

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

REGULAR MEETING : TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

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City Hall  
Council Chambers  
3715 Palisade Avenue  
Union City, New Jersey

Tuesday, June 18, 2019  
Commencing at 4:33 p.m.

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

VINCENT BONITO, COMMISSIONER  
EVA FESTA, 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

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

LADY JIMENEZ-TORRES,  
Assistant Secretary to the Board

KENNEDY NG, Executive Director, (Left at 5:59 p.m.)

FLORIO, KENNY, RAVAL, LLP  
BY: MICHAEL T. WILKOS, ESQ., Board Attorney

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

ERIN KNOEDLER, City Clerk

SUSAN COLDITZ, Director of Finance

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

RAYMOND VIRGONA, Architect

JOSEPH STAIGAR, PE, PP, Traffic Consultant

MICHAEL F. KAUKER, Professional Planner

MOHAMED AMIN, Developer  
H & A Developers, LLC

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I N D E XPresentation Regarding Proposed Project at  
2704 Kennedy Boulevard and 28<sup>th</sup> Street

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1 MS. DILLON: On the record.

2 MR. NG: We're ready.

3 THE ASSISTANT SECRETARY: Please take  
4 notice that on Tuesday, June 18, 2019, at  
5 4:30 p.m., a Regular Meeting is scheduled for the  
6 Union City Redevelopment Agency to be held in the  
7 Municipal Court Room, located at City Hall, 3715  
8 Palisade Avenue, Union City, New Jersey.

9 Please rise for the Pledge of Allegiance.

10

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

13

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

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

23 Michael?

24 MR. WILKOS: Thank you, Lady.

25

1 **ROLL CALL:**

2

3 MR. WILKOS: We'll start the meeting off  
4 with roll call.

5 Chairman Fernandez?

6 CHAIRMAN FERNANDEZ: Here.

7 MR. WILKOS: Commissioner Izquierdo?

8 COMMISSIONER IZQUIERDO: Here.

9 MR. WILKOS: Commissioner Nova?

10 COMMISSIONER NOVA: Here.

11 MR. WILKOS: Commissioner Festa?

12 COMMISSIONER FESTA: Here.

13 MR. WILKOS: Commissioner Casper is absent.

14 THE ASSISTANT SECRETARY: Commissioner  
15 Casper had a medical emergency. He'll return  
16 next meeting.

17 MR. WILKOS: Understood.

18 Commissioner Bonito?

19 COMMISSIONER BONITO: Here. Present.

20 MR. WILKOS: Commissioner Vallejo?

21 COMMISSIONER VALLEJO: Here.

22 MR. WILKOS: All right.

23 We do have a quorum, so we'll proceed to  
24 the first item on the agenda.

25 And we're just going to do the -- the

1 business as usual. And then, we do have a  
2 presentation from a proposed redeveloper --

3 MR. NG: Right. Agreed. Yes.

4 MR. WILKOS: -- we'll be considering  
5 tonight. So, we'll fly through this short  
6 agenda, and then leave it to Ms. Pereiras to --  
7 to present --

8 CHAIRMAN FERNANDEZ: No problem.

9 MR. WILKOS: Okay.

10

11 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**  
12 **May 21, 2019:**

13

14 MR. WILKOS: So, agenda item number 1 is  
15 Approval of the Minutes from the Meeting of May  
16 21<sup>st</sup>, 2019.

17 A copy of those are -- are on the table  
18 before you.

19 Is there a motion to approve that item?

20 COMMISSIONER FESTA: Motion.

21 MR. WILKOS: All right.

22 Motion by Commissioner Festa.

23 COMMISSIONER BONITO: Second.

24 MR. WILKOS: Second by Commissioner Bonito.

25 I'll have roll call.

1 Chairman Fernandez?

2 CHAIRMAN FERNANDEZ: Yes.

3 MR. WILKOS: Commissioner Izquierdo?

4 COMMISSIONER IZQUIERDO: Yes.

5 MR. WILKOS: Commissioner Nova?

6 COMMISSIONER NOVA: Yes.

7 MR. WILKOS: Commissioner Festa?

8 COMMISSIONER FESTA: Yes.

9 MR. WILKOS: Commissioner Bonito?

10 COMMISSIONER BONITO: Yes.

11 MR. WILKOS: Commissioner Vallejo?

12 COMMISSIONER VALLEJO: Yes.

13 MR. WILKOS: Commissioner Casper is absent,  
14 but the ayes have that one and the meeting  
15 minutes are approved.

16

17 **2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**  
18 **OF CLAIMS:**

19

20 MR. WILKOS: Number 2 is Approval and  
21 Ratification of Prior Payment of Claims.

22 Is there a motion for that item?

23 COMMISSIONER FESTA: Motion.

24 MR. WILKOS: Motion by Commissioner Festa.

25 Is there a second?

1 COMMISSIONER IZQUIERDO: Second.

2 MR. WILKOS: Second by Commissioner  
3 Izquierdo.

4 Chairman Fernandez?

5 CHAIRMAN FERNANDEZ: Yes.

6 MR. WILKOS: Commissioner Izquierdo?

7 COMMISSIONER IZQUIERDO: Yes.

8 MR. WILKOS: Commissioner Nova?

9 COMMISSIONER NOVA: Yes.

10 MR. WILKOS: Commissioner Festa?

11 COMMISSIONER FESTA: Yes.

12 MR. WILKOS: Commissioner Casper is absent.

13 Commissioner Bonito?

14 COMMISSIONER BONITO: Yes.

15 MR. WILKOS: Commissioner Vallejo?

16 COMMISSIONER VALLEJO: Yes.

17 MR. WILKOS: All right.

18 The ayes have it and that Resolution  
19 passes, as well.

20

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

22 **PREPARATION OF CHECKS:**

23

24 MR. WILKOS: Number 3 on the agenda is

25 Approval for the Payment of Bills and Preparation

1 of Checks.

2 And -- and all these Resolutions are  
3 obviously in -- in the folder in front of you.

4 Is there a motion for that item?

5 COMMISSIONER FESTA: Motion.

6 COMMISSIONER BONITO: Motion.

7 MR. WILKOS: Motion by Commissioner Festa.

8 Is there a second?

9 COMMISSIONER NOVA: Second.

10 MR. WILKOS: Second by Commissioner Nova.

11 We'll have a roll call.

12 Chairman Fernandez?

13 CHAIRMAN FERNANDEZ: Yes.

14 MR. WILKOS: Commissioner Izquierdo?

15 COMMISSIONER IZQUIERDO: Yes.

16 MR. WILKOS: Commissioner Nova?

17 COMMISSIONER NOVA: Yes.

18 MR. WILKOS: Commissioner Festa?

19 COMMISSIONER FESTA: Yes.

20 MR. WILKOS: Commissioner Casper is absent.

21 Commissioner Bonito?

22 COMMISSIONER BONITO: Yes.

23 MR. WILKOS: Commissioner Vallejo?

24 COMMISSIONER VALLEJO: Yes.

25 MR. WILKOS: All right.

1 The eyes have that one, as well.

2

3 **4. CERTIFICATION OF THE ANNUAL AUDIT:**

4

5 MR. WILKOS: Item number 4 on the agenda is  
6 Certification of the Annual Audit that was  
7 prepared by the auditor that we retained.

8 Copy of that is also in your folder, and we  
9 will need each of you to sign that -- that  
10 Resolution at the end of the meeting, if -- if  
11 you don't mind.

12 But is there a motion to approve that item?

13 CHAIRMAN FERNANDEZ: Motion.

14 MR. WILKOS: Motion by Chairman Fernandez.

15 Is there a second?

16 COMMISSIONER FESTA: Second.

17 MR. WILKOS: Second by Commissioner Festa.

18 Chairman Fernandez?

19 CHAIRMAN FERNANDEZ: Yes.

20 MR. WILKOS: Commissioner Izquierdo?

21 COMMISSIONER IZQUIERDO: Yes.

22 MR. WILKOS: Commissioner Nova?

23 COMMISSIONER NOVA: Yes.

24 MR. WILKOS: Commissioner Festa?

25 COMMISSIONER FESTA: Yes.

1 MR. WILKOS: Commissioner Casper?

2 Is absent.

3 Commissioner Bonito?

4 COMMISSIONER BONITO: Yes.

5 MR. WILKOS: Commissioner Vallejo?

6 COMMISSIONER VALLEJO: Yes.

7 MR. WILKOS: All right.

8 The ayes have it; that Resolution passes,  
9 as well.

10

11 **5. RESOLUTION CANCELING MEETING OF AUGUST 20,**  
12 **2019:**

13

14 MR. WILKOS: And item number 5 on the  
15 agenda is a Resolution concerning the remaining  
16 meetings for 2019.

17 And purpose of the Resolution is to,  
18 essentially, cancel, or adjourn the meeting of  
19 August, just because we understand that there are  
20 some vacations and -- and other conflicts during  
21 that month.

22 Is there a motion to approve that item?

23 COMMISSIONER FESTA: Motion.

24 MR. WILKOS: Motion by Commissioner Festa.

25 Is there a second?

1 COMMISSIONER IZQUIERDO: Second.

2 MR. WILKOS: Seconded by Commissioner  
3 Izquierdo.

4 Roll call.

5 Chairman Fernandez?

6 CHAIRMAN FERNANDEZ: Yes.

7 MR. WILKOS: Commissioner Izquierdo?

8 COMMISSIONER IZQUIERDO: Yes.

9 MR. WILKOS: Commissioner Nova?

10 COMMISSIONER NOVA: Yes.

11 MR. WILKOS: Commissioner Festa?

12 COMMISSIONER FESTA: Yes.

13 MR. WILKOS: Commissioner Casper is absent.

14 Commissioner Bonito?

15 COMMISSIONER BONITO: Yes.

16 MR. WILKOS: Commissioner Vallejo?

17 COMMISSIONER VALLEJO: Yes.

18 MR. WILKOS: All right.

19 The ayes have that one and that concludes  
20 the -- the normal portion of our business.

21 \* \* \*

22

23

24

25

1 **6. Presentation Regarding Proposed Project at**  
2 **2704 Kennedy Boulevard and 28<sup>th</sup> Street:**

3

4 MR. WILKOS: At this time, I would like Ms.  
5 Pereiras to come forth and describe the -- the  
6 project at 2704 Kennedy Boulevard a little bit.  
7 And she is accompanied today by at least three  
8 experts for architecture, planning and traffic,  
9 as well.

10 So, I'll leave it to Ms. Pereiras, as well,  
11 to get started.

12 MS. PEREIRAS: I think there's a question.  
13 I'm sorry?

14 COMMISSIONER BONITO: Yes.

15 Before you go forward, I just want to ask  
16 briefly with your advice, is there or could there  
17 -- could we have a quick status update on other  
18 projects that might be pending, to clear that  
19 before we go to the presentation?

20 MR. WILKOS: I will -- I'll defer to the  
21 Chairman on that.

22 That is item number 7 on the agenda. But  
23 if we want to get that out of the way, I'll leave  
24 that up to -- to the Chairman.

25 COMMISSIONER BONITO: Just to expedite.

1 CHAIRMAN FERNANDEZ: No, let's -- let's do  
2 this first so they can --

3 COMMISSIONER BONITO: Okay. Okay.

4 MS. PEREIRAS: Thank you so much.

5 Good afternoon, Commissioner, Counsel,  
6 members of the Board.

7 It is with great pleasure that I'm here in  
8 front of this Board today, and I thank you for  
9 the opportunity.

10 We have a very exciting project. This is  
11 on the corner of 27<sup>th</sup> Street and Kennedy  
12 Boulevard. It's 27 -- actually 26<sup>th</sup> and Kennedy  
13 Boulevard. It's 2704.

14 We are before you this evening because we  
15 are part of the redevelopment zone, the Roosevelt  
16 Redevelopment Zone.

17 So, the drawings that you have before you  
18 are the proposed application.

19 What we're allowed to build here, pursuant  
20 to the redevelopment plan, is a high rise. What  
21 you have in front of you is the high rise that we  
22 are proposing. A high rise, as defined by your  
23 redevelopment zone is ten stories of residential,  
24 above parking. That is exactly what we're  
25 proposing, 12 units, or 12 stories of

1 residential, over four stories of parking.

2           We have several experts to testify. Many  
3 of these experts appear regularly in front of the  
4 Planning Board and the Zoning Board here in town,  
5 so they're very familiar with Union City.

6           I'm sure that this Board can agree that 27  
7 -- 2704 has been vacant for way too long. It is  
8 near many other beautiful buildings. We have the  
9 Union City High School not too far, that is quite  
10 beautiful in town and I'd love to see this void  
11 filled.

12           We think this is a great application before  
13 the Board and -- and please understand that the  
14 main reason that we're here is that in order for  
15 us to proceed with an application before the  
16 Planning Board, where we would fine tune the  
17 presentation and the design, we need to designate  
18 the applicant as a redeveloper, to be able to  
19 proceed on that.

20           So, there is an application that we've  
21 submitted to the Planning Board. However, we  
22 need this step before we go any further.

23           So, I'd like to start the presentation with  
24 our architect, Mr. Raymond Virgona.

25           (Whereupon, there was a pause in the

1 proceedings.)

2 MS. DILLON: Please raise your right hand.

3 Do you affirm the testimony you're about to  
4 give this Board is the whole truth?

5 MR. VIRGONA: I do.

6 MS. DILLON: Please state your name and  
7 spell it for the record.

8 MR. VIRGONA: Yes. It's Raymond Virgona,  
9 V-I-R-G-O-N-A.

10 MS. DILLON: Thank you.

11 MS. PEREIRAS: Mr. Virgona, can you give  
12 the Board a little bit of your qualifications?

13 MR. VIRGONA: Yeah. I'm -- I'm a  
14 registered architect and a licensed planner in  
15 the State of New Jersey, have been so for over 40  
16 years.

17 I've designed over 4,000 dwelling units  
18 similar to this of all types throughout the  
19 state.

20 I have been accepted as an expert before  
21 over 80 different boards, again, throughout New  
22 Jersey. I'm licensed in Connecticut. We've done  
23 other types of work, as well, municipal work,  
24 county work and work for private developers, such  
25 as this development is.

1           So, our largest project recently is 314  
2 unit project, called Cliffside Towne Center,  
3 which is a high rise with a 600 car garage.

4           So, you know, we've done this type of work  
5 in the past.

6           MS. PEREIRAS: Thank you, Mr. Virgona.

7           And can you please describe the project for  
8 the Board?

9           MR. VIRGONA: Yes. The project, as you can  
10 see from the renderings, is a 12 story  
11 residential project with 153 units, over a four  
12 level garage, which also contains a two story  
13 lobby and various amenity spaces and mechanical  
14 space.

15           We have, from the previous submission,  
16 which you may recall, we have reduced the  
17 building height by one story and we've reduced  
18 the total number of units from 167 to 153.

19           All this in response to meeting precisely  
20 the standards of the redevelopment zone and the  
21 planning report, which we had received some time  
22 ago.

23           We also have eliminated retail space, small  
24 retail space which we in the original proposal we  
25 had on the Kennedy Boulevard side.

1           We've added a drive -- a two way driveway  
2 to 27<sup>th</sup> Street, which was a request to ease the  
3 traffic flow and improve it, in the planning  
4 report, as well.

5           We've adjusted the unit sizes, so that the  
6 unit sizes now fully conform to the Redevelopment  
7 Ordinance, which is 800 square feet for a one  
8 bedroom apartment and 1200 square feet for a two  
9 bedroom apartment.

10           In addition to that, we've made the  
11 apartment count conform to the Ordinance, which  
12 is -- which requires no more than 35 percent of  
13 the units to be one bedroom. So, we have just  
14 slightly under 35 percent one bedroom, the  
15 balance are two bedroom units.

16           The parking fully complies with RSIS  
17 standards. We've -- we've added a partial level  
18 of parking and we have eliminated all the tandem  
19 parking spaces. We had a few tandem spaces in  
20 the original submission. We don't have those any  
21 longer. So that's been done.

22           In addition, we've followed all the  
23 comments and recommendations of the planner, in  
24 terms of aesthetics, location of mechanical space  
25 off the façade and all the other comments that

1 | were made in -- in the planning report that was  
2 | done some time ago.

3 |         If you want, I can flip through the  
4 | drawings and show you the various pages. I don't  
5 | know if you'd like to do that or if you are  
6 | familiar enough with it where you don't think you  
7 | need me to do that.

8 |         MR. WILKOS: I could see --

9 |         MR. VIRGONA: But I'd be happy to.

10 |         MR. WILKOS: I could see that being  
11 | beneficial, if you don't mind.

12 |         MR. VIRGONA: Yeah. Yeah, yeah.

13 |         MR. WILKOS: Thank you.

14 |         MR. VIRGONA: So -- so, the front page,  
15 | obviously, is the renderings looking at the  
16 | corner of 28<sup>th</sup> Street and -- and Kennedy  
17 | Boulevard, which we call SK-1.

18 |         SK-2 are the technical building elevations,  
19 | which indicate the height of the stories, the  
20 | height of the building, and shows the  
21 | fenestration and other details.

22 |         The SK-3 drawing in your set shows the two  
23 | other elevations, which are not visible in the  
24 | renderings. And again, we're using the same  
25 | treatment of the building on all sides, so that

1 we have a combination of -- of brick and -- and  
2 pre-cast concrete, and aluminum and glass, but  
3 consistent all around the building.

4 In addition, you'll see at the top we have  
5 a level which looks like a penthouse that caps  
6 the building. And it's -- it's basically an  
7 aluminum glass system, with continuous panels and  
8 windows.

9 Okay.

10 SK-3.1 is the plan of the very lowest  
11 level, which shows basically just parking, meter  
12 room, mechanical space and elevators accessing  
13 this level.

14 This level -- let me see if it's noted here  
15 -- this level has 41 parking spaces on it in the  
16 garage. And this is mainly below grade.

17 The ground level, which is the next  
18 drawing, SK-4, shows the entry, the main entry  
19 off 28<sup>th</sup> Street.

20 We have a large lobby, a two story space, a  
21 clubroom, a fire command center, mailroom and --  
22 and other building facilities and amenities on  
23 this level, along with the ramp. In other words,  
24 a car would come in, could go up or down in the  
25 garage, or could traverse through the garage and

1 go out with a two way driveway onto 27<sup>th</sup> Street,  
2 which was one of the recommendations, not a  
3 requirement but a recommendation which we  
4 followed.

5           On the right is the -- is table that shows  
6 the various statistics for the building. We have  
7 175 parking spaces. This -- above that is an  
8 apartment table which shows the breakdown of the  
9 153 units, which is conforming now to the  
10 redevelopment plan.

11           Below the parking statistics are the  
12 calculation showing how the parking meets the  
13 requirement for the Residential Site Improvement  
14 Standards in New Jersey.

15           And then, below that are the various  
16 building areas, breaking the areas down into each  
17 component; the garage, residential floors and so  
18 on. We have a total area of 285,655 square feet  
19 in the entire building, everything.

20           So, we have our major entrance off Kennedy  
21 Boulevard. Our main vehicular access is off 28<sup>th</sup>  
22 Street.

23           We also have a circulation, which would  
24 allow a car to come in, drop off a resident, and  
25 then circulate back out onto Kennedy Boulevard.

1           That would also allow for move ins and  
2 trash pickup, as well. We have an interior  
3 compactor room, and obviously, a trash chute to  
4 that level.

5           COMMISSIONER FESTA: I'm sorry. Really  
6 quick.

7           Kennedy Boulevard, is that a two way, as  
8 well?

9           MR. VIRGONA: No. It's a one way out only.

10          COMMISSIONER FESTA: Okay.

11          MR. VIRGONA: It's one way out only.

12          The next plan, which is SK-5, just shows  
13 the parking, the typical parking levels above the  
14 lobby level. So, we have our two story lobby,  
15 the circulation and the parking. This -- this  
16 level contains 39 cars.

17          SK-6 is another parking level plan, which  
18 is again 39 cars, showing the parking  
19 arrangement. We basically don't have anything  
20 but parking on these floors. We have a small  
21 office area on this floor for the building  
22 management.

23          And then, the first residential floor is  
24 SK-7.

25          And on this level, in addition to some --

1 the dwelling units, we have a fitness area and  
2 building amenity space, and a pool, an outdoor  
3 pool, which is the -- on the roof of the garage  
4 on the south façade -- south portion of the  
5 building. And you'll see that in the upper part  
6 of this sheet.

7           So, we have a terrace, accessed directly  
8 off the exercise or fitness room, and a swimming  
9 pool outdoors there. Because of these  
10 facilities, we -- we have three less units on  
11 this floor than the other floors.

12           The next plan, which is SK-8, is the  
13 typical plan for the upper 11 floors.

14           We have 13 units on this floor, on each of  
15 these floors. Again, the size of the units and  
16 the distribution of the units conforms exactly to  
17 the redevelopment standards.

18           And that is essentially the set of drawings  
19 you have in front of you.

20           MS. PEREIRAS: Does any member have a  
21 question for the architect?

22           COMMISSIONER BONITO: If you can just touch  
23 upon the following points that are put out to  
24 you?

25           Internet accessibility, wi-fi, solar

1 energy, solar panels, handicap accessibility, in  
2 case of an emergency, fire -- fire escapes.

3 MR. VIRGONA: Yes.

4 COMMISSIONER BONITO: And what have you.

5 MR. VIRGONA: Well, let me -- I'll start  
6 with the last first.

7 COMMISSIONER BONITO: Sure.

8 MR. VIRGONA: The building is fully  
9 sprinklered, as it has to be according to Code.  
10 We have fire alarm systems, sprinkler systems,  
11 smoke alarms and so on. We have fire stairs in  
12 accordance with the codes, that exit out  
13 directly.

14 We have proposed fully handicapped  
15 accessible building. Every part of it is -- is  
16 accessible.

17 The apartments are what we call adaptable,  
18 which means that they can be easily adapted to a  
19 handicapped resident. We build them as a  
20 conventional unit, but there's blocking in the  
21 walls for grab bars, there are proper clearances,  
22 the door sizes are wider than you would typically  
23 do otherwise. Clearance -- various clearances,  
24 various hall widths and so on. All -- the  
25 layouts all comply with handicap standards.

1 All the public spaces are fully  
2 handicapped, including any toilets, the lobby  
3 areas, pool area and so on. So that would -- and  
4 then, all the garage levels, as well, would be  
5 fully accessible.

6 As far as the -- obviously, we want to make  
7 this an up-to-date building. We're going to have  
8 a security system, we're going to have any -- all  
9 the electronics that you would expect today in  
10 buildings.

11 Solar panels.

12 We have not yet designed in. We're not  
13 certain if we're going to do that. It's a little  
14 difficult in a multi-story building to make solar  
15 make sense, because what you have is a  
16 relatively, for the floor area, which is great,  
17 you have a relatively small roof area, which you  
18 can utilize for that purpose, for the purpose of  
19 having solar panels.

20 So, typically, these buildings do not have  
21 it, but sometimes we do provide it for some of  
22 the public space electrical. But at this point,  
23 we have not actually gotten into the specifics.

24 Did I -- did I cover the points?

25 COMMISSIONER BONITO: Yeah. Yeah.

1 Thank you.

2 CHAIRMAN FERNANDEZ: Couple of questions.

3 Can you break down the -- the apartments,  
4 three bedrooms, two bedrooms, one bedroom,  
5 studio? Can you give us the breakdown on that?

6 MR. VIRGONA: We -- we have no studios and  
7 we have no three bedrooms. They're all one and  
8 two bedrooms.

9 CHAIRMAN FERNANDEZ: Can you give me the  
10 breakdown on that?

11 MR. VIRGONA: Yeah. Sure. Surely.

12 I'm going to refer you to -- we have a  
13 chart, which shows in detail the units and where  
14 they're located.

15 And flip this. Okay.

16 COMMISSIONER VALLEJO: SK-4.

17 MR. VIRGONA: Okay.

18 So, on the upper right hand portion of SK-  
19 4, you'll see the total of 153 units. We break  
20 it down into by floor, number and size range.

21 And you can see the smallest is 802 square feet  
22 and the largest is 1284 square feet. We have --

23 CHAIRMAN FERNANDEZ: That's small.

24 MR. VIRGONA: Let's see.

25 We have 49 one bedrooms and 104 two

1 bedrooms. That's our mix.

2 MR. WILKOS: So, about -- about a third is  
3 -- is one bedroom and -- and the other --

4 MR. VIRGONA: About a --

5 MR. WILKOS: About --

6 MR. VIRGONA: About a third.

7 MR. WILKOS: Rounding -- yes. Right.

8 MR. VIRGONA: That's exactly right.

9 MR. WILKOS: And then --

10 MR. VIRGONA: And your -- your  
11 Redevelopment Ordinance require -- allows no more  
12 than 35 percent one bedrooms.

13 MR. WILKOS: It -- it caps it at 35.

14 MR. VIRGONA: It caps it, so we're below  
15 that. Yeah.

16 MR. WILKOS: Right.

17 And are there any requirements for -- for  
18 two bedrooms under that -- under that plan or --  
19 or Ordinance?

20 MR. VIRGONA: There's no restriction as to  
21 number.

22 MR. WILKOS: Okay.

23 And how about three bedrooms?

24 MR. VIRGONA: There's no requirement for  
25 three bedrooms and we're not planning them.

1 MR. WILKOS: Oh.

2 COMMISSIONER IZQUIERDO: What is the logic  
3 behind them not planning three bedrooms?

4 MR. VIRGONA: Not planning?

5 COMMISSIONER IZQUIERDO: Not adding in the  
6 project three bedrooms?

7 MR. VIRGONA: The -- three bedrooms -- I'm  
8 not certain whether this is going to be a rental  
9 or for sale project, but three bedrooms were not  
10 a developer request.

11 COMMISSIONER IZQUIERDO: Um hum.

12 MR. VIRGONA: And so, we've basically  
13 designed it with no three bedrooms. If it's  
14 rental, the three bedrooms get a bit pricey. If  
15 it's for sale, the same is true.

16 But as of now, we have not planned any  
17 three bedroom units in the building.

18 COMMISSIONER IZQUIERDO: And you mentioned  
19 there is not no -- there is no legal requirement  
20 to -- to add in those type --

21 MR. VIRGONA: No.

22 COMMISSIONER IZQUIERDO: -- type of --

23 MR. VIRGONA: No. We're restricted in  
24 terms of the smaller units --

25 COMMISSIONER IZQUIERDO: Um hum.

1 MR. VIRGONA: -- to no more than 35 percent  
2 of the one bedrooms.

3 COMMISSIONER IZQUIERDO: Um hum.

4 MR. VIRGONA: But there's no restriction  
5 any other way.

6 COMMISSIONER IZQUIERDO: Okay.

7 COMMISSIONER FESTA: What was the number  
8 reduction of units from the first time you  
9 presented?

10 MR. VIRGONA: We have 153 now and we had  
11 167 prior. So, it's 14 units less and one story  
12 less so --

13 COMMISSIONER FESTA: Right.

14 COMMISSIONER VALLEJO: How many parking  
15 space required for 153 units?

16 MR. VIRGONA: A hundred --

17 COMMISSIONER VALLEJO: Can you --

18 MR. VIRGONA: -- seventy-five.

19 COMMISSIONER VALLEJO: Can you explain me  
20 one bedroom, how many parking space required; two  
21 bedroom, how many parking --

22 MR. VIRGONA: Yes.

23 COMMISSIONER VALLEJO: -- space required?

24 MR. VIRGONA: Yes.

25 There's a chart here which shows the

1 required parking. We have 49 one bedrooms and  
2 they require .8 space per unit.

3 COMMISSIONER VALLEJO: That -- that mean  
4 less one --

5 MR. VIRGONA: Less than one.

6 COMMISSIONER VALLEJO: -- parking space --

7 MR. VIRGONA: Eight-tenths -- eight-tenths  
8 of one, which is 39.2. The two bedrooms require  
9 1.3 spaces per unit, which is 135.2.

10 So, technically, the requirement is 174.4  
11 spaces and we have 175. That's based on the  
12 state standard.

13 COMMISSIONER VALLEJO: What are the size of  
14 the parking spaces?

15 MR. VIRGONA: The spaces are all conforming  
16 to RSIS.

17 COMMISSIONER VALLEJO: What -- what is  
18 conforming?

19 MR. VIRGONA: Nine -- nine feet by 18 feet.

20 COMMISSIONER VALLEJO: And do you deduct  
21 anything from the -- when you do the footings --

22 MR. VIRGONA: Um hum.

23 COMMISSIONER VALLEJO: -- you know, the  
24 footings are big columns.

25 Right?

1 MR. VIRGONA: Yes.

2 COMMISSIONER VALLEJO: Do you deduct from  
3 the parking spaces the sizes --

4 MR. VIRGONA: The --

5 COMMISSIONER VALLEJO: -- of the --

6 MR. VIRGONA: The columns --

7 COMMISSIONER VALLEJO: -- columns?

8 MR. VIRGONA: -- are shown at the parking  
9 space lines. And the space beyond the columns is  
10 the full size, which we have done often. Most  
11 times, we do that.

12 COMMISSIONER VALLEJO: Right.

13 And can you tell me what are the sizes?

14 MR. VIRGONA: Well, I don't know exactly  
15 what the column sizes are right now, because we  
16 haven't engineered this building. It's very --  
17 it's premature for that. But generally --

18 COMMISSIONER VALLEJO: But more or less, on  
19 the size within that how -- more or less, how can  
20 be?

21 MR. VIRGONA: Well, the -- generally, the  
22 columns might be 14 or 16 inches wide by two feet  
23 deep. We'd make them deeper rather than wide to  
24 preserve the width of the parking spaces.

25 COMMISSIONER VALLEJO: Um hum.

1 MR. VIRGONA: But we are cognizant of the  
2 fact that we want to make those spaces  
3 accessible.

4 And I believe the -- your Ordinance allows  
5 for narrower spaces. So, we have nine feet  
6 throughout, but I believe your Ordinance requires  
7 eight and a half feet.

8 COMMISSIONER VALLEJO: Thank you.

9 CHAIRMAN FERNANDEZ: Any other questions?

10 MS. PEREIRAS: At this point, since parking  
11 and traffic is always a concern, I'd like to have  
12 our traffic engineer speak on the issue.

13 (Whereupon, there was a pause in the  
14 proceedings.)

15 MS. DILLON: Please raise your right hand.

16 Do you affirm the testimony you're about to  
17 give this Board is the whole truth?

18 MR. STAIGAR: Yes, I do.

19 MS. DILLON: Please state your name and  
20 spell it for the record.

21 MR. STAIGAR: Yes. My name is Joseph  
22 Staigar, S-T-A-I-G-A-R.

23 MS. DILLON: Thank you.

24 MS. PEREIRAS: And Mr. Staigar, would you  
25 give the Board your qualifications as an

1 engineer?

2 MR. STAIGAR: Yes. I have a Bachelor of  
3 Science, a Master of Science degree from New  
4 Jersey Institute of Technology, and also have  
5 been an adjunct professor of traffic engineering  
6 courses at NJIT.

7 I'm a professional engineer, licensed in  
8 the State of New Jersey, as well as other states  
9 in the northeast, professional planner, also.  
10 But I'm here as a traffic engineer.

11 And I've testified before the Zoning Board  
12 and the Planning Boards in this city, I'd have to  
13 say 50 times over the last 30 or so years, and  
14 throughout Hudson County, as well, and Hudson  
15 County Planning Board.

16 MS. PEREIRAS: Mr. Staigar, would you  
17 kindly describe the traffic and parking  
18 situation?

19 MR. STAIGAR: Yes.

20 We had done a traffic -- prepared a traffic  
21 impact study and we went out and we took traffic  
22 counts. We took traffic counts back in 2017,  
23 when we first engaged. But we most recently  
24 updated those traffic counts this past March, in  
25 2019.

1           Peak hours are typical of a residential  
2 development, when residents go to work in the  
3 morning and come home in the evening. And those  
4 peak hours occur between seven to nine a.m., 4:30  
5 to 6:30 p.m.

6           So, we got the worst case scenario of how  
7 much traffic is on the roadway. High School is  
8 very nearby. It is a factor of traffic. The  
9 high school activity arrivals coincide with the  
10 peak hour of the residential. Arrivals are  
11 coincident with the people leaving, the residents  
12 leaving in the morning.

13           The afternoon's a little bit offset. I  
14 mean, we do have after school activities that do  
15 go on and -- and there is some activity generated  
16 by the high school in that 4:30 to 6:30 range.  
17 But primarily, the -- the activity of the high  
18 school actually occurs before that 4:30 time  
19 period, when -- when most residents are coming  
20 back.

21           The idea of -- and the factual  
22 characteristic, I should say, of a residential  
23 development is that people go to work and come  
24 home from work different hours. This isn't like  
25 an office building where the bell rings and

1 everybody gets there, leaves in the morning and  
2 -- and arrives home in the afternoon. Some  
3 people go to work at six o'clock in the morning.  
4 Some people don't go to work at all, they're  
5 working at home. Others will maybe leave later  
6 on in the morning.

7 Same thing in the afternoon. Come home at  
8 four o'clock, 4:30. Others may not come home  
9 until 7:30, eight o'clock at night.

10 So -- so there's a wide range of -- of  
11 traffic activity that deintensifies the amount of  
12 traffic that's generated in any particular time  
13 period.

14 However, we considered the -- the peak hour  
15 of what the residential use would generate, and  
16 it's in the order of about 30 vehicles per hour;  
17 153 units, based on statistical studies, based on  
18 what happens in Hudson County and -- and Union  
19 City, would generate in the order about 30 trips  
20 in -- oh, excuse me -- out in the morning and  
21 primarily out in the morning, and -- and coming  
22 in in the evening peak hour.

23 What we had done was, we took the -- the  
24 streets, the intersections, because intersections  
25 are always typically the bottleneck where --

1 | where you have potential of -- of congestion.  
2 | And we took our traffic volumes. We bumped those  
3 | numbers up. We have -- we have traffic studies  
4 | of other developments in the immediate area that  
5 | may influence the traffic volumes on -- on the  
6 | streets. So, we included those developments that  
7 | had been approved, not yet built.

8 |           And then, NJDOT, Department of  
9 | Transportation, has growth rates for Hudson  
10 | County arterials, such as JFK Boulevard. It's  
11 | about two percent per year.

12 |           So, we have existing volumes, what happens  
13 | today. We increased it by other development in  
14 | the area. And then, what the typical growth rate  
15 | is on a -- on a yearly basis for a two year  
16 | period.

17 |           And then we put our traffic on top of that  
18 | to -- to determine what the levels of service  
19 | are.

20 |           We have relatively good levels of service  
21 | at the intersections and -- and the driveways  
22 | that were located. We have levels of service in  
23 | the order of B and C.

24 |           Just as in grade school, the  
25 | characteristics -- operational characteristics

1 for intersections are analyzed, and then related  
2 to what the average delays are.

3 Just as in grade school, A through F is the  
4 grading for how much delays. If we have zero to  
5 ten seconds average delays, we're in that A  
6 range; ten to 20, B range; and so forth.

7 When we get down to the 60 second delays,  
8 average, trying to get through the intersection,  
9 we start having congestion and backup, and we're  
10 in that level of service F.

11 We're in that B and C range during the --  
12 the peak hours.

13 So, we have -- and -- and the key there is  
14 that there are times, and I've seen it myself, in  
15 terms of what happens with the high school, there  
16 are periods of congestion, as -- as the high  
17 school has its peak activity. But the difference  
18 between existing conditions, inclusive of the --  
19 of the increases from the other exterior force  
20 developments, and our development, is that  
21 there's no relative difference. We don't go from  
22 a level of service B to, let's say, a D. We're  
23 at B today, even with all those increases, we  
24 remain at level service B.

25 So, the incremental difference between

1 | what's happening today, what will happen if  
2 | there's an additional -- approximately 30  
3 | additional trips in the area, there's no  
4 | degradation in the level of service.

5 |         And that's -- that's the key in determining  
6 | whether there's going to have an impact or be an  
7 | impact or not.

8 |         One of the key factors that this  
9 | development, particularly the way the changes  
10 | have been made, is that we have three driveways.  
11 | We have a driveway on 27<sup>th</sup>, a driveway on 28<sup>th</sup>,  
12 | and a driveway -- it's an exit only driveway, but  
13 | a driveway also on JFK Boulevard.

14 |         So, when you take those 30 trips per hour,  
15 | and put them at the three driveways, you get a  
16 | good dispersion of traffic that no one roadway or  
17 | no one intersection experiences all of the 30  
18 | trips that are generated. They're spread out.

19 |         So, that is helpful. And I think that was  
20 | a function of comments that we had got on the  
21 | original application to -- to disperse that  
22 | traffic and provide the -- the additional  
23 | driveway on JFK Boulevard.

24 |         So, in terms of trip generation, we will  
25 | have no -- no significant impact on the roadway

1 network.

2           Lastly, worked hand-in-hand with the  
3 architect on development of the site plan, to  
4 make sure that we have a site that operates  
5 safely and efficiently, have sufficient parking.

6           As you heard, we meet the RSIS standards,  
7 which is the standard that we need to -- to  
8 adhere to.

9           We actually could have cheated a little,  
10 not cheated so much, but we could have down -- we  
11 have 170 -- we need 174.4 spaces. RSIS allows  
12 you to drop down. We need 174, per RSIS. We're  
13 providing 175. So, we have one space than we --  
14 than we ordinarily need.

15           The key about the -- and I see a set of  
16 keys on the floor there.

17           COMMISSIONER IZQUIERDO: No problem. Those  
18 are mine.

19           MS. SAIGAR: If you dropped -- yeah. The  
20 word key came to me.

21           The key there is the -- the columns. And  
22 -- and a lot of times, we are -- we're concerned  
23 about the columns, because the columns do  
24 restrict traffic movements.

25           If you see, at the -- at the floor plans,

1 the columns are strategically located at the  
2 front of the vehicle as its parked, and then the  
3 -- the rear quarter panel. The key is not to  
4 have them aligned up with the doors.

5 So, whereas there might be a slight  
6 constraint of a half a foot less, or thereabouts,  
7 at the ends and the front, that's where the hood  
8 of the car is and the trunk of the car is. Where  
9 the doors are, we have a complete nine foot  
10 width.

11 So, again, it's been designed so that those  
12 columns will not restrict the ability to get into  
13 the parking spaces, or get in and out of the --  
14 the car vehicles.

15 We have 24 foot aisles. So, we have good  
16 circulation, easy circulation through the site.

17 My recommendation, a parking management  
18 plan, such as this, is that we -- there will be  
19 specific -- there will be specific parking spaces  
20 provided for each unit. Some units, particularly  
21 one bedrooms, may not have no cars. And we see  
22 that that is a characteristic here in city -- in  
23 the City of Union City.

24 One point -- one thing I did not point out  
25 is that we have 25 bus line stops within a half

1 mile walking distance from this site. So, the  
2 accessibility of mass transit is excellent at  
3 this location. That's going to be a key factor  
4 on whether people buy a car, keep a car, have a  
5 car and use a car. So, we're going to -- we're  
6 -- we're expecting, and it's -- this is also a  
7 factor of U.S. Census data, that not every --  
8 every unit has a car. We're expecting about .8  
9 as an average for all the units, the ones and two  
10 bedrooms, .8 vehicles per unit. So, the 175 will  
11 -- will be certainly enough. We're expecting in  
12 the order about 130 cars, 140 cars within the  
13 parking garage, based on that ratio.

14 But my point being is that you have a --  
15 you have a circulatory parking layout. You want  
16 to be able to give, say unit 1A, parking space  
17 1A. And unit 1 -- 2B, parking space 2B.

18 So, the parking spaces should be reserved  
19 for specific units so that people aren't circling  
20 around the parking garage and can find their  
21 spot, their place readily.

22 So, that's my only recommendation and I  
23 think that's typical of what we see in these  
24 types of developments.

25 MS. PEREIRAS: Mr. Staigar, not --

1 MS. DILLON: Can you just come forward,  
2 please?

3 MS. PEREIRAS: Sure.

4 MS. DILLON: Thank you.

5 MS. PEREIRAS: Mr. Staigar, not only will  
6 we need Planning Board approval, we would also  
7 need Hudson County Planning approval.

8 Is that correct?

9 MR. STAIGAR: That is correct. Yes.

10 MS. PEREIRAS: And while we haven't  
11 submitted a formal application to the County, we  
12 have submitted and discussed with the Planning  
13 Engineer and with the Planning -- Board Planner  
14 for Hudson County.

15 Correct?

16 MR. STAIGAR: That's correct.

17 MS. PEREIRAS: And have we --

18 MR. STAIGAR: To get their, yeah, input.

19 MS. PEREIRAS: And have we taken any of  
20 their recommendations in effect on this plan?

21 MR. STAIGAR: Yes, we have.

22 MS. PEREIRAS: Does the agency have any  
23 questions for Mr. Staigar?

24 COMMISSIONER FESTA: I -- I do.

25 With regards to the side streets, 27<sup>th</sup> and

1 28<sup>th</sup> Street, they're very narrow.

2 MR. STAIGAR: Yes.

3 COMMISSIONER FESTA: So, there's going to  
4 be -- where are the entrances for the garages?  
5 Are you requesting to eliminate some of that  
6 space for -- from parking, so they can turn in  
7 and turn out?

8 MR. STAIGAR: Well, by -- by law, you're --  
9 you're not allowed to park right up to the  
10 driveway. You should leave about five feet. So,  
11 no, we're not going to have any -- any -- we're  
12 not asking the city for any no parking at either  
13 one of our driveways.

14 The drive -- the driveways are wide, in the  
15 sense -- let me refer to the site plan.

16 Well, do you show the driveway width?

17 MR. VIRGONA: I don't have the site plan.

18 MR. STAIGAR: Looking at the engineer's  
19 plan, they are 22 feet wide, the driveways  
20 themselves. So, as -- and -- and you know,  
21 they're one way streets; 27<sup>th</sup> Street is westbound  
22 one way and 28<sup>th</sup> Street is eastbound.

23 So, within that 22 feet, you'll be able to  
24 stay and -- and be able to make that turn in or  
25 out of the -- be a right turn in, right turn out.

1           COMMISSIONER FESTA:  Because I know 27<sup>th</sup>  
2 Street --

3           MR. STAIGAR:  So there will be sufficient  
4 room.

5           COMMISSIONER FESTA:  -- 27<sup>th</sup> Street gets  
6 very busy.  I mean, even though the high school's  
7 on the side, there's also an elementary school  
8 right behind it.

9           MR. STAIGAR:  Yeah.

10          COMMISSIONER FESTA:  So, there's always --

11          MR. STAIGAR:  Yeah.  We did -- in our  
12 traffic counts, we think we have in the order  
13 about -- about 300 vehicles per hour, --

14          COMMISSIONER FIESTA:  Um hum.

15          MR. STAIGAR:  -- during the peak hours, on  
16 27<sup>th</sup> Street.

17          COMMISSIONER FESTA:  Yeah.

18          MR. STAIGAR:  So, it is a fairly modest --  
19 well, I'll say moderately heavy roadway.

20                 But at most, in the morning peak hour,  
21 we're going to have 13 right turns coming out  
22 onto 27<sup>th</sup> Street.  So, that will easily simulate  
23 into the -- into that 300 --

24          COMMISSIONER FESTA:  Okay.

25          MR. STAIGAR:  -- vehicle volume.

1           You know, 300 -- 300 vehicles per hour may  
2 sound a lot, but that's one -- on average, one  
3 every 12 seconds. I mean, if you counted 12  
4 seconds --

5           COMMISSIONER FESTA: All right.

6           MR. STAIGAR: -- that's a pretty long time.  
7 You'll easily be able to make that right turn out  
8 of that driveway.

9           COMMISSIONER IZQUIERDO: Do we know this is  
10 designed, is -- is intended -- is going to allow  
11 people park, like in the sides of the building?

12          MR. STAIGAR: Well --

13          COMMISSIONER IZQUIERDO: Are you going to  
14 eliminate --

15          MR. STAIGAR: No.

16          COMMISSIONER IZQUIERDO: -- street parking?

17          MR. STAIGAR: No. We're not eliminating  
18 any street parking, other than that parking at  
19 our -- at our two driveways on 27<sup>th</sup> and -- and  
20 28<sup>th</sup> Street. Everything else will be open to  
21 parking.

22          COMMISSIONER IZQUIERDO: Oh. Okay.

23          MR. STAIGAR: No. We don't have any --  
24 yeah, need -- need for any parking. We -- we're  
25 going to be self-sufficient in parking. And we

1 don't expect any of our vehicles, our people --

2 COMMISSIONER IZQUIERDO: No. I'm just  
3 thinking --

4 MR. STAIGAR: -- to be out in the street.

5 COMMISSIONER IZQUIERDO: -- people who live  
6 -- neighbors. People who live around.

7 MR. STAIGAR: Not -- no. We're not -- not  
8 proposing to eliminate any parking at all.

9 COMMISSIONER IZQUIERDO: Um hum. Okay.

10 COMMISSIONER VALLEJO: Kennedy Boulevard --  
11 Kennedy -- I'm sorry -- Kennedy Boulevard  
12 driveway, can you explain me how big it is, how  
13 many cars in and out?

14 MR. STAIGAR: Yeah. That -- that is going  
15 to be an exit only. Not going to come in that --  
16 from there. And you're only going to be able to  
17 make a right turn coming out also, because --

18 COMMISSIONER FESTA: That's more -- it's  
19 more towards 28<sup>th</sup> Street or --

20 MR. STAIGAR: No. It's actually smack --  
21 probably -- probably mid, right in the middle.

22 COMMISSIONER FESTA: Would it be like by  
23 the divider there? Like --

24 MR. STAIGAR: Yes.

25 COMMISSIONER FESTA: By the --

1 MR. STAIGAR: Right. Be across the --

2 COMMISSIONER FESTA: So, they can't really  
3 just go -- cross over and go down from --

4 MR. STAIGAR: No. They have to make a  
5 right turn.

6 COMMISSIONER FESTA: All right.

7 MR. STAIGAR: Yup. They're forced to make  
8 a right turn. It is 15 feet wide. Average car  
9 is six feet wide. And so, we got a six foot wide  
10 car and a 15 foot driveway.

11 COMMISSIONER VALLEJO: How many cars, more  
12 or less -- you know, in the -- at the peak --  
13 peak time is going to exit there?

14 MR. STAIGAR: Exit that one? Sure.

15 And again, as you heard from Mr. Virgona,  
16 the architect, that's -- that -- there's a drop  
17 off area that will be primarily using that  
18 driveway.

19 COMMISSIONER VALLEJO: Also is a bus stop  
20 there.

21 Right?

22 MR. STAIGAR: A bus stop?

23 Yes. Yes, to the -- to the -- just to the  
24 north of the -- our -- our driveway.

25 We have 16 vehicles, at most, in the

1 morning peak hour; four vehicles in the evening  
2 peak hour that would be leaving the site.

3           Again, most people going to work in the  
4 morning, and then a few people leaving the site  
5 in the afternoon. So, between 16 and four, those  
6 are your peak hours.

7           COMMISSIONER VALLEJO: Um hum.

8           Thank you.

9           MR. STAIGAR: You're welcome.

10           COMMISSIONER BONITO: Public  
11 transportation.

12           I think you did touch upon New Jersey  
13 Transit. And since you mentioned a bus stop  
14 there, have you or any of your colleagues checked  
15 in with New Jersey Transit and/or have they  
16 weighed in on this, in terms of --

17           MR. STAIGAR: No. We haven't -- we -- we  
18 haven't checked -- when you say checked in with  
19 them, there's really no application or someone to  
20 contact at N.J. Transit, unless you want to  
21 physically do some modifications to their bus  
22 stop.

23           We've strategically located our driveway on  
24 Kennedy Boulevard so that we're not effecting  
25 their bus stop. Their bus stop is going to be to

1 | the north, so it will be to the right. When you  
2 | make your right hand turn, you don't need -- you  
3 | don't need to see -- the bus won't be blocking  
4 | your view. You're looking to your left, waiting  
5 | for a gap in traffic, and then pulling out into  
6 | Kennedy Boulevard.

7 |           So, we -- we put it to that side for that  
8 | -- that effect.

9 |           COMMISSIONER BONITO: Thank you.

10 |           MR. STAIGAR: You're welcome.

11 |           MR. WILKOS: Did you take into account any  
12 | major construction that is going on or -- or may  
13 | be going on --

14 |           MR. STAIGAR: Yeah.

15 |           MR. WILKOS: -- in the area?

16 |           MR. STAIGAR: We took projects that -- that  
17 | -- again, we worked on and/or obtained from your  
18 | Planning Department that have been approved, but  
19 | not yet constructed and included that in our  
20 | traffic analysis.

21 |           MR. WILKOS: And what -- what were those --  
22 | those projects?

23 |           MR. STAIGAR: Okay.

24 |           MR. WILKOS: Do you recall?

25 |           MR. STAIGAR: There's two of them that we

1 identified.

2           There's a 42 unit on -- I think on 26<sup>th</sup>  
3 Street.

4           Bear with me a second.

5           Yeah, 42 units at 2507 Kennedy Boulevard,  
6 to our south.

7           And then there was a nine unit on 28<sup>th</sup>  
8 Street, rather small one. Those are the two --  
9 two that we identified in the immediate area that  
10 would have a -- an influence.

11           But then, we took a -- a growth rate.

12           I'm sorry. You know what? It's a one and  
13 a half per -- the DOT growth rate is one and a  
14 half percent. I -- I may have testified to two  
15 percent.

16           COMMISSIONER FESTA: Two percent.

17           MR. STAIGAR: But it's one and a half  
18 percent per year.

19           So, we included that, as well, which is  
20 other development, say beyond the scope of where  
21 we would have an immediate influence of traffic  
22 volumes in the area.

23           MR. WILKOS: And how about like any -- any  
24 construction that might effect any -- you know,  
25 major arteries in the area when I get --

1 MR. STAIGAR: Oh, you -- you're talking  
2 actual road widening, where -- where the county  
3 or the state may come in and do -- no, we didn't.

4 MR. WILKOS: Okay.

5 MR. STAIGAR: No. And typically, those are  
6 temporary. The state has a traffic maintenance  
7 plan, or the county would have one, to maintain  
8 traffic flow in the area -- you know, if it's  
9 any, say, longer term of -- of several months or  
10 so.

11 So, we don't typically take that into  
12 account in our analysis. And again, it should be  
13 a temporary basis.

14 MR. WILKOS: And the -- the 1.5 rate for  
15 future projections, is that -- I know it's based  
16 on a two year period, is that relatively stable?

17 MR. STAIGAR: DOT, they have -- they have  
18 count stations throughout -- throughout, let's  
19 say the county. And they update it, I'm going to  
20 say, once -- once every -- about every year and a  
21 half. They -- it may be one year sometimes, two  
22 years, but I have -- I've always seen it stay  
23 within a one to a two percent range.

24 So, right now it's one and a half percent.  
25 It may -- it may jump up to two percent. It may

1 drop down to one percent, but that's the typical  
2 range --

3 MR. WILKOS: Um hum.

4 MR. STAIGAR: -- that I've seen over the  
5 last twenty-something years.

6 MR. WILKOS: Thank you.

7 And you mentioned that there were updated  
8 traffic counts done in March. Was -- was that  
9 March 2018 or March 2019?

10 MR. STAIGAR: 2019.

11 MR. WILKOS: 2019?

12 MR. STAIGAR: Yeah.

13 MR. WILKOS: Did you reduce those to a  
14 report or an addenda or --

15 MR. STAIGAR: Yeah.

16 MR. WILKOS: -- or something like that?

17 MR. STAIGAR: Yeah.

18 MR. WILKOS: Okay. And --

19 MR. STAIGAR: Yeah. We have that and we'll  
20 submit -- we will -- we will submit that, if it  
21 hasn't been already. Yes.

22 MR. WILKOS: If -- if you don't mind,  
23 that'd be appreciated.

24 MR. STAIGAR: Sure.

25 MR. WILKOS: Thank you very much.

1 MR. STAIGAR: Be happy to.

2 CHAIRMAN FERNANDEZ: All right.

3 COMMISSIONER IZQUIERDO: You -- you  
4 mentioned the impact of the project when it's  
5 finished. And during construction, it's going to  
6 have any impact in the traffic?

7 MR. STAIGAR: Typically, I mean, to  
8 minimize impact, developers such as this will  
9 always coordinate with the City. The City  
10 Construction Department, as well as the City  
11 Police Department, to ensure that there is no  
12 disruption to traffic.

13 So that's an ongoing process, to make sure  
14 that we're not putting -- you know, construct --  
15 construction equipment in the street, that we're  
16 staging it so that everything is onsite.

17 So, in terms of construction activity, the  
18 last thing a city wants to see is disruption to  
19 the city streets and to the public. And to  
20 ensure that, there's always that coordination  
21 between the actual contractor and, as well as  
22 your City officials, to ensure that.

23 You know, you may have steel coming in.  
24 That will be timed -- you know, with -- again,  
25 with the Police Department, construction people,

1 Construction Department, to ensure that, say, any  
2 heavy or wide loads are -- that need to be  
3 permitted and come through, come in at strategic  
4 times. We don't want to see that type of  
5 activity going on when school lets in and school  
6 lets out. So, we want to kind of bypass that --  
7 those time periods, particularly.

8           And again, that will all be worked out  
9 during that -- there's typically a  
10 preconstruction meeting that -- that we'll have  
11 with the -- with the City contract --  
12 construction people, contractor and all and the  
13 Police Department, and stay in close contact with  
14 them through that process.

15           COMMISSIONER IZQUIERDO: Thank you.

16           COMMISSIONER BONITO: You might -- you  
17 might also have adjustments in your time schedule  
18 with the construction, should this go forward,  
19 depending on weather conditions --

20           MR. STAIGAR: Yeah.

21           COMMISSIONER BONITO: -- too.

22           MR. STAIGAR: Yeah. You get a bad winter  
23 or --

24           COMMISSIONER BONITO: Sure.

25           MR. STAIGAR: -- rainy period or something,

1 that may -- that may slow things down. So, yeah.  
2 So, that -- that will always be changing. You  
3 know, we may have a schedule that the steel will  
4 come in next Tuesday, but it may not actually  
5 come until the following week, depending upon --

6 So that, again, it's -- it's always  
7 changing.

8 CHAIRMAN FERNANDEZ: How bad is the  
9 bluestone? Have you guys checked the soil?

10 MR. STAIGAR: The what?

11 CHAIRMAN FERNANDEZ: The bluestone. A lot  
12 of -- a lot of blasting.

13 MR. STAIGAR: Oh.

14 CHAIRMAN FERNANDEZ: You have to do a lot  
15 of blasting?

16 MR. STAIGAR: I -- I don't know. The --  
17 the engineer would know that. He's not here  
18 tonight, but --

19 CHAIRMAN FERNANDEZ: Because I'm sure it's  
20 all bluestone there.

21 MR. STAIGAR: Yeah.

22 Do you know?

23 MS. DILLON: Just come to this microphone  
24 here. Just right -- right there.

25 MR. VIRGONA: We're not going very deep

1 | into the ground, so we don't anticipate a lot of  
2 | blasting, if any. And we probably -- if we have  
3 | rock, we would hammer it if we can. So you know,  
4 | we're sensitive to that.

5 |         But we're not carving very deeply into the  
6 | ground.

7 |         MS. PEREIRAS: Any more questions of Mr.  
8 | Staigar?

9 |         CHAIRMAN FERNANDEZ: Board? Anybody?  
10 | Anybody else?

11 |         COMMISSIONER IZQUIERDO: Mr. Staigar; no.

12 |         CHAIRMAN FERNANDEZ: I think we're good.

13 |         MS. PEREIRAS: Okay.

14 |         And as mentioned by Mr. Virgona and Mr.  
15 | Staigar, we've taken particular care to abide and  
16 | comply by the redevelopment plan.

17 |         So, let's hear from our planner, Mr.  
18 | Michael Kauker.

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

21 |         MR. KAUKER: Good afternoon.

22 |         MS. DILLON: Mr. Kauker, please raise your  
23 | right hand.

24 |         Do you affirm the testimony you're about to  
25 | give this Board is the whole truth?

1 MR. KAUKER: I do.

2 MS. DILLON: Please state your name and  
3 spell it for the record.

4 MR. KAUKER: Michael F. Kauker. That's  
5 spelled K-A-U-K-E-R.

6 I'm a professional planner, licensed in the  
7 State of New Jersey. Our offices are located in  
8 Wyckoff, in Bergen County.

9 I received my license in 1970 and -- and  
10 have been practicing in the planning consulting  
11 field firm of Kauker and Kauker, with my son.  
12 Serve approximately nine municipalities in  
13 Northern New Jersey in a planning capacity,  
14 advising zoning boards of adjustment, planning  
15 boards and borough councils.

16 Over the last ten to 15 years, I've had the  
17 pleasure of doing a lot of private development,  
18 redevelopment work in Union City, principally  
19 before your Zoning Board of Adjustment.

20 So, I have a pretty good feel as to the  
21 growth dynamics and redevelopment processes,  
22 particularly through the Zoning Board mechanism.

23 My comments today will be brief, just to  
24 give the Board a perspective. I know you all  
25 want to go home to dinner.

1           This particular property is somewhat  
2 unique. I would identify it as a gateway  
3 location. The building itself and any  
4 redevelopment, hopefully, that occurs on this  
5 property will be visually prominent to I-95  
6 corridor, as well as have a tremendous exposure  
7 and view to the core commercial area, along  
8 Kennedy Boulevard to the north.

9           The property is located in the Roosevelt  
10 Stadium Redevelopment Area. It is identified,  
11 from a zoning point of view, as a mixed use Zone  
12 B.

13           There are -- this is -- this particular  
14 site is one of three locations of the mixed Zone  
15 B. There's a -- there's two of them to the  
16 north, a block or two to the north, so that the  
17 redevelopment area that has been developed and  
18 identified in your zoning and Master Plan has  
19 three target locations. This is one of those  
20 particular locations.

21           The site itself will consist of what was  
22 nine separate lots. Site's been cleared and it's  
23 certainly vacant, as you're well aware.

24           The project is -- there was an amenity that  
25 Mr. Virgona has included in his architectural

1 plans, that's a swimming pool, among other types  
2 of activities that really have this property have  
3 the potential to function as a relatively well  
4 balanced, self-contained small community.

5 The reductions that were described before  
6 you tonight certainly have somewhat of a  
7 softening effect on the mass of the building  
8 itself.

9 For example, the FAR, which is a definition  
10 of building bulk and mass in relationship to the  
11 site size, is set at a maximum of eight point --  
12 eight to one ratio. The original proposal that  
13 had been briefly presented to the Board slightly  
14 more than a year ago had a FAR of 7.6 to one. We  
15 are below the maximum building mass that's  
16 allowed in this particular zone.

17 The reduced number of units and the  
18 reduction in the floor, one particular floor,  
19 brings that particular F -- FAR to 6.92 to one.  
20 So, that further reduces the visual effect of the  
21 structure. Although -- and this particular  
22 redevelopment zone is surrounded by existing  
23 development, older development, in an area about  
24 two to -- two to five story structures.

25 To give you a context, so this structure

1 will be prominent in the immediate neighborhood,  
2 but it certainly has its exposure to Kennedy  
3 Boulevard which gives visual openness and  
4 freeboard which reduces and minimizes the effect  
5 of having a larger structure.

6           The application itself and the design meets  
7 each of the principal objectives of your  
8 redevelopment plan, as set forth in the March 29,  
9 2018 review letter which was -- should be in your  
10 file, which was presented and written to the  
11 Planning Board. It was prepared by Heyer and  
12 Gruel, namely Susan Gruel who is a very active  
13 planning consultant serving the City.

14           I feel that this project is -- is  
15 representative of a selective kind of  
16 redevelopment and revitalization that's occurring  
17 in Union City, and has over the last number of  
18 years been -- been very actively occurring to the  
19 benefit of the citizens of Union City.

20           The selection of redevelopment areas that  
21 has occurred, by which we hope to take advantage  
22 of, has been a highly selective process. One of  
23 the principal tenets of revitalization and  
24 redevelopment in this city has been and continues  
25 to be to preserve the character of Union City and

1 improve the housing stock and the quality of life  
2 for the longstanding residents of Union City.

3           This will bring, to some reasonable extent,  
4 a new influence into the City itself. But I  
5 firmly believe that it will strike a balance  
6 between the preservation of the substantial parts  
7 of Union City that need a very sensitive form of  
8 revitalization and redevelopment, consistent with  
9 your policies as set forth by the City Council  
10 to, essentially, not dramatically change the  
11 nature of the residents in Union City, which are  
12 very highly valued.

13           That effectively concludes my overview  
14 comments, just to give the Board a perspective as  
15 to why this zone is here and its importance in  
16 the revitalization process.

17           CHAIRMAN FERNANDEZ: Thank you, sir.

18           MR. KAUKER: And I thank you for your time.

19           COMMISSIONER FESTA: Thank you.

20           MR. WILKOS: Thank you.

21           COMMISSIONER VALLEJO: Thank you.

22           COMMISSIONER BONITO: Sir, can you expand  
23 on what you mean by a balance?

24           MR. KAUKER: A balance?

25           COMMISSIONER BONITO: Please.

1           MR. KAUKER: Well, Union City has a certain  
2 unique character.

3           It's one of the most dense communities in  
4 the State of New Jersey, probably within the top  
5 five. It is a multi-faceted community, in terms  
6 of demographics.

7           The buildings are very -- are very old.  
8 The use mix in the neighborhoods, there are  
9 several neighborhoods that I've become familiar  
10 with, are characterized by older structures, a  
11 reasonable portion of which are in need of  
12 redevelopment. And that process has been  
13 ongoing.

14           In addition to that, there are many, many  
15 buildings that have an architectural permanence  
16 and character that I know the City wishes to  
17 improve upon, in terms of their newness and --  
18 and -- but preserve.

19           So, when I talk about the balance, I talk  
20 about a preservation of -- of the very unique  
21 character of Union City.

22           I also am aware that Union City, in terms  
23 of its planning and zoning policies that I've  
24 been familiar with over the last 15 years,  
25 doesn't want to become a Hoboken. And -- but

1 | this represents a very bold move into the future.  
2 | And I believe it's a positive and appropriate for  
3 | its location because it -- and it doesn't  
4 | conflict with the ability of the City to maintain  
5 | its longstanding demographic mix and building  
6 | character.

7 |           COMMISSIONER BONITO: Thank you.

8 |           COMMISSIONER IZQUIERDO: You mentioned to  
9 | keep the demographics.

10 |           MR. KAUKER: Yes.

11 |           COMMISSIONER IZQUIERDO: Keep the nature of  
12 | community. You don't think that this building  
13 | can accelerate its gentrification process, if  
14 | this is going to be rented for something?

15 |           MR. KAUKER: No, I don't believe so because  
16 | the redevelopment areas that have been selected  
17 | constitute an extremely small proportion of the  
18 | total city population, number one.

19 |           And number two, I believe your criteria in  
20 | the Redevelopment Ordinance to provide for modest  
21 | size units. These will not be cheap, but a lot  
22 | of the new housing in Union City is also at a  
23 | higher level. I believe that this -- this city  
24 | is large enough to be able to sustain and  
25 | accommodate new types of development, albeit

1 | which would be slightly more expensive. But I  
2 | believe every city should have a varied mix of  
3 | income groups and certain types of demographic  
4 | groups; for instance, the young marrieds and the  
5 | single evolving professionals. And I know Union  
6 | City is very attractive to -- to that newer  
7 | generation population.

8 |           COMMISSIONER IZQUIERDO: Um hum.

9 |           Now, this concern to your area also  
10 | affordable housing has been something that you is  
11 | going to be --

12 |           MS. PEREIRAS: We're --

13 |           COMMISSIONER IZQUIERDO: -- also you  
14 | working on that.

15 |           MS. PEREIRAS: Yes. We're -- we're  
16 | completely open to a dialogue with the City as to  
17 | affordable housing, as to the design of this  
18 | building. We've been very open about that. And  
19 | we'd love to continue that dialogue before we go  
20 | to the Planning Board. Absolutely.

21 |           CHAIRMAN IZQUIERDO: Okay.

22 |           MR. WILKOS: I -- I do have a question.

23 |           Would you agree that one of the main  
24 | objectives of this redevelopment plan was really  
25 | around the high school --

1 MR. KAUKER: That is correct.

2 MR. WILKOS: -- building this -- this big  
3 beautiful --

4 MR. KAUKER: Hence, the name, Roosevelt  
5 Stadium Redevelopment Area.

6 MR. WILKOS: Correct. Right.

7 So -- so how does --

8 MR. KAUKER: And --

9 MR. WILKOS: How does it tie in with the  
10 high school and that -- that original vision of  
11 the area, of let's build it, this beautiful  
12 stadium, high school for the students. How does  
13 that tie into everything?

14 MR. KAUKER: I think it's -- I think that  
15 was the trigger for the introduction of this kind  
16 of zoning concept.

17 When I drive by a high school and -- and  
18 all that's happened there, it's extremely new,  
19 very modern, very attractive. And this kind of a  
20 development is absolutely consistent and -- and I  
21 think is intended to feed off of that -- that --  
22 the impetus that's been generated by the high  
23 school redevelopment.

24 I think it's thoroughly compatible and it  
25 would logic -- good, new redevelopment in proper

1 proportion actually begins to serve as a magnet  
2 for additional such type development. But  
3 totally under the control of the city fathers.

4 MR. WILKOS: Um hum.

5 And I know -- I know you're more about the  
6 zoning, but can the breakdown within the  
7 building, of the one bedroom, the two bedroom,  
8 and the three building, can that affect what --  
9 what you just said? You know, the young marrieds  
10 coming in and maybe having --

11 MR. KAUKER: For instance --

12 MR. WILKOS: -- children.

13 MR. KAUKER: You're --

14 MR. WILKOS: Maybe they could have one  
15 child, but can they have two?

16 MR. KAUKER: I'll give you an idea. Yeah.  
17 Your Ordinance, and I just stumbled on it, while  
18 you were questioning Mr. Virgona, does have a max  
19 at no more than ten percent three bedrooms.

20 MR. WILKOS: Correct.

21 MR. KAUKER: And that will give you an idea  
22 as to the fact that this is not a family raising  
23 project. It is a project that will serve up and  
24 coming young professionals, empty nesters, that  
25 kind of group, not -- not the middle family

1 rearing group of individuals.

2 MR. WILKOS: Thank you.

3 CHAIRMAN FERNANDEZ: Any other questions?

4 COMMISSIONER IZQUIERDO: Just last, one  
5 question.

6 You -- you were talking about the community  
7 and I was thinking, there is any requirements  
8 besides affordable housing, anything that the  
9 building is, like giving to the community, some  
10 type of service, a community room, anything that  
11 -- there is any requirements?

12 MS. PEREIRAS: There is no requirement.

13 COMMISSIONER IZQUIERDO: No?

14 MS. PEREIRAS: None whatsoever.

15 COMMISSIONER IZQUIERDO: Oh. Okay.

16 COMMISSIONER BONITO: Something which did  
17 strike me earlier, and that is in terms of you  
18 had mentioned recreational facilities, the  
19 swimming pool area, up on the top deck --

20 MR. KAUKER: Yes.

21 COMMISSIONER BONITO: -- as it were, it's,  
22 under this design, open air. Was that planned  
23 specifically as open air, and did you consider,  
24 perhaps, closed, so it could be used all year  
25 round?

1 MR. KAUKER: I -- I think Mr. Virgona --

2 COMMISSIONER BONITO: Okay.

3 MR. KAUKER: -- would be more qualified --

4 COMMISSIONER BONITO: Okay.

5 MR. KAUKER: -- to give an answer to that  
6 question.

7 MS. DILLON: Just come to the public mic  
8 here, Mr. Virgona.

9 MR. VIRGONA: Yes.

10 MS. DILLON: Thank you.

11 Thank you.

12 MR. VIRGONA: I mean, we -- we would be  
13 open to that concept. Right now, it's planned as  
14 an open air pool area. But we've thought about  
15 it, didn't include it that way. But certainly  
16 would be something we would consider.

17 COMMISSIONER BONITO: Okay.

18 Thank you.

19 And thank you.

20 CHAIRMAN FERNANDEZ: Anything else, Ms.  
21 Pereiras?

22 MS. PEREIRAS: Yes. As I mentioned in --  
23 in my opening, the biggest concern is designating  
24 the owner as the redeveloper.

25 So, I think it's best if you meet him,

1 learn a little bit more about him and his  
2 projects in the past.

3 So, Mr. Amin, please?

4 (Whereupon, there was a pause in the  
5 proceedings.)

6 MS. DILLON: Sir, please raise your right  
7 hand.

8 Do you affirm the testimony you're about to  
9 give this Board is the whole truth?

10 MR. AMIN: Yes. I do.

11 MS. DILLON: Please state your name and  
12 spell it for the record.

13 MR. AMIN: Mohamed Amin, M-O-H-A-M-E-D,  
14 last name A-M-I-N.

15 MS. DILLON: Thank you.

16 MR. AMIN: Real good to see everyone again.

17 I am the managing member for H and A  
18 Developers, the property owner for these nine  
19 lots.

20 We've appeared before the Redevelopment  
21 Agency before. Today, we've come before you with  
22 a fully conforming plan. I made it actually a  
23 very important point, with all the experts, to  
24 make sure that every provision of the  
25 redevelopment plan was fully complied with, that

1 we took all the City Planner's recommendations  
2 into consideration and addressed them. Every  
3 single one of them. We've had countless calls,  
4 where we actually went line-by-line and made sure  
5 that the plans before you are 100 percent  
6 conforming, just to make everyone here  
7 comfortable.

8           The reason why we're presenting a plan --  
9 you know, a building of this size is because  
10 that's what the redevelopment zone forces us to  
11 do. You know, it's -- it's not like we're coming  
12 here and saying we want to come and just put this  
13 large building arbitrarily on this site. We  
14 can't even put a ten story building if we wanted  
15 to. It would be against the redevelopment zone  
16 and we would open ourselves up to appeal and  
17 litigation down the road.

18           So, I just wanted the -- the Agency to  
19 understand that what we're really presenting here  
20 is what we're forced to do. You know, from a  
21 point of view of downsizing, I think we were  
22 discussing this with Ms. Pereiras outside. I  
23 think we -- our flexibility is literally to  
24 reduce two stories -- you know, if that. You  
25 know, and then try to make sure everything is

1 complying with the plan.

2           So, I just wanted the -- the Board to  
3 understand that this is the best we can do and be  
4 fully conforming with the plan. We're hoping  
5 that we get designated as redevelopers and we've  
6 shown the willingness in the past.

7           We want to work with the City. We're not  
8 here to pull one up on the City. We -- we want  
9 to work together. We take every recommendation  
10 seriously. And we want to make sure this project  
11 is something that you guy -- everyone here wants  
12 to see. We want to make sure that everyone's  
13 concerns are addressed. You know, if -- if we  
14 even have to tweak the plan -- you know, here or  
15 there, to make everyone comfortable, we're  
16 prepared to do that. You know, we just -- we're  
17 hoping to build that type of relationship with  
18 the town where we can just go hand-in-hand and  
19 get something done here that everyone is  
20 satisfied with.

21           MS. PEREIRAS: As Mr. Amin mentioned, this  
22 is the only permitted use on this site. It's a  
23 high rise. So, I hope you can appreciate, after  
24 hearing from our professionals and from our  
25 applicant, the tremendous pride that they've

1 taken in creating this proposal and working with  
2 the City.

3           If there are any other questions, if  
4 there's any other way that we could address any  
5 concerns, we're happy to do so today. As I  
6 mentioned, we'd like to move forward, and the  
7 only way we can move forward is by that  
8 designation. And we're open to the dialogue to  
9 continue and perfect this project, because not  
10 only are we proud of this project, we want the  
11 City to be proud of it, as well.

12           MR. NG: As -- so, what will be the next  
13 step --

14           MS. DILLON: Mr. Ng, can I ask you just to  
15 get to a microphone?

16           MR. NG: Yes.

17           MS. DILLON: Thank you.

18           MR. NG: What will be the -- the next step  
19 after hearing all the experts?

20           MR. WILKOS: I think the next step is if --  
21 if the Commissioners agree, to have me draft a  
22 Resolution with respect to this project for  
23 consideration and -- and vote on at the next  
24 meeting, because such a Resolution needs to  
25 include a certain amount of detail and it's not

1 something that we should do by oral vote. I  
2 wouldn't --

3 COMMISSIONER FESTA: Right.

4 MR. WILKOS: I wouldn't recommend that  
5 tonight.

6 COMMISSIONER FESTA: Um hum.

7 MR. WILKOS: If the Commissioners agree  
8 with that approach, I -- I'd be happy to -- to  
9 draft such a Resolution. And -- and if you  
10 agree, as well, Kennedy, I'll --

11 CHAIRMAN FERNANDEZ: Well, first we have to  
12 approve just -- approve their -- their report.  
13 And then, let's vote on accepting their  
14 presentation. Let's vote on that. And then, I'd  
15 like to go to Closed Session with everybody to  
16 discuss.

17 MR. WILKOS: Understood.

18 So -- so, the Chairman said, we'll vote on  
19 -- on approving the -- the report, the acceptance  
20 of what everything has been said tonight,  
21 acknowledging that.

22 And then, any further approvals will be for  
23 -- for next meeting. And unless we have anymore  
24 questions for -- or unless you have anymore, too.  
25 I -- I do apologize. Then, we'll -- we'll go

1 | into Closed Session after that.

2 | CHAIRMAN FERNANDEZ: Yeah. Let's do that.

3 | Anymore questions of Ms. Pereiras?

4 | So, I make a motion to accept the  
5 | presentation.

6 | COMMISSIONER FESTA: I second it.

7 | MR. WILKOS: All right.

8 | So, we have the motion by Commissioner  
9 | Fernandez.

10 | Second by Commissioner Festa.

11 | And Chairman Fernandez?

12 | CHAIRMAN FERNANDEZ: Yes.

13 | MR. WILKOS: Commissioner Izquierdo?

14 | COMMISSIONER IZQUIERDO: Yes.

15 | MR. WILKOS: Commissioner Nova?

16 | COMMISSIONER NOVA: Yes.

17 | MR. WILKOS: Commissioner Festa?

18 | COMMISSIONER FESTA: Yes.

19 | MR. WILKOS: Commissioner Casper is absent.  
20 | Commissioner Bonito?

21 | COMMISSIONER BONITO: Yes.

22 | MR. WILKOS: Commissioner Vallejo?

23 | COMMISSIONER VALLEJO: Yes.

24 | MR. WILKOS: All right.

25 | The ayes have it and that report is

1 | accepted.

2 |           And Ms. Pereiras, I just want to thank you  
3 | for submitting all this information, the plans,  
4 | all the great level of detail and -- and the  
5 | traffic study, as well.

6 |           MS. PEREIRAS: Of course.

7 |           MR. WILKOS: So -- so, thank you for that  
8 | and -- and we do appreciate it. And -- and I  
9 | know that each Commissioner appreciates it, as  
10 | well.

11 |           MS. PEREIRAS: Thank you all.

12 |           COMMISSIONER IZQUIERDO: Thank you.

13 |           MS. PEREIRAS: Thank you for your time.

14 |           COMMISSIONER IZQUIERDO: Thank you for  
15 | coming.

16 |           COMMISSIONER FESTA: Thank you for coming.

17 |           COMMISSIONER VALLEJO: Thank you.

18 |           MS. PEREIRAS: We'll be outside in case  
19 | there are any questions, do you anticipate any  
20 | concern?

21 |           MR. WILKOS: Do we -- do we have any  
22 | further questions for --

23 |           MR. NG: No, I don't think so.

24 |           CHAIRMAN FERNANDEZ: I don't think so.

25 |           MS. PEREIRAS: Okay.

1                   Then, I'll thank you very much.

2                   COMMISSIONER FESTA: All right.

3                   Thank you.

4                   MS. PEREIRAS: Have a good night.

5

6                   (Whereupon, there was a chorus of good  
7 night.)

8

9                   CHAIRMAN FERNANDEZ: Thank you for your  
10 time.

11                   (Whereupon, there was a pause in the  
12 proceedings.)

13                   MR. WILKOS: All right.

14                   So that concludes agenda item number 6.

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1     **7.   REPORT ON STATUS OF PROJECTS:**

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3           MR. WILKOS:  Agenda item number 7 is Report  
4 on the Status of Other Projects.

5           Is there -- is there any such report or  
6 anything that we'd like to discuss as a board?

7           MR. NG:  No, but I know this is same report  
8 as last meeting, so nothing new.  We can move to  
9 the other items.

10          MR. WILKOS:  Absolutely.

11          And I don't have anything new to share from  
12 my end --

13          MR. NG:  That's good.

14          MR. WILKOS:  -- as well.

15

16     **8.   PUBLIC COMMENT:**

17

18          MR. WILKOS:  So, item number 8 on the  
19 agenda is the public comment portion.

20          This is the portion where any member of the  
21 public can come forth and -- and speak about any  
22 item of interest.

23          Are there any such persons that want to  
24 come forward and speak to the -- speak to the  
25 Board?

1 MR. NG: No one.

2 MR. WILKOS: All right.

3 Seeing none, is there a motion to close the  
4 public comment?

5 COMMISSIONER FESTA: Motion.

6 MR. WILKOS: Motion by Commissioner Festa.

7 Is there a second?

8 COMMISSIONER IZQUIERDO: Second.

9 MR. WILKOS: Second by Commissioner  
10 Izquierdo.

11 Chairman Fernandez?

12 CHAIRMAN FERNANDEZ: Yes.

13 MR. WILKOS: Commissioner Izquierdo?

14 COMMISSIONER IZQUIERDO: Yes.

15 MR. WILKOS: Commissioner Nova?

16 COMMISSIONER NOVA: Yes.

17 MR. WILKOS: Commissioner Festa?

18 COMMISSIONER FESTA: Yes.

19 MR. WILKOS: Commissioner Casper is absent.  
20 Commissioner Bonito?

21 COMMISSIONER BONITO: Yes.

22 MR. WILKOS: Commissioner Vallejo?

23 COMMISSIONER VALLEJO: Yes.

24 MR. WILKOS: All right.

25 The ayes have it and public comment portion

1 is closed.

2 Now, at this time, is there -- is there a  
3 motion to go into Closed Session?

4 And this motion would be made under the  
5 Open Publics Meeting Act, specifically N.J.S.A.  
6 10:4-6.

7 And the reason for this motion would be to  
8 discuss matters falling within the  
9 attorney/client privilege. And -- and also for  
10 any anticipated litigation, as well.

11 COMMISSIONER FESTA: Make a --

12 MR. WILKOS: Which are authorized  
13 exceptions to the Open Public Meetings Act.

14 Is there such a motion?

15 COMMISSIONER FESTA: Motion.

16 CHAIRMAN FERNANDEZ: Motion.

17 MR. WILKOS: All right.

18 Motion by Commissioner Festa.

19 Second by -- by Chairman Fernandez.

20 And at this time, we'll go into Closed  
21 Session then, for -- for those purposes and those  
22 purposes only.

23 MS. DILLON: Are you going to do a roll  
24 call or no?

25 MR. WILKOS: We'll do --

1 MS. DILLON: All in favor?

2 MR. WILKOS: We'll do a roll call. You're  
3 right. You're right.

4 Thank you.

5 MS. DILLON: Okay.

6 Just give me one moment. You want this off  
7 the record.

8 Correct?

9 MR. WILKOS: Sure.

10 MS. DILLON: Okay. It's up to you. I mean  
11 --

12 MR. WILKOS: We should do a roll call.  
13 You're right. You're right.

14 (Whereupon, there was a pause in the  
15 proceedings.)

16 MS. DILLON: Go ahead. Do your roll call.  
17 I apologize.

18 MR. WILKOS: Okay. Understood.

19 MS. DILLON: I misread.

20 MR. WILKOS: All right. Yeah. It all just  
21 blurs together.

22 So, we'll do it again, if -- if we didn't  
23 do it.

24 And this is a roll call for the -- the  
25 motion made by Commissioner Festa and seconded by

1 Chairman Fernandez to go into Closed Session.

2 We'll have roll call.

3 Chairman Fernandez?

4 CHAIRMAN FERNANDEZ: Yes.

5 MR. WILKOS: Commissioner Izquierdo?

6 COMMISSIONER IZQUIERDO: Yes.

7 MR. WILKOS: Commissioner Nova?

8 COMMISSIONER NOVA: Yes.

9 MR. WILKOS: Commissioner Festa?

10 COMMISSIONER FESTA: Yes.

11 MR. WILKOS: Commissioner Casper is absent.

12 Commissioner Bonito?

13 COMMISSIONER BONITO: Yes.

14 MR. WILKOS: Commissioner Vallejo?

15 COMMISSIONER VALLEJO: Yes.

16 MR. WILKOS: All right.

17 The ayes have it and we'll go into Closed  
18 Session.

19

20 (Whereupon, the Board moved to Closed  
21 Session at 5:48 p.m.)

22

23 (Whereupon, Kennedy Ng left the meeting at  
24 5:59 p.m.)

25

1 (Whereupon, the Board returned to Open  
2 Session at 6:07 p.m.)

3

4 MS. DILLON: Okay.

5 On the record.

6 MR. WILKOS: All right.

7 Is there a motion to go back into Public  
8 Session?

9 COMMISSIONER FESTA: Motion.

10 CHAIRMAN FERNANDEZ: Second.

11 MR. WILKOS: All right.

12 Motion by Commissioner Festa.

13 Second by Chairman Fernandez.

14 Chairman Fernandez?

15 CHAIRMAN FERNANDEZ: Yes.

16 MR. WILKOS: Commissioner Izquierdo?

17 COMMISSIONER IZQUIERDO: Yes.

18 MR. WILKOS: Commissioner Nova?

19 COMMISSIONER NOVA: Yes.

20 MR. WILKOS: Commissioner Festa?

21 COMMISSIONER FESTA: Yes.

22 MR. WILKOS: Commissioner Casper is absent.  
23 Commissioner Bonito?

24 COMMISSIONER BONITO: Yes.

25 MR. WILKOS: Commissioner Vallejo?

1 COMMISSIONER VALLEJO: Yes.

2 MR. WILKOS: All right.

3 The meeting is back open, in -- in open  
4 session.

5

6 **OTHER BUSINESS:**

7

8 MR. WILKOS: Is there any other business  
9 that we need to consider at the meeting?

10 Seeing none.

11

12 **ADJOURNMENT:**

13

14 MR. WILKOS: Is there a motion to adjourn?

15 COMMISSIONER FESTA: Motion.

16 MR. WILKOS: Motion by Commissioner Festa.

17 Second by Commissioner Nova.

18 Chairman Fernandez?

19 CHAIRMAN FERNANDEZ: Yes.

20 MR. WILKOS: Commissioner Izquierdo?

21 COMMISSIONER IZQUIERDO: Yes.

22 MR. WILKOS: Commissioner Nova?

23 COMMISSIONER NOVA: Yes.

24 MR. WILKOS: Commissioner Festa?

25 COMMISSIONER FESTA: Yes.

1 MR. WILKOS: Commissioner Casper is absent.  
2 Commissioner Bonito?  
3 COMMISSIONER BONITO: Yes.  
4 MR. WILKOS: Commissioner Vallejo?  
5 COMMISSIONER VALLEJO: Yes.  
6 MR. WILKOS: All right.  
7 The meeting is adjourned.  
8 Thank you, Commissioners.  
9 Have a great afternoon.

10

11 (Whereupon, the proceedings were concluded  
12 at 6:08 p.m.)

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1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5

6 I, DEBRA A. KASZNIAK, assigned transcriber,  
7 do hereby affirm that the foregoing is a true and  
8 accurate transcript in the matter of the REGULAR  
9 MEETING of the UNION CITY REDEVELOPMENT AGENCY  
10 heard on Tuesday, June 18, 2019 and digitally  
11 recorded.

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25 Monitored and proofread by: Deborah Dillon