

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

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
: _____

City Hall
City Clerk's Office
3715 Palisade Avenue
Union City, New Jersey

Tuesday, April 21, 2015
Commencing at 12:05 p.m.

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

VINCENT BONITO, COMMISSIONER
PAUL CASPER, COMMISSIONER
RAFAEL NOVA, COMMISSIONER
CARLOS VALLEJO, COMMISSIONER
LUCIO FERNANDEZ, CHAIRMAN, (Arrived at 12:06 p.m.)

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

EVA FESTA, COMMISSIONER
WILMER IZQUIERDO, COMMISSIONER

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

DOMINICK CANTATORE, ASSISTANT SECRETARY TO THE BOARD

KENNEDY NG, EXECUTIVE DIRECTOR

FLORIO & KENNY, LLP
BY: DAVID J. YANOTCHKO, ESQ.
Board Attorney

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1 MS. DILLON: Okay.

2 On the record.

3 THE ASSISTANT SECRETARY: Please take
4 notice that on Tuesday, April 21st, 2015, at 12
5 p.m., a Regular Meeting scheduled for the Union
6 City Redevelopment Agency to be held at City
7 Clerk office, located at Second Floor of City
8 Hall, 3715 Palisade Avenue, Union City, New
9 Jersey.

10 Everyone please rise for the Pledge of
11 Allegiance.

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

15
16 THE ASSISTANT SECRETARY: Adequate --
17 adequate notice of this meeting has been provided
18 as follows:

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

1

2 **ROLL CALL:**

3

4 THE ASSISTANT SECRETARY: Roll call.

5 Commissioner Fernandez?

6 Absent.

7 Commissioner Izquierdo?

8 Absent.

9 Commissioner Nova?

10 COMMISSIONER NOVA: Present. Here.

11 THE ASSISTANT SECRETARY: Commissioner

12 Festa?

13 Absent.

14 Commissioner Casper?

15 COMMISSIONER CASPER: Here.

16 THE ASSISTANT SECRETARY: Commissioner

17 Bonito?

18 COMMISSIONER BONITO: Here.

19 THE ASSISTANT SECRETARY: Commissioner

20 Vallejo?

21 COMMISSIONER VALLEJO: Here.

22

23 (Whereupon, Chairman Fernandez arrived at

24 12:06 p.m.)

25

1 THE ASSISTANT SECRETARY: Commissioner
2 Fernandez --

3 CHAIRMAN FERNANDEZ: Here.

4 THE ASSISTANT SECRETARY: -- just joined
5 us.

6 CHAIRMAN FERNANDEZ: Here.

7 Good afternoon, everybody.

8 MR. NG: Good afternoon.

9

10 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
11 **MARCH 17, 2015**

12

13 THE ASSISTANT SECRETARY: First item on the
14 agenda is Approval of the Minutes from the
15 Meeting of March 17, 2015.

16 Is there a motion?

17 COMMISSIONER VALLEJO: Motion.

18 THE ASSISTANT SECRETARY: Made by Carlos
19 Vallejo.

20 COMMISSIONER CASPER: Second.

21 THE ASSISTANT SECRETARY: Second by
22 Commissioner Casper.

23 Roll call.

24 Commissioner Fernandez?

25 CHAIRMAN FERNANDEZ: Yes.

1 THE ASSISTANT SECRETARY: Commissioner
2 Izquierdo?

3 Is absent.

4 Commissioner -- Commissioner Nova?

5 COMMISSIONER NOVA: Yes.

6 THE ASSISTANT SECRETARY: Commissioner
7 Festa?

8 Is absent.

9 Commissioner Casper?

10 COMMISSIONER CASPER: Yes.

11 THE ASSISTANT SECRETARY: Commissioner
12 Bonito?

13 COMMISSIONER BONITO: Yes.

14 THE ASSISTANT SECRETARY: Commissioner
15 Vallejo?

16 COMMISSIONER VALLEJO: Yes.

17

18 **2. REPORT ON STATUS OF PROJECTS**

19

20 THE ASSISTANT SECRETARY: Next we have
21 Report on Status of Project.

22 Counsel, you like to give us a --

23 MR. YANOTCHKO: Sure.

24 THE ASSISTANT SECRETARY: -- brief report
25 please.

1 MR. YANOTCHKO: Hello, Commissioners.

2 I'm just going to give you a report on the
3 status of a couple projects this month.

4 This -- this Regular Meeting's going to be,
5 you know, fairly short but I think our next
6 couple meetings are going to get into more
7 projects and looking at a -- a few new
8 redevelopments.

9 The first item is for a redeveloper named
10 PBG Realty. We approved an amendment with them
11 for their redevelopment agreement late last year.
12 I think it was October of last year.

13 We've signed up this amendment and this
14 means that their project -- or at least the
15 planning stage of their project should go forward
16 soon.

17 This is a residential development that's
18 planned for the location around 22nd Street and
19 Summit Avenue. It's going to be slightly shorter
20 than the maximum height; that was one -- one
21 concern of area residents. So it's going to --
22 we've approved it for, at least so far, for 18
23 stories is the -- when the redeveloper could have
24 built higher. Could have built four more
25 stories.

1 So, hopefully that will work. It was a
2 longtime of compromise and working through some
3 issues. What we imagine for next month is that
4 we'll have the redeveloper Jerry Gippetti, you
5 know, who's -- who's head of the company, PBG
6 Realty, that's the redeveloper, they were -- they
7 were made redeveloper a long time ago, probably
8 2006.

9 And his lawyer and perhaps their architects
10 -- just to give you an introduction of what their
11 plans are, kind of like an overview, chance to
12 ask questions, a lot like we did through Yardley
13 before the Yardley vote.

14 They should get us what's called a
15 preliminary site plan by June 1st of this year and
16 then as soon as we get that myself, David Spatz,
17 Kennedy, we'll review it and we'll see if it's in
18 compliance with the -- with requirements of the,
19 you know, Roosevelt Stadium redevelopment area,
20 which is the redevelopment area where this --
21 this building is located.

22 So what we'd like for next month -- and
23 we're going to try to make it into a meeting
24 where the redeveloper and lawyer get -- and their
25 -- you know, whatever team -- you know, members

1 of their team they decide to bring in can, you
2 know, just talk to give you an introduction about
3 the project.

4 Next project I'd like to -- or really not a
5 project, it's complying with the State of New
6 Jersey School's Development Authority audit.

7 We're down to four questions, which is
8 great. It's really great to be down to four
9 questions. We just have a couple more questions
10 in terms of, I think a few of the smaller things,
11 like trying to find some specific relocation
12 agreements -- relocating tenants or businesses.
13 You know, some talk about the community features.
14 But that should be wrapped up in the very near
15 future. At least our participation in getting
16 answers to questions for them and then waiting
17 afterwards to see how -- what the report -- what
18 the report brings.

19 The redeveloper gets a lot more questions
20 than we do and they've -- they're up into -- they
21 probably answered about a hundred questions on
22 this audit so far and getting towards the end.
23 So that's -- that's a good -- good development,
24 you know, in my opinion.

25 Lastly, we had a meeting on the Yardley

1 redevelopment project last month with the
2 redevelopers; Anthony LoConte, Miguel Hector,
3 their lawyers, to get a sense of what the -- any
4 new changes they had in the Yardley plan.

5 And I think -- I think we were -- Kennedy
6 was also there. I think it was -- it was very
7 encouraging.

8 MR. NG: Um-hum.

9 MR. YANOTCHKO: They're -- and I think it
10 was very helpful what -- what some other members
11 have said. I think, Chairman, what you said
12 before -- sometimes don't focus on the first plan
13 because the first plan often gets changed many
14 times before something gets built.

15 There -- it looks like the direction that
16 they're going in is to have two towers instead of
17 four towers and if they keep the positioning they
18 showed us it's going to be more of towers that
19 the wide part of the building faces north/south;
20 the narrower part of the building is east/west.
21 It -- it should provide more views if you're
22 walking along 6th Street or any of the
23 neighborhood, you know, on the street level.

24 So that -- what was nice about the design
25 is it seemed like less buildings that would block

1 out the street views for the other residents in
2 the areas.

3 There -- there's some other good aspects
4 they're thinking of. They're thinking about
5 including some park area as part of this
6 redevelopment. It looks like it's going to be
7 built in about two stages.

8 The first stage is going to be before
9 Yardley building. So Yardley building could be
10 scaled down slowly. And then Yardley after that
11 would be the -- the way about going about it.

12 So, I thought it was a pretty encouraging
13 meeting. It seemed -- it seemed like they were
14 taking a lot of the questions and comments they
15 heard from -- from all of you when we had them at
16 the -- the meetings back this fall and were
17 making changes and thinking about ways they
18 could, you know, integrate this project better
19 into the neighborhood. And I thought they were
20 -- you know, some of the things I -- I thought
21 were --

22 MR. NG: Um-hum. And the --

23 MR. YANOTCHKO: -- very favorable.

24 MR. NG: And the amount of units would
25 remain almost the same.

1 MR. YANOTCHKO: Yes.

2 MR. NG: I mean instead of having four
3 towers, we're going to have two but it's almost
4 the same amount.

5 And the good thing is by having four
6 buildings, you have to divide it in like in four
7 stages.

8 MR. YANOTCHKO: Yes.

9 MR. NG: By having only two, it will be two
10 stages. It will be a little bit easier and more
11 like -- more real.

12 CHAIRMAN FERNANDEZ: Yeah. Yeah.

13 MR. YANOTCHKO: Yeah, I think it's easier
14 for everybody, you know, whether it's UCRA from
15 overseeing to the redeveloper for building it,
16 it's -- I think it -- it makes it easier to get
17 their hands around it and to, you know, take care
18 of the project, so.

19 COMMISSIONER CASPER: Will the height of
20 the buildings remain what they originally
21 projected it?

22 MR. YANOTCHKO: They're probably going to
23 have to go to the maximum height in that area,
24 which is 29 stories.

25 Now they were talking buildings about 27,

1 24, 25. So it's not as big a difference, you
2 know, in the -- in terms of the height. But
3 that's -- that's one tradeoff that they'll
4 probably have to make to be able to get as -- get
5 the units in but to -- but take up more -- less
6 space in the area itself.

7 Instead of having buildings going almost
8 lengthwise, you know, and facing what would be
9 Hoboken and kind of like blocking up the whole
10 lot, it -- it's like I think that's one of the
11 tradeoffs they're looking at; build it a little
12 higher.

13 But hopefully with what looks like, you
14 know, from everything I saw, like less impact on
15 views for everybody else in the neighborhood and
16 pedestrians and things like that.

17 MR. NG: Just -- just for the information,
18 in the meeting also was present the City
19 Engineer, Ralph Tango, and David Spatz. All
20 these details were, you know, discussed in -- in
21 front of the -- our Engineer.

22 CHAIRMAN FERNANDEZ: That's good they took
23 into consideration --

24 MS. DILLON: Can you just move in,
25 Commissioner.

1 CHAIRMAN FERNANDEZ: That's good that they
2 took into consideration the neighborhood. But
3 with that said, you know, I think the neighbors
4 have gotten accustom to having an open lot --

5 MR. YANOTCHKO: Exactly.

6 CHAIRMAN FERNANDEZ: -- structures there
7 before.

8 MR. NG: Exactly.

9 CHAIRMAN FERNANDEZ: So, need to take into
10 consideration the years that that's been open --
11 you know, it's very nice of them to do so.

12 MR. YANOTCHKO: Yeah. Yeah.

13 Like I said we were very encouraged on what
14 we heard. I thought it -- I thought the meeting
15 went very well. Sometimes you don't know what --
16 what will happen in a meeting like this. Will
17 there be a lot of points of contention. But it
18 was -- I thought it was a pretty -- pretty
19 favorable meeting.

20 MR. NG: Um-hum.

21 MR. YANOTCHKO: They've given us some
22 proposed changes for our draft of the
23 redevelopment agreement. We're look -- you know,
24 myself, I'm looking at those now. The attorney
25 for the City's looking at those now.

1 And then hopefully we could take they're --
2 you know take the changes that make sense for the
3 City and UCRA for the redevelopers and get to an
4 agreement, you know, in the -- in the coming
5 months.

6 And unless there are any questions, those
7 are my -- my three reports for this month.

8 THE ASSISTANT SECRETARY: Anyone has a
9 question or concern?

10 MR. NG: Before --

11 MR. YANOTCHKO: Oh. Sorry.

12 MR. NG: Going back to the PBG Realty, if
13 we have to have Special Meeting for the
14 presentation or the same meeting or the next
15 meeting, are you considering changing the -- the
16 scheduled time for that meeting?

17 Because I believe that you told me the
18 developers have some kind of difficulty at 12.

19 MR. YANOTCHKO: Yes.

20 MR. NG: And I don't know about the -- the
21 Commissioners if they can come a little later
22 or --

23 MR. YANOTCHKO: Yes.

24 I -- yeah, what we were thinking of -- and
25 I just really had this phone conversation with

1 the PBG's lawyer the other day. He was -- our
2 regular meeting date for May is going to be May
3 19th. We normally have it at noon.

4 On those type of meetings we also might
5 think about having the meeting at six o'clock.
6 But then a lot of times we've got the Board of
7 Commissioners Meeting --

8 MR. NG: Um-hum.

9 MR. YANOTCHKO: -- for the City that could
10 interfere.

11 And the lawyer for PBG has a lot of
12 conflicts that day. Like you said he -- he
13 almost -- because if he's got some other
14 commitments, he's not sure he could be here until
15 one, 1:30. So he asked about would that be a
16 possibility.

17 I think -- I think what I'm going to do is
18 I'm going to ask him and his client for a couple
19 of dates. Like -- like May 19th, when can they be
20 here. And then maybe a couple other things in
21 May. If they could make for lunch or make it for
22 six o'clock.

23 And then once we have those dates, email
24 them to the Commissioners and then see what --
25 what really works best for everybody, --

1 MR. NG: Um-hum.

2 MR. YANOTCHKO: -- where could we get the
3 most people, which works out for you.

4 It might just be having the meeting an hour
5 later, if it works out --

6 THE ASSISTANT SECRETARY: And also we -- we
7 think we need a location, too, if we're going to
8 have a --

9 MR. YANOTCHKO: Exactly.

10 THE ASSISTANT SECRETARY: -- meeting like
11 that.

12 MR. NG: Exactly.

13 THE ASSISTANT SECRETARY: So it cannot be
14 here, obviously.

15 MR. YANOTCHKO: Yes.

16 MR. NG: It is important that all -- all
17 Commissioners, including the Chairman, to be in
18 that meeting. This is a -- this is a new
19 project, so we haven't heard from -- I mean you
20 guys haven't heard about the -- the real plan
21 for --

22 CHAIRMAN FERNANDEZ: No, daytime is great.
23 We can also always go to the Musto Center.

24 MR. NG: I have no problem with daytime.

25 CHAIRMAN FERNANDEZ: The Musto Center,

1 Second Floor.

2 COMMISSIONER BONITO: That's true.

3 MR. NG: Yeah, that's a good place.

4 CHAIRMAN FERNANDEZ: 420 15th Street.

5 COMMISSIONER BONITO: Yeah.

6 MR. YANOTCHKO: We'll definitely consider
7 that as an option for this --

8 MR. NG: Um-hum.

9 MR. YANOTCHKO: -- this meeting.

10 So, I'll -- I'll do that. I'll go ahead
11 and get a couple dates, --

12 THE ASSISTANT SECRETARY: Um-hum.

13 MR. YANOTCHKO: -- what works best for
14 them, and see -- see where we can match it up in
15 -- in the month of May. And I'll try and keep it
16 -- I think we'll try and keep it as close to our
17 Regular Meeting as possible. You know, time-wise
18 or, you know, date on the calendar, you know,
19 mid-month, --

20 MR. NG: Um-hum.

21 MR. YANOTCHKO: -- you know, towards --
22 towards the end of the month.

23 MR. NG: Commissioner Fernandez, for the --
24 for the site -- Musto, you got to -- who is in
25 charge --

1 CHAIRMAN FERNANDEZ: My office.

2 MR. NG: Your office?

3 CHAIRMAN FERNANDEZ: Sal. Sal.

4 MR. NG: Oh, we got to speak to --

5 CHAIRMAN FERNANDEZ: Yeah, Sal. Just --

6 MR. NG: Sal.

7 CHAIRMAN FERNANDEZ: -- just put it on the
8 calendar --

9 MR. NG: Put it in --

10 CHAIRMAN FERNANDEZ: -- and --

11 MR. NG: Okay.

12 THE ASSISTANT SECRETARY: All right, any
13 other questions?

14 Seeing none; no questions.

15 Well there are no other items on the
16 agenda, --

17 Anyone --

18 COMMISSIONER BONITO: I just -- I just --
19 one --

20 MR. YANOTCHKO: Oh, yes.

21 COMMISSIONER BONITO: -- one
22 clarification/question.

23 MR. YANOTCHKO: Sure.

24 MS. DILLON: Sit forward, Commissioner,
25 please.

1 COMMISSIONER BONITO: Yeah.

2 Just quickly, back to Yardley, did the
3 developers again decide two -- instead from four
4 towers, two towers?

5 Is that -- is that what they're saying?

6 MR. YANOTCHKO: That's what they're saying.

7 COMMISSIONER BONITO: Okay. I just wanted
8 to clarify that.

9 MR. YANOTCHKO: Yes.

10 COMMISSIONER BONITO: Okay.

11 Thank you.

12 THE ASSISTANT SECRETARY: No other
13 questions.

14 There's no other items on the agenda.

15

16 **3. PUBLIC COMMENT**

17

18 THE ASSISTANT SECRETARY: Is anyone from
19 the public wish to comment on any items on the
20 agenda, please step forward, state your name for
21 the record.

22 Seeing none.

23

24 **ADJOURNMENT**

25

1 THE ASSISTANT SECRETARY: Is there a
2 motion to adjourn?

3 COMMISSIONER VALLEJO: Motion.

4 COMMISSIONER CASPER: Motion.

5 THE ASSISTANT SECRETARY: Motion by Carlos
6 Vallejo.

7 COMMISSIONER NOVA: Second.

8 THE ASSISTANT SECRETARY: Second by
9 Commissioner Nova.

10 In all favor?

11

12 (Whereupon, there was a chorus of ayes.)

13

14 THE ASSISTANT SECRETARY: Thank you for
15 coming, guys.

16

17 (Whereupon, the proceedings were concluded
18 at 12:19 p.m.)

19

20

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24

25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY REDEVELOPMENT AGENCY,
9 held on Tuesday, April 21, 2015 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon