

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

Tuesday, July 17, 2018
Commencing at 4:31 p.m.

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

VINCENT BONITO, COMMISSIONER
WILMER IZQUIERDO, COMMISSIONER
RAFAEL NOVA, COMMISSIONER
CARLOS VALLEJO, COMMISSIONER
LUCIO FERNANDEZ, CHAIRMAN

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

PAUL CASPER, COMMISSIONER
EVA FESTA, 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 J. YANOTCHKO, ESQ.
Board Attorney

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1 THE ASSISTANT SECRETARY: Please take
2 notice that on Tuesday, July 17, 2018, at
3 4:30 p.m., a Regular Meeting is scheduled for the
4 Union City Redevelopment Agency to be held in the
5 Third Floor Conference Room, located at City
6 Hall, 3715 Palisade Avenue, Union City, New
7 Jersey.

8 Let's stand for the Pledge of Allegiance.

9
10 (Whereupon, the Pledge of Allegiance was
11 said by all.)

12
13 THE ASSISTANT SECRETARY: Adequate notice
14 of this meeting has been provided as follows:

15 Notice of this meeting setting forth the
16 date -- the time, date, location and the agenda,
17 to the extent known, was forwarded to The Jersey
18 Journal, The Record, and 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 ASSISTANT SECRETARY: Roll call.

1 Commissioner Fernandez?

2 CHAIRMAN FERNANDEZ: Here.

3 THE ASSISTANT SECRETARY: Commissioner
4 Izquierdo?

5 COMMISSIONER IZQUIERDO: Here.

6 THE ASSISTANT SECRETARY: Commissioner
7 Nova?

8 COMMISSIONER NOVA: Yes.

9 THE ASSISTANT SECRETARY: Commissioner
10 Festa is not here.

11 Commissioner Casper is not here.

12 Commissioner Bonito?

13 COMMISSIONER BONITO: Here.

14 THE ASSISTANT SECRETARY: And Commissioner
15 Vallejo?

16 COMMISSIONER VALLEJO: Here.

17 MR. YANOTCHKO: Okay, Commissioners.

18 Thank -- thank you, Lady.

19

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

22

23 MR. YANOTCHKO: Moving on to the agenda,
24 the first item we have today is the Approval of
25 the Minutes from our last meeting, the meeting of

1 June 19th, 2018.

2 COMMISSIONER BONITO: I'll motion.

3 MR. YANOTCHKO: And then we've got a couple
4 copies on the table for you.

5 Mr. Bonito, I believe you made a motion?

6 COMMISSIONER BONITO: I motion.

7 MR. YANOTCHKO: Motion to accept the
8 Minutes -- approve the Minutes from last meeting.

9 COMMISSIONER VALLEJO: Second it.

10 MR. YANOTCHKO: Second from Commissioner
11 Vallejo.

12 We'll have a roll call.

13 Chairperson Fernandez?

14 CHAIRMAN FERNANDEZ: Yes.

15 MR. YANOTCHKO: Commissioner Izquierdo?

16 COMMISSIONER IZQUIERDO: Yes.

17 MR. YANOTCHKO: Commissioner Nova?

18 COMMISSIONER NOVA: Yes.

19 MR. YANOTCHKO: Commissioner Festa's not
20 here.

21 Commissioner Casper's not here.

22 Commissioner Bonito?

23 COMMISSIONER BONITO: Yes.

24 MR. YANOTCHKO: That's a yes.

25 And Commissioner Vallejo?

1 COMMISSIONER VALLEJO: Yes.

2 MR. YANOTCHKO: Yes.

3

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

5

6 MR. YANOTCHKO: The next item we have on
7 the agenda is the Ratification of Prior Payments
8 of Claims.

9 That is really the payroll, as you could
10 see in the Resolution before you there.

11 Do I have a motion?

12 CHAIRMAN FERNANDEZ: Motion.

13 MR. YANOTCHKO: Motion from Chairperson --

14 COMMISSIONER NOVA: Second.

15 MR. YANOTCHKO: -- Fernandez.

16 COMMISSIONER NOVA: Second.

17 MR. YANOTCHKO: Second from Commissioner
18 Nova.

19 Roll call.

20 Chairperson Fernandez?

21 CHAIRMAN FERNANDEZ: Yes.

22 MR. YANOTCHKO: Commissioner Izquierdo?

23 COMMISSIONER IZQUIERDO: Yes.

24 MR. YANOTCHKO: Commissioner Nova?

25 COMMISSIONER NOVA: Yes.

1 MR. YANOTCHKO: Commissioner Festa is
2 absent.

3 Commissioner Casper is absent.

4 Commissioner Bonito?

5 COMMISSIONER BONITO: Yes.

6 MR. YANOTCHKO: Is a yes.

7 And Commissioner Vallejo?

8 COMMISSIONER VALLEJO: Yes.

9 MR. YANOTCHKO: Yes.

10 The ayes have it.

11

12 **3. APPROVAL FOR THE PAYMENT OF BILLS AND**

13 **PREPARATION OF CHECKS:**

14

15 MR. YANOTCHKO: And the next item we have
16 on the agenda is Resolution to Approve the
17 Payment of Bills and Claims presented to
18 authorize the preparation of checks.

19 We have five on for this Resolution today.

20 Our website provider; transcription
21 service; legal. And then the State of New
22 Jersey; must be a small tax -- the Department of
23 Labor, \$6.00.

24 Do I have a motion?

25 COMMISSIONER NOVA: Motion.

1 MR. YANOTCHKO: Motion from Commissioner
2 Nova.

3 And I think second by Chairperson
4 Fernandez.

5 Roll call.

6 Chairperson Fernandez?

7 CHAIRMAN FERNANDEZ: Yes.

8 MR. YANOTCHKO: That's a yes.

9 Commissioner Izquierdo?

10 COMMISSIONER IZQUIERDO: Yes.

11 MR. YANOTCHKO: Commissioner Nova?

12 COMMISSIONER NOVA: Yes.

13 MR. YANOTCHKO: Commissioner Festa is
14 absent.

15 Commissioner Casper; absent.

16 Commissioner Bonito?

17 COMMISSIONER BONITO: Yes.

18 MR. YANOTCHKO: That's a yes.

19 Commissioner Vallejo?

20 COMMISSIONER VALLEJO: Yes.

21 MR. YANOTCHKO: Yes.

22

23 **4. REPORT ON STATUS OF PROJECTS:**

24

25 MR. YANOTCHKO: Okay.

1 Moving on to number 4.

2 Report on the Status of Projects.

3 I think we -- the biggest news I -- I just
4 received is that a little before the meeting
5 Commissioner Vallejo mentioned that PBG Realty
6 got its approval at the Planning Board going back
7 again.

8 So, we will wait, I guess, for that -- that
9 approval to be memorialized. And we'll back in
10 touch with them pretty soon.

11 So, that's -- that's good news. And
12 hopefully there isn't another appeal of the
13 decision.

14 COMMISSIONER BONITO: Can you just refresh
15 my memory as to what project that was?

16 Because we have many --

17 MR. YANOTCHKO: Oh.

18 COMMISSIONER BONITO: -- on the table.

19 MR. YANOTCHKO: Oh, yes, yes.

20 This is PBG Realty or sometimes it's called
21 Summit on Summit. It's the roughly, I -- 18
22 floor project -- story project for 22nd and Summit
23 Avenue --

24 COMMISSIONER BONITO: Okay.

25 MR. YANOTCHKO: -- intersection.

1 Originally, you gave it an approval. It
2 lost in Superior -- an appeal in Superior Court
3 to Larry Price.

4 My understanding is Larry and the
5 applicant, then after some negotiating, got to an
6 agreement of the amount of units.

7 We approved the smaller unit designation.
8 It -- it was dropped down to 208 units; instead
9 of 260. And that's the amount of units that it
10 was just approved before the Planning Board --

11 COMMISSIONER BONITO: Okay.

12 MR. YANOTCHKO: -- at the end of last
13 month.

14 This motion to accept the --

15 COMMISSIONER IZQUIERDO: Motion to accept
16 the Report of Status.

17 MR. YANOTCHKO: Okay.

18 CHAIRMAN FERNANDEZ: Second.

19 MR. YANOTCHKO: Commissioner Izquierdo.

20 Then Chairperson Fernandez is the second.

21 Roll call.

22 Chairperson Fernandez?

23 CHAIRMAN FERNANDEZ: Yes.

24 MR. YANOTCHKO: That's a yes.

25 Commissioner Izquierdo?

1 COMMISSIONER IZQUIERDO: Yes.

2 MR. YANOTCHKO: That's a yes.

3 Commissioner Nova?

4 COMMISSIONER NOVA: Yes.

5 MR. YANOTCHKO: Commissioner Festa is
6 absent.

7 Commissioner Casper is absent.

8 Commissioner Bonito?

9 COMMISSIONER BONITO: Yes.

10 MR. YANOTCHKO: That's a yes.

11 And Commissioner Vallejo?

12 COMMISSIONER VALLEJO: Yes.

13 MR. YANOTCHKO: That's a yes.

14

15 **5. PUBLIC COMMENT:**

16

17 MR. YANOTCHKO: And then moving from the
18 Status of Projects; number 5 is the Public
19 Comment portion of the agenda.

20 This is the time where we open it up for
21 comments for anybody in the public, if there are
22 any.

23 CHAIRMAN FERNANDEZ: Seeing none.

24 MR. YANOTCHKO: Seeing none.

25 I think it's time to close the Public

1 Comment portion of the agenda.

2 CHAIRMAN FERNANDEZ: Motion.

3 MR. YANOTCHKO: Motion from Chairperson
4 Fernandez.

5 Second from Commissioner Nova.

6 Roll call.

7 Chairperson Fernandez?

8 CHAIRMAN FERNANDEZ: Yes.

9 MR. YANOTCHKO: That's a yes.

10 Commissioner Izquierdo?

11 COMMISSIONER IZQUIERDO: Yes.

12 MR. YANOTCHKO: Commissioner Nova?

13 COMMISSIONER NOVA: Yes.

14 MR. YANOTCHKO: Commissioner Festa is
15 absent.

16 Commissioner Casper is absent.

17 Commissioner Bonito?

18 COMMISSIONER BONITO: Yes.

19 MR. YANOTCHKO: That's a yes.

20 And Commissioner Vallejo?

21 COMMISSIONER VALLEJO: Yes.

22 MR. YANOTCHKO: That's a yes.

23

24 **6. OTHER BUSINESS:**

25

1 MR. NG: Maybe be-- before we close the
2 meeting, --

3 MR. YANOTCHKO: Yes.

4 MR. NG: -- when is the next meeting, next
5 month -- next month?

6 What date?

7 I just want to check if some of you are
8 going to be on vacation, so we figure it out.

9 MR. YANOTCHKO: I -- I believe we don't
10 have a meeting --

11 THE ASSISTANT SECRETARY: We don't have a
12 meeting.

13 MR. YANOTCHKO: -- for August.

14 MR. NG: No -- no -- not for August.

15 MR. YANOTCHKO: Yeah.

16 MR. NG: Okay.

17 THE ASSISTANT SECRETARY: No. In
18 September.

19 MR. NG: In September.

20 MR. YANOTCHKO: Unless a Special Meeting
21 gets called or something like that.

22 MR. NG: All right.

23 THE ASSISTANT SECRETARY: September 18th.

24 MR. NG: September 18.

25 Is that a holiday? Or no?

1 THE ASSISTANT SECRETARY: No.

2 September 18 is --

3 MR. NG: So we --

4 THE ASSISTANT SECRETARY: -- our next
5 meeting.

6 MR. NG: So we're good.

7 CHAIRMAN FERNANDEZ: Okay.

8 MR. NG: So no meetings --

9 COMMISSIONER BONITO: In August.

10 MR. NG: What about vacation --

11 CHAIRMAN FERNANDEZ: Is Paul -- not here?

12 THE ASSISTANT SECRETARY: I'm sorry?

13 CHAIRMAN FERNANDEZ: Is Paul okay? Because
14 he never misses.

15 MR. NG: I think he's on vacation.

16 THE ASSISTANT SECRETARY: Yeah, -- he is.

17 CHAIRMAN FERNANDEZ: Okay.

18 THE ASSISTANT SECRETARY: And he wasn't
19 just able to come to --

20 MR. NG: A couple days off. Yeah.

21 CHAIRMAN FERNANDEZ: Okay.

22 MR. NG: Yeah.

23 Other than that, we -- I think we're okay.

24 COMMISSIONER BONITO: So we reconvene in
25 September?

1 THE ASSISTANT SECRETARY: September.

2 MR. YANOTCHKO: Yes.

3 MR. NG: Oh. Mr. Bonito called me this
4 morning when -- we got in contact through --

5 COMMISSIONER BONITO: Yeah. I had contact
6 with --

7 MR. NG: Yeah.

8 COMMISSIONER BONITO: -- Kennedy --

9 MR. NG: -- that -- that he didn't receive
10 any notification of this meeting.

11 I don't know.

12 THE ASSISTANT SECRETARY: But I have texted
13 you before.

14 MR. NG: I just want to check if -- if you
15 have his phone number --

16 COMMISSIONER IZQUIERDO: I think we can --
17 I can present a motion to close the meeting
18 formally or -- to discuss that later. You can
19 talk --

20 THE ASSISTANT SECRETARY: Yeah and then
21 we'll verify the information.

22 MR. NG: Oh.

23 COMMISSIONER BONITO: Okay. I just -- I
24 mean -- I -- I have always received --

25 THE ASSISTANT SECRETARY: Yeah.

1 COMMISSIONER BONITO: It's not an issue.
2 I've always received notification but for this
3 meeting, I thought there was. I wasn't sure.
4 And I reached out to Kennedy and he confirmed
5 that there was.

6 What I'm saying is I myself did not receive
7 notification --

8 MR. YANOTCHKO: Yeah.

9 COMMISSIONER BONITO: -- of this meeting,
10 just thinking that there was and he confirmed
11 that there was.

12 MR. NG: I just want to check if you
13 have --

14 THE ASSISTANT SECRETARY: Sure.

15 MR. NG: -- the right --

16 THE ASSISTANT SECRETARY: We'll verify --

17 MR. NG: -- phone number.

18 THE ASSISTANT SECRETARY: -- the
19 information.

20 COMMISSIONER BONITO: Yeah.

21 That's fine.

22 THE ASSISTANT SECRETARY: Thank you.

23

24 **ADJOURNMENT:**

25

1 CHAIRMAN FERNANDEZ: I make a motion to --
2 COMMISSIONER NOVA: Second.
3 COMMISSIONER IZQUIERDO: Close.
4 CHAIRMAN FERNANDEZ: -- close the meeting.
5 COMMISSIONER IZQUIERDO: Yes.
6 MR. YANOTCHKO: Okay. There's -- that's a
7 motion from Chairman Fernandez.
8 And a second --
9 COMMISSIONER NOVA: Second.
10 MR. YANOTCHKO: -- from Commissioner Nova.
11 COMMISSIONER NOVA: Yes.
12 MR. YANOTCHKO: Okay.
13 Roll call.
14 Chairperson Fernandez?
15 CHAIRMAN FERNANDEZ: Yes.
16 MR. YANOTCHKO: That's a yes.
17 Commissioner Izquierdo?
18 COMMISSIONER IZQUIERDO: Yes.
19 MR. YANOTCHKO: Yes.
20 Commissioner Nova?
21 COMMISSIONER NOVA: Yes.
22 MR. YANOTCHKO: Yes.
23 Commissioner Festa's absent.
24 Commissioner Casper's absent.
25 Commissioner Bonito?

1 COMMISSIONER BONITO: Yes.

2 MR. YANOTCHKO: Is a yes.

3 Commissioner Vallejo?

4 COMMISSIONER VALLEJO: Yes.

5 MR. YANOTCHKO: Yes.

6 Excellent.

7 We are closed.

8 CHAIRMAN FERNANDEZ: Thank you, everybody.

9

10 (Whereupon, the proceedings were concluded
11 at 4:40 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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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, July 17, 2018 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon