegiance was  
15 said by all.)

16

17 THE ASSISTANT SECRETARY: Adequate notice  
18 of this meeting has been provided as follows:

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

1 **ROLL CALL:**

2

3 THE ASSISTANT SECRETARY: Roll call.

4 Commissioner Fernandez?

5 CHAIRMAN FERNANDEZ: Here.

6 THE ASSISTANT SECRETARY: Commissioner  
7 Izquierdo?

8 COMMISSIONER IZQUIERDO: Here.

9 THE ASSISTANT SECRETARY: Commissioner Nova  
10 was unable to attend today.

11 Commissioner Festa?

12 COMMISSIONER FESTA: Here.

13 THE ASSISTANT SECRETARY: Commissioner  
14 Casper?

15 COMMISSIONER CASPER: Here.

16 THE ASSISTANT SECRETARY: Commissioner  
17 Bonito?

18 COMMISSIONER BONITO: Here.

19 THE ASSISTANT SECRETARY: And Commissioner  
20 Vallejo?

21 COMMISSIONER VALLEJO: Here.

22 THE ASSISTANT SECRETARY: Okay.

23 I'll pass it over to David for the agenda.

24 MR. YANOTCHKO: Okay.

25

1           **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**  
2 **APRIL 18, 2018:**

3

4           MR. YANOTCHKO: The first item on the  
5 agenda is the Approval of the Minutes from the  
6 April 18<sup>th</sup>, 2018.

7           COMMISSIONER FESTA: Make a motion.

8           MR. YANOTCHKO: Make a motion; that's a  
9 motion by Commissioner Festa.

10           And then there's a -- do I have a second?

11           COMMISSIONER CASPER: Second.

12           MR. YANOTCHKO: Second by Commissioner  
13 Casper.

14           Now roll call on the motion.

15           Commissioner Fernandez?

16           CHAIRMAN FERNANDEZ: Yes.

17           MR. YANOTCHKO: Is a yes.

18           Commissioner Izquierdo?

19           COMMISSIONER IZQUIERDO: Yes.

20           MR. YANOTCHKO: Commissioner Nova?

21           Is absent.

22           MR. NG: Absent.

23           MR. YANOTCHKO: Commissioner Festa?

24           COMMISSIONER FESTA: Yes.

25           MR. YANOTCHKO: Is a yes.

1 Commissioner Casper?

2 COMMISSIONER CASPER: Yes.

3 MR. YANOTCHKO: Yes.

4 Commissioner Bonito?

5 COMMISSIONER BONITO: Yes.

6 MR. YANOTCHKO: Yes.

7 Commissioner Vallejo?

8 COMMISSIONER VALLEJO: Yes.

9 MR. YANOTCHKO: Okay.

10

11 **2. DESIGNATION OF REDEVELOPER ON A TEMPORARY**  
12 **BASIS FOR PROPOSED PROJECT LOCATED AT 2704**  
13 **KENNEDY BOULEVARD AND AUTHORIZATION TO ENTER INTO**  
14 **NEGOTIATIONS WITH REDEVELOPER REGARDING A**  
15 **REDEVELOPMENT AGREEMENT:**

16

17 MR. YANOTCHKO: The next item we have is a  
18 vote on Redeveloper for a Temporary Basis for a  
19 Proposed Project at 2704 Kennedy Boulevard,  
20 Authorization to Enter in Negotiations with --  
21 for a Redevelopment Agreement.

22 COMMISSIONER VALLEJO: I am going to move  
23 to table this application please.

24 MR. YANOTCHKO: Okay, there's a table by  
25 Commissioner Vallejo to table.

1 COMMISSIONER FESTA: I second.

2 MR. YANOTCHKO: Commissioner Festa seconds.

3 COMMISSIONER IZQUIERDO: I'm sorry, what --  
4 what that means actually? Table?

5 MR. YANOTCHKO: It's to -- well, basically,  
6 to table it. To continue it at a later date.

7 COMMISSIONER IZQUIERDO: I know but --  
8 (indiscernible).

9 MR. YANOTCHKO: Yes.

10 COMMISSIONER IZQUIERDO: Postpone it.  
11 Okay.

12 MR. YANOTCHKO: Okay, so we got a motion  
13 and a second.

14 So do we have a roll call?

15 Chairman Fernandez?

16 CHAIRMAN FERNANDEZ: Yes to table.

17 MR. YANOTCHKO: Yes to table.

18 Commissioner Izquierdo?

19 COMMISSIONER IZQUIERDO: Yes for the  
20 proposal.

21 MR. YANOTCHKO: Commissioner Nova is  
22 absent.

23 Commissioner Festa?

24 COMMISSIONER FESTA: Yeah.

25 MR. YANOTCHKO: Is a yes.

1 Commissioner Casper?

2 COMMISSIONER CASPER: Yes.

3 MR. YANOTCHKO: Yes.

4 Commissioner Bonito?

5 COMMISSIONER BONITO: Yes.

6 MR. YANOTCHKO: Yes.

7 Commissioner Vallejo?

8 COMMISSIONER VALLEJO: Yes.

9 MR. YANOTCHKO: Yes.

10 All right. So the motion carries it for  
11 tabling.

12

13 **3. APPROVAL OF CHANGE TO REGULAR MEETING**

14 **CALENDAR FOR REMAINDER OF CALENDAR YEAR 2018:**

15

16 MR. YANOTCHKO: Item 3 on the agenda.

17 Approval of Change to Regular Meeting

18 Calendar for the Remainder of the Calendar Year

19 2018.

20 We've had a few conflicts with the  
21 calendars at -- at meetings because of the -- the  
22 time at 5:30. So there's been some discussion.

23 I put a Resolution together for having the  
24 meeting; same date, third Tuesday of the month  
25 but scheduling at this time, for 4:30. And

1 that's -- that Resolution is here for you to vote  
2 on if this -- this works on -- works for you. Or  
3 if there's any other suggestions?

4 COMMISSIONER CASPER: Is that for the  
5 remainder of the year?

6 MR. YANOTCHKO: Remainder of the year, yes.

7 It -- and it follows -- it will be the same  
8 day as all of our other meetings.

9 MR. NG: So will be the same --

10 MR. YANOTCHKO: Same --

11 MR. NG: -- Tuesdays --

12 MR. YANOTCHKO: -- third Tuesday of the  
13 month.

14 MR. NG: -- that we agree --

15 MR. YANOTCHKO: Yeah.

16 MR. NG: Okay.

17 MR. YANOTCHKO: Just at 4:30.

18 MR. NG: Remember --

19 I'm sorry.

20 Remember the -- the reason of this is  
21 because I have to attend to another meeting,  
22 which is the -- the same time of our Regular  
23 Meeting and I really have to go.

24 We tried to -- to change the day. Last  
25 week we tried on Wednesday; it was impossible.

1 So we think that the best day was to keep it the  
2 same day but an hour before. So I can go to --  
3 to the other meetings.

4 COMMISSIONER FESTA: I make a motion on the  
5 Resolution as long as it's changed. Here it says  
6 5:30.

7 THE ASSISTANT SECRETARY: Yeah, this was a  
8 copy of the old --

9 COMMISSIONER FESTA: Okay.

10 THE ASSISTANT SECRETARY: -- Resolution.

11 COMMISSIONER FESTA: Um-hum.

12 CHAIRMAN FERNANDEZ: Okay.

13 Second.

14 MR. YANOTCHKO: Second; yes.

15 And we'll make that -- that adjustment.

16 Okay, so we had --

17 Wait, who was the -- I'm sorry, the --

18 COMMISSIONER FESTA: I made the motion.

19 CHAIRMAN FERNANDEZ: The motion's Festa.

20 MR. YANOTCHKO: Festa.

21 And then, Chairman, did you second?

22 Okay.

23 CHAIRMAN FERNANDEZ: Yes.

24 MR. YANOTCHKO: Okay.

25 Chairman Fernandez seconds.

1 So, roll call please.

2 Chairman Fernandez?

3 CHAIRMAN FERNANDEZ: Yes.

4 MR. YANOTCHKO: That's a yes.

5 Commissioner Izquierdo?

6 COMMISSIONER IZQUIERDO: Yes.

7 MR. YANOTCHKO: Commissioner Nova's absent.

8 Commissioner Festa?

9 COMMISSIONER FESTA: Yes.

10 MR. YANOTCHKO: Yes.

11 Commissioner Casper?

12 COMMISSIONER CASPER: Yes.

13 MR. YANOTCHKO: Commissioner Bonito?

14 COMMISSIONER BONITO: Abstain.

15 MR. YANOTCHKO: Abstain.

16 Commissioner Vallejo?

17 COMMISSIONER VALLEJO: Yes.

18 MR. YANOTCHKO: Is a yes.

19 Okay, so going forward, same day, 4:30,

20 same place, unless there's -- unless there's word

21 otherwise about a time.

22

23 **4. RATIFICATION OF PRIOR PAYMENT OF CLAIMS:**

24

25 MR. YANOTCHKO: Next we're going to go to

1 number 4.

2 That's Ratification of Prior Payment of  
3 Claims.

4 This payroll for I believe it's the last  
5 month; from -- from mid-April to mid-May, May  
6 11<sup>th</sup>.

7 Do I have a motion on ratifying the prior  
8 payment of claims?

9 COMMISSIONER FESTA: Motion.

10 MR. YANOTCHKO: Motion from Commissioner  
11 Festa.

12 COMMISSIONER VALLEJO: Second the motion.

13 MR. YANOTCHKO: Second from Commissioner  
14 Vallejo.

15 Roll call.

16 Chairman Fernandez?

17 CHAIRMAN FERNANDEZ: Yes.

18 MR. YANOTCHKO: That's a yes.

19 Commissioner Izquierdo?

20 COMMISSIONER IZQUIERDO: Yes.

21 MR. YANOTCHKO: Commissioner Nova?

22 Is absent.

23 Commissioner Festa?

24 COMMISSIONER FESTA: Yes.

25 MR. YANOTCHKO: Yes.

1 Commissioner Casper?

2 COMMISSIONER CASPER: Yes.

3 MR. YANOTCHKO: Yes.

4 Commissioner Bonito?

5 COMMISSIONER BONITO: Yes.

6 MR. YANOTCHKO: And Commissioner Vallejo?

7 COMMISSIONER VALLEJO: Yes.

8

9 **5. APPROVAL FOR THE PAYMENT OF BILLS AND**

10 **PREPARATION OF CHECKS:**

11

12 MR. YANOTCHKO: All right.

13 The next Resolution on the agenda is the  
14 Resolution to Approve Payment of Bills and claims  
15 presented and to Authorize the Preparation of  
16 Checks.

17 We've got a few service providers to  
18 authorize checks for this -- this month.

19 Three of our basics; Audio-Digital, Alpha  
20 Dog, and legal, Florio, Kenny, Raval.

21 Also, this is the -- this is the month  
22 where the -- where you'll get invoiced for the  
23 2017 Audit, which you have in front of you.

24 We're going to vote on the audit at our  
25 next meeting since it just came in.

1           So, do I have a motion for approving the  
2 payment of bills, preparation of checks?

3           COMMISSIONER FESTA: Make a motion.

4           MR. YANOTCHKO: Motion from Commissioner  
5 Festa.

6           Second?

7           COMMISSIONER CASPER: Second.

8           MR. YANOTCHKO: Second from Commissioner  
9 Casper.

10          Roll call.

11          Chairman Fernandez?

12          CHAIRMAN FERNANDEZ: Yes.

13          MR. YANOTCHKO: Commissioner Izquierdo?

14          COMMISSIONER IZQUIERDO: Yes.

15          MR. YANOTCHKO: Commissioner Nova?

16          Is absent.

17          Commissioner Festa?

18          COMMISSIONER FESTA: Yes.

19          MR. YANOTCHKO: Yes.

20          Commissioner Casper?

21          COMMISSIONER CASPER: Yes.

22          MR. YANOTCHKO: Commissioner Bonito?

23          COMMISSIONER BONITO: Yes.

24          MR. YANOTCHKO: Commissioner Vallejo?

25          COMMISSIONER VALLEJO: Yes.

1 MR. YANOTCHKO: Okay.

2

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

4

5 MR. YANOTCHKO: Moving on to Report on the  
6 Status of Projects.

7 So, for -- for now we're tabling 2704  
8 Kennedy Boulevard from this meeting.

9 I guess the only other status update I have  
10 is that Summit on Summit, we have a report from  
11 Mr. Vallejo that there's -- there's been some  
12 action at the Planning Board or at least that the  
13 application's being filed and --

14 COMMISSIONER VALLEJO: PBG.

15 MR. YANOTCHKO: PBG, yes. Yeah, Summit on  
16 Summit is kind of their kind of trade name for  
17 the project.

18 MS. DILLON: PBG? Did you say PBG?

19 COMMISSIONER VALLEJO: PBG.

20 MR. YANOTCHKO: PBG Realty, yes.

21 MS. DILLON: Okay.

22 MR. YANOTCHKO: And that's the Report --

23 COMMISSIONER IZQUIERDO: David, can you  
24 explain -- even though we're not discussing  
25 this --

1 MR. YANOTCHKO: Okay.

2 COMMISSIONER IZQUIERDO: -- item, but what  
3 -- by designation that redevelopment on the  
4 temporary basis means?

5 MR. YANOTCHKO: It means for a set -- set  
6 amount of time because it would give the parties  
7 a chance to get in a redevelopment agreement --

8 MS. DILLON: Can you just sit forward, Mr.  
9 Yanotchko?

10 MR. YANOTCHKO: Okay.

11 MS. DILLON: Thank you.

12 MR. YANOTCHKO: Yeah.

13 It's for a temporary amount of time, either  
14 75 days, 90 days, that allows parties to get into  
15 a redevelopment agreement or, you know, or  
16 negotiate -- and negotiations could fall apart  
17 during the -- the timeframe. But it's really --  
18 it's kind of like an interim status to get the  
19 ball rolling on a potential project.

20 COMMISSIONER IZQUIERDO: Oh, okay.

21 COMMISSIONER BONITO: If I can ask --

22 MR. YANOTCHKO: Yes.

23 COMMISSIONER BONITO: -- piggyback on  
24 Commissioner Izquierdo?

25 MR. YANOTCHKO: Of course.

1           COMMISSIONER BONITO:  Would it be at the  
2 next meeting that we could have -- we  
3 Commissioners could have more maybe questions if  
4 they come up?

5           Or -- or are we going to present them to  
6 the gentleman who was standing outside today?

7           MR. YANOTCHKO:  We -- we could have more  
8 questions next -- next agenda.  I mean we could  
9 do that.  It kind of depends --

10          COMMISSIONER BONITO:  Because --

11          MR. YANOTCHKO:  -- on if it's ready.  Yeah.

12          COMMISSIONER BONITO:  -- each of us may not  
13 be prepared with a question.  Some may; some may  
14 not.

15          MR. YANOTCHKO:  Okay.

16          COMMISSIONER BONITO:  And so going home to  
17 do one's homework from this meeting, you know, we  
18 -- we can consider that.  And then coming forward  
19 -- or send an email, whatever the case might be.

20          MR. YANOTCHKO:  Yes.

21          COMMISSIONER VALLEJO:  That's why we're  
22 tabling.  In order like that we can, in the  
23 future, we can check more details from that.

24          MR. YANOTCHKO:  Of course.

25          COMMISSIONER IZQUIERDO:  But, David, --

1 MR. YANOTCHKO: Yes?

2 COMMISSIONER IZQUIERDO: -- in my  
3 understanding last time that we spoke about this  
4 issue we are very limited -- limit -- you know,  
5 we don't -- we don't have like a scope to -- to  
6 like stop this project as a Redevelopment Agency.

7 MR. YANOTCHKO: That's -- that's not -- not  
8 necessarily, no.

9 COMMISSIONER IZQUIERDO: No, it's not our  
10 -- our role to do that.

11 MR. YANOTCHKO: Yeah.

12 No, no, not necessarily, no. I mean you --  
13 you have to vote for a redeveloper. So, --

14 MR. NG: To designate.

15 MR. YANOTCHKO: You have to designate them.

16 COMMISSIONER FESTA: You have to vote to --

17 MR. YANOTCHKO: Yeah.

18 MR. NG: Designate the area first.

19 COMMISSIONER FESTA: -- designate them as a  
20 redeveloper.

21 COMMISSIONER IZQUIERDO: Exactly. So, --

22 MR. YANOTCHKO: So that does --

23 COMMISSIONER IZQUIERDO: -- it's not a --

24 MR. YANOTCHKO: -- that does have a lot

25 of --

1 MR. NG: You have to --

2 MS. DILLON: Wait.

3 MR. NG: -- designated area.

4 MS. DILLON: One at a time please.

5 COMMISSIONER IZQUIERDO: So, it's not our  
6 -- our role to be -- by asking questions about  
7 planning or zoning or -- or parking or square  
8 footage for a unit. That's not our function.

9 MR. YANOTCHKO: I -- it -- no, no, it's  
10 definitely your function.

11 The -- the place where you're just getting  
12 -- getting a little mixed up is that at the  
13 Planning Board, if the -- if a redeveloper asks  
14 for what's called a deviation from the plan, --

15 Like let's say the plan says every one  
16 bedroom unit needs to be 800 square feet. And  
17 someone presents a plan that has seven -- you  
18 know, 750 square feet, it's really the Planning  
19 Board that decides whether that's okay or that's  
20 not okay. I mean within reason.

21 If -- if someone came back with a plan that  
22 said the one bedrooms are 150 square feet, I  
23 think we'd all have a problem with that. It's --  
24 it's kind of like we're -- we're here for the --  
25 more of the big picture --

1           COMMISSIONER IZQUIERDO: Exactly. So,  
2 our --

3           MR. YANOTCHKO: -- concerns.

4           COMMISSIONER IZQUIERDO: -- our answer to  
5 this request is going to be, you know, saying yes  
6 or no. Not like questioning technical aspects of  
7 the -- of the project.

8           MR. YANOTCHKO: Early -- early -- I mean  
9 you can ask all the -- all the technical  
10 questions you want, yeah.

11           We have more of an impact in, once we get  
12 through this, if -- if let's say the redeveloper  
13 gets designated and we have a proposed agreement,  
14 then the agreement's going to spell out aspects  
15 of the project like this.

16           And then -- yeah.

17           COMMISSIONER IZQUIERDO: Yeah. But at this  
18 -- at this point, at this moment when -- next  
19 week when we're going to approve this, if it gets  
20 approved it's basically we are saying okay you  
21 are ready to start negotiations. That --

22           MR. YANOTCHKO: Ready to start  
23 negotiations.

24           COMMISSIONER IZQUIERDO: Yeah. Nothing  
25 more.

1 MR. YANOTCHKO: That's it. Yes.

2 COMMISSIONER IZQUIERDO: Yeah, that's it.

3 So, basically, -- so, -- because before we  
4 were like talking about, you know, parking space,  
5 talking about heights and things like that.  
6 That's not -- this is not the moment.

7 COMMISSIONER FESTA: Well, it's a concern.  
8 It's a concern. So, we have to bring up to  
9 them --

10 CHAIRMAN FERNANDEZ: Absolutely.

11 COMMISSIONER FESTA: -- to let them know.

12 MR. YANOTCHKO: Absolutely.

13 CHAIRMAN FERNANDEZ: Absolutely. We have  
14 to think if it's the right --

15 COMMISSIONER FESTA: We have to -- we have  
16 to see how they answer.

17 COMMISSIONER IZQUIERDO: But that's not --  
18 that's not the function of Zoning or Planning or  
19 other --

20 COMMISSIONER FESTA: No, --

21 COMMISSIONER IZQUIERDO: -- boards?

22 COMMISSIONER FESTA: -- it is, but it's  
23 also --

24 MR. YANOTCHKO: It's all of it. Yeah.

25 COMMISSIONER FESTA: It's our

1 responsibility --

2 CHAIRMAN FERNANDEZ: It's the first step.

3 COMMISSIONER FESTA: -- to have them as a  
4 developer.

5 COMMISSIONER IZQUIERDO: Oh, okay.

6 COMMISSIONER FESTA: If they don't answer  
7 us correctly then we can say, you know what,  
8 we're not going to have them as a developer.

9 CHAIRMAN FERNANDEZ: He might not be the  
10 right developer for us. He might be -- or the  
11 development is too big --

12 MR. NG: Exactly.

13 CHAIRMAN FERNANDEZ: -- for the area.

14 COMMISSIONER IZQUIERDO: Yeah but how --  
15 with what -- like what is our rule of thumb to  
16 compare with to say this is right or this is not?

17 We're not a -- we don't -- we don't --

18 MR. NG: We --

19 COMMISSIONER FESTA: Well, --

20 MR. NG: -- we always --

21 COMMISSIONER IZQUIERDO: We don't have the  
22 knowledge to say that.

23 MR. NG: We -- well, by --

24 COMMISSIONER FESTA: We have --

25 MR. NG: There's no dummy questions. When

1 | you ask questions, --

2 |           COMMISSIONER IZQUIERDO: Um-hum.

3 |           MR. NG: -- we can learn from your  
4 | questions.

5 |           COMMISSIONER IZQUIERDO: Um-hum.

6 |           MR. NG: And we probably -- we are not -- I  
7 | mean architects or engineers but --

8 |           COMMISSIONER IZQUIERDO: Exactly.

9 |           MR. NG: -- with a question we can find a  
10 | lot of things in the perspective of any project.

11 |           COMMISSIONER IZQUIERDO: Um-hum. Okay.

12 |           MR. NG: So, -- and anyway I believe that  
13 | all departments in the City in one or other way  
14 | work in conjunction.

15 |           COMMISSIONER IZQUIERDO: Um-hum.

16 |           MR. NG: So we have to --

17 |           COMMISSIONER IZQUIERDO: Yeah, no, you --  
18 | the only thing that I want to be clear of is, you  
19 | know, what we -- what actually our role is as a  
20 | Redevelopment Agency now when we are evaluating  
21 | this project.

22 |           To me seems like, like David says, we look  
23 | just the broad picture; we're not going into  
24 | details.

25 |           MR. YANOTCHKO: Well, I think -- I think

1 both are important.

2 I mean I've heard a lot of great questions  
3 from this Board --

4 MR. NG: David, the --

5 MR. YANOTCHKO: -- over the last --

6 MR. NG: -- the thing is that --

7 MR. YANOTCHKO: Yeah.

8 MR. NG: -- in order for us to designate  
9 any area, --

10 MR. YANOTCHKO: Oh, yeah.

11 MR. NG: -- we have to know what type of  
12 project it is.

13 COMMISSIONER IZQUIERDO: Um-hum.

14 MR. NG: So that's why all these questions  
15 arises.

16 COMMISSIONER IZQUIERDO: Uh-huh. Uh-huh.

17 MR. NG: It's like -- it's not only  
18 designating a place for -- for this. It's what  
19 type of --

20 COMMISSIONER IZQUIERDO: Yeah.

21 MR. NG: -- project.

22 COMMISSIONER IZQUIERDO: But -- but from  
23 the approval forward is the moment that they're  
24 going to decide and correct and -- and do  
25 modifications. All of that comes after we

1 approve them as a --

2 COMMISSIONER FESTA: Right but we show  
3 them --

4 COMMISSIONER IZQUIERDO: Yeah.

5 COMMISSIONER FESTA: -- our concerns. We  
6 -- we could show --

7 COMMISSIONER IZQUIERDO: Oh.

8 COMMISSIONER FESTA: And then if they don't  
9 have an answer for our concerns, we don't have to  
10 have them as a developer for redevelopment.

11 COMMISSIONER IZQUIERDO: Um-hum. Okay.

12 CHAIRMAN FERNANDEZ: And we have to --  
13 really, as individuals, we have to consider if  
14 the project is right for the area. If you want  
15 to put a --

16 MR. NG: Exactly.

17 CHAIRMAN FERNANDEZ: -- a (indiscernible)  
18 -- story building --

19 MR. NG: That's what I'm saying.

20 COMMISSIONER IZQUIERDO: Um-hum.

21 CHAIRMAN FERNANDEZ: -- on the middle of  
22 Kennedy Boulevard where all the houses are behind  
23 them are two-family homes, --

24 COMMISSIONER IZQUIERDO: Um hum.

25 CHAIRMAN FERNANDEZ: -- you know, that

1 | might impact the neighborhood. And traffic  
2 | studies, you know like traffic patterns and all  
3 | that kind of stuff, you have to -- as an  
4 | individual Commissioner you have to think about  
5 | those things.

6 | MR. NG: Right.

7 | COMMISSIONER IZQUIERDO: Okay.

8 | CHAIRMAN FERNANDEZ: That's what I'm  
9 | thinking about.

10 | MR. NG: No, it is like that, Commissioner.

11 | CHAIRMAN FERNANDEZ: Yeah.

12 | COMMISSIONER IZQUIERDO: Um-hum.

13 | MR. NG: It's -- it's just like that.

14 | CHAIRMAN FERNANDEZ: I mean I have to  
15 | consider the neighborhood. I have to consider  
16 | the two-family houses that are behind them --

17 | MR. NG: Um-hum.

18 | CHAIRMAN FERNANDEZ: -- and the next street  
19 | and stuff like that.

20 | COMMISSIONER FESTA: Even the safety of  
21 | the --

22 | CHAIRMAN FERNANDEZ: The kids.

23 | COMMISSIONER IZQUIERDO: Um-hum.

24 | CHAIRMAN FERNANDEZ: You have a high school  
25 | -- right now you have a high school and you have

1 --

2 MR. NG: Um-hum.

3 CHAIRMAN FERNANDEZ: -- two ways of people  
4 coming out of that garage --

5 MR. NG: Exactly.

6 CHAIRMAN FERNANDEZ: -- in a busy  
7 intersection.

8 COMMISSIONER FESTA: There's a lot of  
9 things.

10 COMMISSIONER IZQUIERDO: So -- so there is  
11 a possibility of next week, like saying no for  
12 the project?

13 COMMISSIONER FESTA: We don't know yet.

14 COMMISSIONER CASPER: Well, it's a vote --

15 MR. YANOTCHKO: Well, it would be next --

16 COMMISSIONER IZQUIERDO: Yeah.

17 MR. YANOTCHKO: -- it'd be next month or --

18 COMMISSIONER FESTA: Next month.

19 MR. YANOTCHKO: -- or a month coming up.

20 Yeah.

21 COMMISSIONER IZQUIERDO: Oh, okay.

22 CHAIRMAN FERNANDEZ: I think -- I think  
23 what we should do is you -- you -- I think what  
24 we -- what -- my particular suggestion is that we  
25 all think about individually --

1 MR. NG: Um-hum.

2 CHAIRMAN FERNANDEZ: -- and at the next  
3 meeting bring it up.

4 COMMISSIONER FESTA: Or just --

5 CHAIRMAN FERNANDEZ: And let David know  
6 when we want them to come back --

7 COMMISSIONER IZQUIERDO: Oh, okay.

8 COMMISSIONER FESTA: Or email -- email your  
9 questions to Kennedy and to --

10 COMMISSIONER IZQUIERDO: Okay.

11 COMMISSIONER FESTA: -- to the --

12 COMMISSIONER BONITO: I -- I agree with  
13 Commissioner Fernandez.

14 CHAIRMAN FERNANDEZ: And just think about  
15 it for a little bit.

16 COMMISSIONER IZQUIERDO: Um-hum. Yeah.

17 CHAIRMAN FERNANDEZ: Because this is  
18 important. This is an important thing.

19 COMMISSIONER IZQUIERDO: No, no, I -- I'm  
20 not saying that it's not important.

21 What I'm saying is I'm trying to get, you  
22 know, really clear in my mind what we're doing  
23 here. You know? What's --

24 COMMISSIONER FESTA: There could be --

25 COMMISSIONER IZQUIERDO: -- our role?

1           COMMISSIONER FESTA:  -- there could be four  
2 other companies that want to develop there.

3           COMMISSIONER IZQUIERDO:  Um-hum.

4           COMMISSIONER FESTA:  They applied first.  
5 We're going to review --

6           COMMISSIONER IZQUIERDO:  Um-hum.

7           COMMISSIONER FESTA:  -- them and then  
8 maybe --

9           COMMISSIONER IZQUIERDO:  Well, yeah, --

10          COMMISSIONER CASPER:  But is -- is there  
11 any other companies that have --

12          COMMISSIONER FESTA:  Well, I don't know.  
13 I'm just --

14          COMMISSIONER CASPER:  -- that have applied?

15          COMMISSIONER FESTA:  -- I'm just using them  
16 as --

17          COMMISSIONER CASPER:  Do -- do we know of  
18 any other --

19          MR. YANOTCHKO:  Well, -- well, they have --

20          COMMISSIONER CASPER:  -- companies --

21          MR. YANOTCHKO:  -- the land.  No one's come  
22 -- no one's come to us with a proposal.

23                 You know this one's a little different  
24 because sometimes --

25                 There's two ways projects come to -- come

1 to play, it's that sometimes the developer has  
2 land already in a redevelopment zone. Or they --  
3 there's a project that kind of is -- is up for  
4 grabs and you -- we could -- you know, we could  
5 do that for --

6 We haven't done that in probably ages. You  
7 know, probably in, you know, since -- I've been  
8 here at least 15, ten years or so.

9 Where an agency can say, hey, we're --  
10 we're going to ask for proposals in a -- in a  
11 redevelopment zone, here's the requirements, you  
12 know, send in your best proposal and we'll --  
13 we'll pick a winner, you know, -- if we -- if we  
14 find a winner.

15 COMMISSIONER BONITO: Now, David, quick --

16 MR. YANOTCHKO: Yes.

17 COMMISSIONER BONITO: -- question. And --  
18 and it supports Commissioner Izquierdo.

19 At the end of the day is it the Zoning  
20 Board -- I mean -- or the Planning Board -- is it  
21 the Planning Board which gives the green light to  
22 construction?

23 MR. YANOTCHKO: Yeah, it's -- it's  
24 essentially the Planning Board. Yeah. We're not  
25 -- we're not -- it's --

1           COMMISSIONER BONITO: I -- understanding  
2 the whole conversation --

3           MR. YANOTCHKO: Yeah.

4           COMMISSIONER BONITO: -- of each Board  
5 having its -- its role. At the end of the day it  
6 -- it's the Planning Board --

7           MR. NG: But the area have to be designated  
8 first.

9           COMMISSIONER BONITO: Right. Right.

10          But I mean which -- which Board is it that  
11 gives the official green light to go ahead with  
12 the project after all the conversations?

13          MR. YANOTCHKO: It's -- the Planning Board  
14 is really the last --

15          COMMISSIONER BONITO: Okay.

16          MR. YANOTCHKO: -- and biggest hurdle --

17          COMMISSIONER BONITO: So they would be --

18          MR. YANOTCHKO: -- for any --

19          Yeah.

20          MR. NG: But that doesn't mean the only  
21 one.

22          MR. YANOTCHKO: Yeah.

23          COMMISSIONER BONITO: No, no, no.

24          MR. YANOTCHKO: Yeah.

25          COMMISSIONER FESTA: Right. Because --

1 COMMISSIONER BONITO: But I'm saying --

2 COMMISSIONER FESTA: -- it's on -- it's on  
3 Kennedy Boulevard.

4 MR. YANOTCHKO: I --

5 COMMISSIONER FESTA: -- they have to go to  
6 the County.

7 CHAIRMAN FERNANDEZ: But we have to -- we  
8 have to vote yes or no on it.

9 COMMISSIONER BONITO: No I understand that.

10 CHAIRMAN FERNANDEZ: You know?

11 COMMISSIONER BONITO: Yeah.

12 But -- that's what I'm saying, with each  
13 Board having its conversation, --

14 MR. YANOTCHKO: Yeah.

15 COMMISSIONER BONITO: -- at the end of that  
16 conversation, which Board is it that gives the  
17 ultimate green light go forward?

18 MR. YANOTCHKO: The biggest role is -- the  
19 biggest green light is the Planning Board's green  
20 light.

21 COMMISSIONER BONITO: Okay.

22 MR. YANOTCHKO: Yes.

23 COMMISSIONER BONITO: That answers the  
24 question.

25 MR. YANOTCHKO: Yeah.

1 COMMISSIONER BONITO: Thank you.

2 COMMISSIONER CASPER: Can the Planning  
3 Board go ahead with the project if we say no to  
4 it?

5 CHAIRMAN FERNANDEZ: No.

6 MR. NG: That's what I'm saying, the area  
7 have to be designated.

8 CHAIRMAN FERNANDEZ: It would have to be  
9 designated.

10 COMMISSIONER VALLEJO: That's why we table.  
11 Like in order to -- the major -- the major  
12 concerns on the -- on this corporation and we  
13 have to -- more time to review.

14 COMMISSIONER IZQUIERDO: I -- I think the  
15 -- the area is already designated as a  
16 redevelopment area.

17 MR. YANOTCHKO: Oh, yes.

18 COMMISSIONER IZQUIERDO: It's the -- it's  
19 the entity that we're going to --

20 MR. NG: But not the project. Not the  
21 project.

22 COMMISSIONER FESTA: Oh God.

23 COMMISSIONER IZQUIERDO: Yeah. It's the --

24 MR. NG: Not the project.

25 COMMISSIONER FESTA: Is it going to rain?

1 COMMISSIONER IZQUIERDO: Yeah, it's the --

2 MR. YANOTCHKO: Yes.

3 COMMISSIONER IZQUIERDO: -- the developer  
4 entity --

5 COMMISSIONER FESTA: It's supposed to rain.

6 MR. NG: Supposed to rain?

7 COMMISSIONER IZQUIERDO: -- that we are --

8 CHAIRMAN FERNANDEZ: Yeah.

9 COMMISSIONER IZQUIERDO: -- going to  
10 designate. Yeah.

11 MR. YANOTCHKO: It could be very bad the  
12 rain.

13 CHAIRMAN FERNANDEZ: So I think what -- I  
14 think what we should do is, my -- my particular  
15 suggestion is that we all go home, think about  
16 it. At the next meeting, we'll -- we'll decide  
17 when we're going to bring them back.

18 MR. NG: Feel free to --

19 COMMISSIONER CASPER: And without them  
20 being in the -- in the hallway.

21 CHAIRMAN FERNANDEZ: Just so they don't  
22 waste their time. You know what I mean?

23 COMMISSIONER BONITO: I agree completely.

24 MR. NG: Feel free to contact David or  
25 myself. I mean I'm going to give you a good

1 | idea. We all took all the courses to be here.  
2 | I'm very sure one of the book that they give you  
3 | in the courses all these questions are there.  
4 | Because I always review it.

5 | COMMISSIONER FESTA: Um-hum.

6 | COMMISSIONER IZQUIERDO: Um-hum.

7 | MR. NG: And so you refresh -- we refresh  
8 | our role in here.

9 | COMMISSIONER IZQUIERDO: Um-hum. Um-hum.

10 | MR. NG: That's -- that's what I do.

11 | COMMISSIONER IZQUIERDO: Yeah. But --

12 | MR. NG: This is a good idea.

13 | COMMISSIONER IZQUIERDO: -- but this --

14 | MR. NG: I don't know.

15 | COMMISSIONER IZQUIERDO: -- this is -- as  
16 | -- as David mentioned, this is really particular  
17 | because they already own the -- the land. So, no  
18 | other company's going to apply for that  
19 | redevelopment project.

20 | COMMISSIONER VALLEJO: It's raining.

21 | COMMISSIONER FESTA: Yeah, I'm going home.

22 | Can we motion?

23 | MR. YANOTCHKO: Oh, yes.

24 | We're at the --

25 | MS. DILLON: I think you should speed it

1 up.

2 MR. YANOTCHKO: Yes.

3 MS. DILLON: Before the electricity goes  
4 out and --

5 MR. YANOTCHKO: Okay. Yes.

6 MS. DILLON: -- blows me out.

7 MR. YANOTCHKO: We're at the Report of  
8 Status of Projects.

9 Do I have a motion to accept the report and  
10 accept the discussion in --

11 COMMISSIONER IZQUIERDO: Motion to --

12 COMMISSIONER FESTA: Motion.

13 COMMISSIONER IZQUIERDO: Okay.

14 MR. YANOTCHKO: Okay. So that's a motion  
15 for -- from Izquierdo.

16 COMMISSIONER FESTA: Second.

17 MR. YANOTCHKO: Second for Festa.

18 I will --

19 Okay, roll call.

20 Chairman Fernandez?

21 CHAIRMAN FERNANDEZ: Yes.

22 MR. YANOTCHKO: Yes.

23 Commissioner Izquierdo?

24 COMMISSIONER IZQUIERDO: Yes.

25 MR. YANOTCHKO: Nova's abstained.

1 Commissioner Festa?

2 COMMISSIONER FESTA: Yes.

3 MR. YANOTCHKO: Yes.

4 Commissioner Casper?

5 COMMISSIONER CASPER: Yes.

6 MR. YANOTCHKO: Yes.

7 Commissioner Bonito?

8 COMMISSIONER BONITO: Yes.

9 MR. YANOTCHKO: Yes.

10 Commissioner Vallejo?

11 COMMISSIONER VALLEJO: Yes.

12 MR. YANOTCHKO: Yes.

13

14 **7. PUBLIC COMMENT:**

15

16 MR. YANOTCHKO: Next section is the Public  
17 Comment portion of the -- of the agenda.

18 COMMISSIONER VALLEJO: Any comment?

19 MR. YANOTCHKO: Seeing -- there's only one  
20 member of the public currently in the room.

21 Any -- is there a motion to close the  
22 Public Comment portion of the meeting?

23 COMMISSIONER VALLEJO: Motion.

24 MR. YANOTCHKO: Commissioner Vallejo.

25 Second?

1 COMMISSIONER IZQUIERDO: Second.

2 MR. YANOTCHKO: Second from Commissioner  
3 Izquierdo.

4 Chairman Fernandez?

5 CHAIRMAN FERNANDEZ: Yes.

6 MR. YANOTCHKO: Yes.

7 Commissioner Izquierdo?

8 COMMISSIONER IZQUIERDO: Yes.

9 MR. YANOTCHKO: Commissioner Nova's absent.  
10 Commissioner Festa?

11 COMMISSIONER FESTA: Yes.

12 MR. YANOTCHKO: Commissioner Casper?

13 COMMISSIONER CASPER: Yes.

14 MR. YANOTCHKO: Commissioner Bonito?

15 COMMISSIONER BONITO: Yes.

16 MR. YANOTCHKO: Yes.

17 Commissioner Vallejo?

18 COMMISSIONER VALLEJO: Yes.

19

20 **ADJOURNMENT:**

21

22 MR. YANOTCHKO: And do I have a motion to  
23 close the meeting?

24 COMMISSIONER FESTA: Motion.

25 COMMISSIONER BONITO: Motion.

1 MR. YANOTCHKO: Motion from Bonito.

2 Festa; second.

3 Quick roll call.

4 Chairman Fernandez?

5 CHAIRMAN FERNANDEZ: Yes.

6 MR. YANOTCHKO: Yes.

7 Commissioner Izquierdo?

8 COMMISSIONER IZQUIERDO: Yes.

9 MR. YANOTCHKO: Nova is absent.

10 Commissioner Festa?

11 COMMISSIONER FESTA: Yes.

12 MR. YANOTCHKO: Commissioner Casper?

13 COMMISSIONER CASPER: Yes.

14 MR. YANOTCHKO: Commissioner Bonito?

15 COMMISSIONER BONITO: Yes.

16 MR. YANOTCHKO: Commissioner Vallejo?

17 COMMISSIONER VALLEJO: Yes.

18 MR. YANOTCHKO: Okay.

19 CHAIRMAN FERNANDEZ: Thank you, ladies and  
20 gentlemen.

21 Get home safe.

22

23 (Whereupon, the proceedings were concluded  
24 at 5:02 p.m.)

25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, 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 Tuesday, May 15 2018 and digitally  
10 recorded.

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