

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

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
: \_\_\_\_\_ :  
:

William V. Musto  
Cultural Center  
420 15<sup>th</sup> Street  
Union City, New Jersey

Tuesday, June 9, 2015  
Commencing at 6:37 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  
CARLOS VALLEJO, COMMISSIONER  
LUCIO FERNANDEZ, CHAIRMAN

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

PAUL CASPER, COMMISSIONER  
RAFAEL NOVA, COMMISSIONER

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

DOMINICK CANTATORE, ASSISTANT SECRETARY TO THE BOARD

KENNEDY NG, EXECUTIVE DIRECTOR,  
(Arrived at 6:40 p.m.)

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

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1 THE ASSISTANT SECRETARY: Please take  
2 notice that on Tuesday, June 9<sup>th</sup>, 2015, at 6:30  
3 p.m., a Regular Meeting is scheduled for the  
4 Union City Redevelopment Agency to be held at the  
5 William V. Musto Cultural Center, located at 420  
6 15<sup>th</sup> Street, Union City, New Jersey.

7 This meeting is being scheduled in place of  
8 the Redevelopment Agency's Regular Meeting of May  
9 20, 2015, at 2:30 p.m., which was held -- to be  
10 rescheduled.

11 Everyone please rise for the Pledge of  
12 Allegiance.

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

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

19 Notice of this meeting setting forth the  
20 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 bulletin board in City Hall, has  
24 been made available to the public in the office  
25 of Municipal Clerk.

1

2 **ROLL CALL:**

3

4 THE ASSISTANT SECRETARY: Roll call.

5 Commissioner Fernandez?

6 CHAIRMAN FERNANDEZ: Here.

7 THE ASSISTANT SECRETARY: Commissioner

8 Izquierdo?

9 COMMISSIONER IZQUIERDO: Here.

10 THE ASSISTANT SECRETARY: Commissioner

11 Nova?

12 Is absent.

13 Commissioner Festa?

14 COMMISSIONER FESTA: Here.

15 THE ASSISTANT SECRETARY: Commissioner

16 Casper?

17 Is absent.

18 Commissioner Bonito?

19 COMMISSIONER BONITO: Here.

20 THE ASSISTANT SECRETARY: Commissioner

21 Vallejo?

22 COMMISSIONER VALLEJO: Here.

23

24 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**25 **APRIL 21, 2015**

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THE ASSISTANT SECRETARY: First item on the agenda is Approval of the Minutes from the Meeting of April 21<sup>st</sup>, 2015.

COMMISSIONER BONITO: Motion.

THE ASSISTANT SECRETARY: Made by Commissioner Bonito.

COMMISSIONER VALLEJO: Second the motion.

THE ASSISTANT SECRETARY: Second by Commissioner Vallejo.

Roll call.

Commissioner Fernandez?

CHAIRMAN FERNANDEZ: Yes.

THE ASSISTANT SECRETARY: Commissioner Izquierdo?

COMMISSIONER IZQUIERDO: Abstain.

THE ASSISTANT SECRETARY: Abstain.

Commissioner Nova is absent.

Commissioner Festa?

COMMISSIONER FESTA: Yes.

THE ASSISTANT SECRETARY: Commissioner Casper is absent.

Commissioner Bonito?

COMMISSIONER BONITO: Yes.

THE ASSISTANT SECRETARY: Commissioner

1 Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3

4 **2. PRESENTATION REGARDING REDEVELOPMENT PROJECT**

5 **PROPOSED FOR 22<sup>ND</sup> STREET AND SUMMIT AVENUE**

6 **LOCATION BY PBG REALTY ASSOCIATES, LLC**

7

8 THE ASSISTANT SECRETARY: Item 2 is a  
9 Presentation Regarding Redevelopment Project  
10 Proposed for 22<sup>nd</sup> Street and Summit Avenue  
11 Location by PBG Realty Association (sic), LLC.

12 CHAIRMAN FERNANDEZ: Chairman (sic), before  
13 we do that, can we please jump to 3 and 4, get  
14 those out of the way; then we'll go back to 2,  
15 please?

16 MR. YANOTCHKO: We could -- we could do  
17 that, yeah. If we want to just go ahead quickly  
18 with the -- the claims, it will probably take  
19 about two minutes.

20

21 **3. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF**  
22 **CLAIMS**

23

24 THE ASSISTANT SECRETARY: Item 3.

25 Approval and Ratification of Prior Payments

1 of Claim.

2 COMMISSIONER FESTA: Make a motion.

3 THE ASSISTANT SECRETARY: Motion by  
4 Commissioner Festa.

5 COMMISSIONER VALLEJO: Second the motion.

6 THE ASSISTANT SECRETARY: Second by  
7 Commissioner Vallejo.

8 Roll call.

9 Commissioner Fernandez?

10 CHAIRMAN FERNANDEZ: Yes.

11 THE ASSISTANT SECRETARY: Commissioner  
12 Izquierdo?

13 COMMISSIONER IZQUIERDO: Yes.

14 THE ASSISTANT SECRETARY: Commissioner  
15 Nova?

16 Is absent.

17 Commissioner Festa?

18 COMMISSIONER FESTA: Yes.

19 THE ASSISTANT SECRETARY: Commissioner  
20 Casper is absent.

21 Commissioner Bonito?

22 COMMISSIONER BONITO: Yes.

23 THE ASSISTANT SECRETARY: Commissioner  
24 Vallejo?

25 COMMISSIONER VALLEJO: Yes.

1

2 **4. APPROVAL FOR THE PAYMENT OF BILLS AND**  
3 **PREPARATION OF CHECKS**

4

5 THE ASSISTANT SECRETARY: Item 4, we're  
6 going to remove that, because we don't have any  
7 checks.

8

So, we'll jump to 5.

9

10 MR. YANOTCHKO: Actually, you should  
probably --

11

CHAIRMAN FERNANDEZ: No, let's go back now  
12 to --

13

MR. YANOTCHKO: -- go back to 2 at this  
14 point --

15

THE ASSISTANT SECRETARY: We're going to 2?

16

MR. YANOTCHKO: -- for our presentation.

17

THE ASSISTANT SECRETARY: Okay. You got  
18 it.

19

MR. YANOTCHKO: Yes.

20

21 **2. PRESENTATION REGARDING REDEVELOPMENT PROJECT**  
22 **PROPOSED FOR 22<sup>ND</sup> STREET AND SUMMIT AVENUE**  
23 **LOCATION BY PBG REALTY ASSOCIATES, LLC**

24

25

MR. RHATICAN: Thank you.



1           Good evening and thanks for your time.

2           My name is James Rhatican. I'm a lawyer  
3 with the Chiesa, Shahinian and Giantomasi firm.  
4 I'm here on behalf of the applicant, PBG Realty  
5 Associates.

6           We are proud to -- well, I guess, first  
7 order of business is I have a check for your  
8 counsel -- the administrative fee that was to be  
9 paid under the fourth amendment to the  
10 redevelopment agreement and so that was obviously  
11 a precondition of -- of anything.

12           So, we want --

13           CHAIRMAN FERNANDEZ: Please -- City Clerk,  
14 please acknowledge that we received that payment  
15 please on the record.

16           THE ASSISTANT SECRETARY: Okay, a check was  
17 received --

18           MR. YANOTCHKO: Pursuant to the agreement.

19           CHAIRMAN FERNANDEZ: Can you read the  
20 number on -- into the record please?

21           And the amount please.

22           THE ASSISTANT SECRETARY: A check was  
23 received for \$25,000.00.

24

25           (Whereupon, Kennedy Ng arrived at 6:40

1 p.m.)

2

3 MR. YANOTCHKO: That is -- that is  
4 consistent with the fourth amendment to the  
5 redevelopment agreement.

6 MR. RHATICAN: Thank you.

7 So, more substantively of course we're here  
8 for a presentation on this redevelopment project  
9 that has been many years in the making and we --  
10 we really appreciate your patience and your  
11 indulgences.

12 It's -- it's a project that was first  
13 conceived really about a decade ago. PBG Realty  
14 was designated as redeveloper for this particular  
15 site. There was a redevelopment agreement signed  
16 in 2006; there have been some amendments,  
17 including the most recent one, the fourth  
18 amendment.

19 And for a variety reasons, including the  
20 state of economy going back a number of years,  
21 the project really never took off. And it's been  
22 revised in some respects and you'll hear a little  
23 bit of testimony about that.

24 Most recently, as I said, we have this --  
25 what we call the fourth amendment to the

1 redevelopment agreement, by which the redeveloper  
2 voluntarily agreed to reduce the scale and the  
3 scope of the project. We understood that there  
4 were some concerns on the part of the  
5 Administration and we wanted to be sure, as good  
6 neighbors in the community, to address those  
7 concerns.

8           So, I think you'll see, as the project is  
9 presented, that it's consistent with some of the  
10 other larger projects in the area. And really,  
11 most importantly for this body, the Redevelopment  
12 Agency, it's perfectly consistent with the  
13 redevelopment plan.

14           In fact, as I said, it's a little below  
15 what would be permitted by the redevelopment  
16 plan. And it's likewise perfectly consistent  
17 with the redevelopment agreement.

18           So, I do have Mr. Jerry Gippetti, who is  
19 the principal of PBG Realty. He'll -- he'll -- I  
20 just want him to say a couple words. This site  
21 has been in his family; had a business operating  
22 at this site in town for many, many years.

23           Jerry, why don't you tell us a little bit  
24 about --

25           MR. GIPPETTI: Yeah.

1 MR. RHATICAN: -- yourself.

2 MR. GIPPETTI: Good evening. Thank you  
3 very much. Pleasure.

4 My name is Jerry Gippetti. And I've been  
5 the owner of the site since 1980, in which I ran  
6 my textile business. We had about 12 employees  
7 from town. And we shipped and received textiles.  
8 We didn't do any manufacturing to them, nor did  
9 we do anything to them other than warehouse.

10 We ended up buying most of the block, all  
11 the way down where your parking garage is and  
12 around the corner. Actually the - Quinos'  
13 (phonetic) at the corner; that's the only thing  
14 that is not mine.

15 In our agreement with the --

16 CHAIRMAN FERNANDEZ: You don't -- I'm  
17 sorry, you don't --

18 MR. GIPPETTI: I beg your pardon?

19 CHAIRMAN FERNANDEZ: -- you don't own that  
20 building, Quinos'?

21 MR. GIPPETTI: I do not.

22 CHAIRMAN FERNANDEZ: Okay.

23 MR. GIPPETTI: I do not.

24 Then you couldn't get good coffee. I still  
25 go there for coffee.

1           So, -- and that's actually how part of the  
2 redevelopment agreement with the City of Union  
3 City came about because we sold the property that  
4 your parking garage sits on to the City and then  
5 in doing so, they transferred the development  
6 rights onto my site.

7           And that's -- then that's basically how  
8 this whole thing started to come about many years  
9 back.

10           But I had -- what I'm trying to you though  
11 pretty much is I've been in the community and a  
12 supporter of the community since 1980. So I'm  
13 just not showing up and coming up with this.

14           So this -- this whole thing was kind of --  
15 came over many years and a lot of input from the  
16 community, as well as the -- the Board, and this  
17 is what we have now.

18           And thank you very much for considering  
19 this project and we look forward to putting it  
20 together.

21           Thank you again.

22           MR. RHATICAN: One -- one brief addition to  
23 my introductory comments, in keeping with what  
24 Jerry said, the deal of course with the City was  
25 that Jerry convey two parcels that he had owned

1 to the City for the purpose of constructing that  
2 deck. The density was transferred to the  
3 existing project site.

4 Mr. Gippetti likewise went out and, with  
5 his own money, acquired an adjacent site as part  
6 of the redevelopment project, the former and he  
7 called Aries (phonetic) sites. Immediately  
8 adjacent to his property now and part of a larger  
9 redevelopment project. And the City oddly -- you  
10 can see these billboards, that was -- they were  
11 on their own tax lot, very narrow tax lot, and  
12 the City --

13 MR. GIPPETTI: Oh, yeah, I'm sorry, that's  
14 -- I had to buy this from CBS (phonetic).

15 MR. RHATICAN: Yeah.

16 MR. GIPPETTI: Not easily. But it is -- it  
17 starts at a point and it comes out to four feet.  
18 And that was a separate lot on your tax rolls.

19 MR. RHATICAN: Yeah. So, --

20 MR. GIPPETTI: And how it got there, I have  
21 no idea.

22 MR. RHATICAN: And the City had, if I  
23 recall correctly, threatened condemnation,  
24 because that was part of the deal on that whole  
25 redevelopment. And ultimately it was voluntarily

1 | acquired --

2 | MR. GIPPETTI: Yes.

3 | MR. RHATICAN: -- but Mr. Gippetti did go  
4 | out of his pocket to acquire these -- these lots  
5 | in furtherance of his project.

6 | So, with that, we -- we hope to keep the  
7 | presentation brief. We have the architect who  
8 | designed this -- this lovely project. And we'll  
9 | ask him to just describe it for us please.

10 | MR. GIPPETTI: Thank you again.

11 | CHAIRMAN FERNANDEZ: Thank you.

12 | COMMISSIONER BONITO: Thank you.

13 | MR. VANDERMARK: Good evening, everyone.  
14 | It is a pleasure to be here before you.

15 | My name is Anthony Vandermark and I am a  
16 | principal with the architectural firm of  
17 | Minervini Vandermark Architecture.

18 | Once again, yeah, we started this project  
19 | probably about a decade ago. And we've been  
20 | through several different variations. What we  
21 | have before you this evening we feel is the best  
22 | and strongest design yet.

23 | As Jay and Jerry have described, we have a  
24 | one story, 23,000 -- excuse me -- 26,328 square  
25 | foot site. We have a one story industrial

1 structure at the southwest corner of 23<sup>rd</sup> and  
2 Summit Avenue.

3 In the upper picture to the west we have  
4 the five story high school parking garage. Our  
5 parking base aligns perfectly with the top of the  
6 high school parking garage, so it's good design  
7 before we step back for the residential floors.  
8 And as you, again, look down 23<sup>rd</sup>, here in the  
9 background is the 15 story -- I believe it's the  
10 Altessa Building, which is approximately around  
11 the corner from us.

12 Sheet Z1, we're proposing an 18 story  
13 structure. We have a rooftop amenity structure  
14 on top of the 18<sup>th</sup> story. The building tops out  
15 at 198 feet in height. We are proposing 260  
16 residential units. We are supported by 306  
17 parking spaces and two commercial units on the  
18 first floor that front Summit.

19 Sheet Z2, the building is a wedding cake by  
20 design. And the building is fully conforming  
21 with the Roosevelt Stadium redevelopment plan.  
22 This footprint graphic shows you the different  
23 step backs that the building has.

24 Again, the first four to five floors is at  
25 a hundred percent; 26,328 square feet.



1           Floors six through ten, which is here in  
2 the letter gray graphic, we cover 73 percent or  
3 19,318.

4           Floors 11 through 15, residential area, 63  
5 percent at 16,818.

6           And we have a rooftop amenity space which  
7 is in the darker gray area as shaded.

8           Sheet Z3, first floor plan, 100 percent lot  
9 coverage once again. We are proposing all new  
10 sidewalks, all new curbing, new street trees  
11 along Summit. We have a 3,339 square foot  
12 commercial space at the southern end of our site.

13           A very generously sized residential lobby  
14 in the center at Summit, which is 1,215.

15           And at the corner with a chamfer for better  
16 sightlines between 23<sup>rd</sup> Street and Summit Avenue  
17 we have the second commercial space at 2,467.

18           At the first floor we're proposing 23  
19 parking spaces, an elevator core with a private  
20 elevator for just the parking garage levels and  
21 the residential cores here in the center; trash  
22 room; mechanical, which will probably be a  
23 transformer; an own independent loading dock for  
24 the residential units; and your ingress/egress  
25 access for the parking garage is located off of

1 23<sup>rd</sup> Street, all the way to the western portion of  
2 the site.

3           Excuse me.

4           Sheet Z5, again, we have the first floor  
5 plan I just described for you. There is a  
6 partial below grade parking garage area.

7           The unexcavated area in the front is the  
8 commercial spaces. We do have a ramp that goes  
9 down to 35 parking spaces in the basement.  
10 Again, it's serviced by an independent elevator  
11 that just goes to the parking garage.

12           Second floor, third and fourth floor, again  
13 parking garage.

14           Your second floor you have 63 parking  
15 spaces. We have an up/down ramp; one that  
16 connects to the first floor, one that connects to  
17 floors three, four and five. Floors three and  
18 four we have 65 parking spaces. Again,  
19 everything is a shared elevator core.

20           The fifth floor, which aligns with your  
21 high school parking garage to the west, is 55  
22 parking spaces. We have certain setbacks that  
23 have to conform with the redevelopment plan.  
24 That's why it's on a standalone and we have five  
25 foot setbacks at both the northern and the

1 eastern portion of the site. We have a ten foot  
2 setback to the western portion of the site. And,  
3 again, ten foot to the western and southern  
4 portion.

5           Okay, residential floors six through ten,  
6 we have 20 units per floor and they range from  
7 720 square feet to 1,050 square feet. Generously  
8 sized and they're all serviced again by the  
9 elevator core and double loaded corridor that  
10 runs throughout the building.

11           Each setback conforms to the redevelopment  
12 plan and the building actually tiers. As you can  
13 see from the principal rendering we're looking at  
14 these lower floors here at 20 units per floor.

15           Floors 11 through 15.

16           Again, we're looking at 20 units per floor.  
17 Because of the setback we have a lined balcony  
18 that faces all the units for some outdoor space.  
19 And they range from 635 square feet to 900 square  
20 feet.

21           Floors 16 and 17.

22           You have 17 units per floor at a range of  
23 650 square feet to 800 square feet. Again, with  
24 a balcony at this upper tier section here for  
25 outdoor space for the residents.

1 Top floor, 18<sup>th</sup> floor.

2 This is approximately a hundred and eighty-  
3 eight feet up in the air. You're looking at 16  
4 units at a range from 650 to 1400 square feet.  
5 And we have 16 units on that floor level.

6 Nice part about this proposal is we have a  
7 rooftop amenity level. We have a dedicated 6,000  
8 square feet for gym and community room area for  
9 the residents. We have a 50 by 10 linear pool  
10 element. We have aligned outdoor space of 4,000  
11 square feet for deck area. We have a sitting  
12 garden and we're going to have some rooftop  
13 mechanical units; they're going to be located to  
14 the west.

15 This perimeter liner is an extensive green  
16 roof system, which is a roof tray, which reduces  
17 the amount of, you know, direct rainfall on the  
18 municipal system.

19 The very upper roof above the amenities  
20 level and extensive green roof system, extensive  
21 green roofs, the tray system, moss, it holds  
22 water, Again, it slowly releases water into the  
23 municipal system. Very nice element to have. It  
24 also cuts down on heat island effect.

25 So, it's a -- I think every building should

1 have some form -- you know, of green roof system.

2 Building elevations and building design. I  
3 show you here. Principal building height is a  
4 hundred ninety-eight feet and that's to the upper  
5 portion of the amenities level. So about a  
6 hundred and eighty-eight feet to the top cornice  
7 line.

8 Again, we're going to line the property  
9 with street trees and we have commercial spaces  
10 that run along Summit.

11 The building tiers and we're going to try  
12 to provide as much landscaping as we can on the  
13 upper tiers to soften, you know, some of the  
14 building setbacks and building design.

15 We're proposing modular brick construction  
16 with glass corner elements; with a center glass  
17 element here off of Summit.

18 And top of the building, the upper three,  
19 four floors are going to be another grass --  
20 glass element that allows the building to  
21 dissipate as it gets taller. So we're hoping  
22 that will disappear into the sky and lessen the  
23 impact on the building mass.

24 Just to put the building in context, again,  
25 graphic number 1, we have an existing 24 story

1 building over here. Around the corner here,  
2 again, is the Altessa -- is the 15 story building  
3 and our mass lines up next to that.

4 So in context, again, parking garage here  
5 to the west and we're very similar in height to  
6 the Altessa.

7 That concludes my presentation.

8 Thank you.

9 MR. RHATICAN: I'd like to -- questions  
10 just to clarify a couple of points.

11 MR. VANDERMARK: Sure.

12 MR. DILLON: Can you please step closer to  
13 the --

14 MR. RHATICAN: Oh, yeah, I'm sorry.

15 Your -- you designed this with the  
16 redevelopment plan in mind.

17 Right?

18 MR. VANDERMARK: Yes, yes we did.

19 MR. RHATICAN: And in terms of building  
20 height and densities, it complies in all respects  
21 with the redevelopment plan?

22 MR. VANDERMARK: Yes, it does.

23 MR. RHATICAN: And parking as well?

24 MR. VANDERMARK: Yes, it does.

25 MR. RHATICAN: That's all I have.

1           And I just -- I would want to -- like to  
2 make a point, in the redevelopment agreement that  
3 was signed originally back in 2006, it's been  
4 amended as we said earlier, it defines what the  
5 project is.

6           And so, again, this agreement signed by the  
7 City and the applicant defines the project as  
8 approximately 260 market rate residential units  
9 and first floor commercial uses, totaling  
10 approximately 10,000 square feet, within a 17  
11 story building atop and not including a five  
12 story parking deck.

13           So this originally contemplated a building  
14 in total of about 22 stories. We, as I said  
15 earlier, scaled it back and made it what will be  
16 a state-of-the-art and very attractive and  
17 certainly fully compliant project in all  
18 respects.

19           I have nothing to add. If there are  
20 questions for myself or Mr. Vandermark or Mr.  
21 Gippetti, that --

22           MR. NG: Can I ask a question?

23           MR. VANDERMARK: Sure.

24           MR. NG: How many parking lots do we have  
25 in total?

1           Parking spaces?

2           MR. VANDERMARK: Three hundred and six  
3 parking spaces.

4           MR. NG: And how many for large cars or  
5 vehicles?

6           MR. VANDERMARK: The majority of them are  
7 of standard size. You know, there -- there's I'm  
8 going to say less than 25 percent is of the  
9 compact spaces.

10          MR. NG: Compact spaces.

11          MR. VANDERMARK: Yes.

12          MR. NG: Will you try to do a traffic study  
13 for -- for the project?

14          MR. RHATICAN: Well, I'll --

15          COMMISSIONER VALLEJO: That would --

16          MR. RHATICAN: -- I'll answer that.

17          COMMISSIONER VALLEJO: That would be later  
18 on.

19          Right?

20          MR. RHATICAN: That would --

21          I'm sorry?

22          COMMISSIONER VALLEJO: That would be later  
23 on?

24          MR. RHATICAN: Yeah, that would be part of  
25 the Planning Board process.



1 MR. NG: Yeah.

2 MR. VANDERMARK: Yeah.

3 MR. NG: But are you planning to --

4 MR. RHATICAN: Well, if it's required by  
5 the Planning Board. We haven't even, in fact,  
6 looked at the Planning Board application yet. If  
7 that's required as a component of any application  
8 of the Planning Board, it will certainly be  
9 provided.

10 MR. NG: The reason of the question is  
11 because the high school is around the corner.

12 MR. RHATICAN: Yes.

13 MR. VANDERMARK: Right.

14 MR. NG: Already we have problems with the  
15 traffic in the morning.

16 MR. VANDERMARK: Sure.

17 MR. NG: And I would recommend the  
18 Commissioners, for the future, I mean if we have  
19 other meetings to just look at that.

20 MR. RHATICAN: Yeah, well this -- this  
21 project from a traffic standpoint, you know, the  
22 -- the redevelopment plan itself sets forth  
23 parking requirements and, of course, allows for  
24 this particular use -- a mixed project, primarily  
25 residential use of this nature.

1           So in adopting a redevelopment plan of this  
2 type the City is presumed to account for traffic  
3 impact. So in other words if the City had  
4 contemplated traffic impacts that were too  
5 substantial for the neighborhood to accommodate,  
6 it wouldn't have allowed 260 units and the  
7 commercial space. So we presume that the traffic  
8 is going to be not impactful to the -- to the  
9 neighborhood.

10           But, again, to the extent that -- that's  
11 really a Planning Board issue. This venue, this  
12 -- this Agency is vested with the power to  
13 determine whether the project complies with the  
14 redevelopment plan. We feel certainly it does.  
15 But ultimately if the Planning Board raises  
16 questions with regard to traffic, we'll answer  
17 them and if it requires a report, we'll provide  
18 one.

19           MR. GIPPETTI: If I may?

20           The -- by virtue of the way the  
21 redevelopment agreement is structured, --

22           MR. DILLON: I need you to step a little  
23 bit closer.

24           MR. GIPPETTI: I'm sorry. Sorry.

25           The way the redevelopment plan is

1 structured, we're required as part of building to  
2 put parking space for every unit. The reality is  
3 many, many of the tenants of this building will  
4 not have a car.

5           And what we've already done is we've  
6 already looked into and contracted with -- well,  
7 tentatively contracted with what I like to call  
8 head (phonetic) buses, which are the 12  
9 passenger, 16 passenger buses that run back and  
10 forth into Manhattan.

11           And we've already tentatively set up a  
12 pickup schedule starting at six a.m. and running  
13 to 8:30 in the morning and they will come by  
14 every 15 minutes. And then going from there  
15 directly down to the helix and then into  
16 Manhattan and that will be running every ten  
17 minutes -- dedicated just to our building.

18           So, the -- if I was an insightful tenant, I  
19 would not touch not my car; I would come  
20 downstairs, get the bus, and go; it makes more  
21 sense.

22           So, we've already looked into that. I mean  
23 as far as that, I hope that addressed your  
24 question.

25           CHAIRMAN FERNANDEZ: And these are mostly

1 -- they're going to be condos, right, more than  
2 -- than rentals? Or --

3 MR. GIPPETTI: Well, we're -- we're not, to  
4 be quite frank, we're not -- we're not certain of  
5 that -- how exactly that's going to go.

6 That's going to be something we're going to  
7 discuss after we get through this particular  
8 thing and at Planning we'll probably a better  
9 answer for you.

10 COMMISSIONER FESTA: Okay, so how many one  
11 bedrooms are there?

12 Can we --

13 MR. VANDERMARK: We have --

14 COMMISSIONER FESTA: I didn't see that on  
15 there.

16 MR. VANDERMARK: We have 234 one bedrooms  
17 that range from 650 to 900 square feet.

18 COMMISSIONER FESTA: And then the two  
19 bedrooms?

20 MR. VANDERMARK: Two bedrooms, 26. That  
21 range from 900 to 1250.

22 Now the reality is is that, you know, 900  
23 square feet could be a two bedroom on the small  
24 side.

25 Right now I think we just kind of erred on

1 the side of caution and called 900 square foot a  
2 one bedroom but it's a generously sized one  
3 bedroom. Typically one bedrooms would range  
4 between 600 and 750.

5 MR. NG: In the commercial spaces you -- we  
6 have two -- what kind of business are you looking  
7 to recommend?

8 What type of business?

9 MR. RHATICAN: Well, I -- I'm sure we  
10 haven't had discussion yet.

11 MR. GIPPETTI: We're allowed for a  
12 restaurant. And we have all the parking that we  
13 need for the restaurant if that be the case.  
14 That's why we have extra.

15 MR. DILLON: You have --

16 MR. GIPPETTI: I'm sorry.

17 MR. DILLON: You might as well sit closer.

18 MR. GIPPETTI: If I may?

19 We foresee that a restaurant, which is  
20 permitted, that's -- we see in one of the larger  
21 spaces, a restaurant.

22 We have more than enough parking to  
23 accommodate that. Because there are -- I believe  
24 it's 304 or five --

25 MR. VANDERMARK: Three hundred and six

1 spaces.

2 MR. GIPPETTI: Three hundred and six.

3 MR. VANDERMARK: Yup.

4 MR. GIPPETTI: -- 306 with 260 units. So  
5 we have more than enough, over and above, to  
6 accommodate anything that would like to go in  
7 there.

8 But we'd like to do something that would be  
9 something that both the community, as well as the  
10 tenants would use. As opposed to something that  
11 really makes no sense in there.

12 MR. VANDERMARK: Yeah.

13 MR. GIPPETTI: At least that's our thought.

14 MR. VANDERMARK: You know --

15 MR. GIPPETTI: But we'd be interested in  
16 whoever --

17 MR. VANDERMARK: And at these sizes, you  
18 know, you have the flexibility to kind of put in  
19 there what you want to put in these spaces.  
20 Because these -- these are --

21 MR. GIPPETTI: Yeah, it will accommodate --

22 MR. VANDERMARK: -- these are good size --

23 MR. GIPPETTI: -- something really nice.

24 MR. VANDERMARK: -- commercial spaces.

25 Yeah.

1 MR. GIPPETTI: Yeah, I'd like to go for  
2 something really nice if that's possible.

3 COMMISSIONER IZQUIERDO: So, what I wanted  
4 to ask is you mentioned the four amendment in the  
5 redevelopment plan. And you mentioned changes in  
6 the -- from the original plan.

7 There is another change that have been done  
8 from the original that you need to mention.

9 MR. RHATICAN: Are there other changes?

10 COMMISSIONER IZQUIERDO: Yeah. And the  
11 four amendment -- accept the four amendment in  
12 the only thing.

13 And what -- can you explain what changes  
14 that make to the original plan?

15 MR. RHATICAN: Well, sure, I -- if I  
16 understand the question, the project was  
17 originally contemplated at 22 stories. So --

18 COMMISSIONER IZQUIERDO: Those are the  
19 changes? No -- not anything else?

20 MR. RHATICAN: Yeah. No, it --

21 MR. VANDERMARK: Yeah, it was --

22 MR. RHATICAN: -- the size of the height, --

23 COMMISSIONER IZQUIERDO: Oh, the height.

24 MR. RHATICAN: Unless, --

25 MR. VANDERMARK: Yeah.

1 MR. RHATICAN: -- Dave, unless you remember  
2 anything else?

3 MR. YANOTCHKO: I think -- if you're -- are  
4 you talking about first, second, third  
5 amendments?

6 COMMISSIONER IZQUIERDO: Um-hum.

7 MR. YANOTCHKO: Usually that was for  
8 extensions --

9 MR. RHATICAN: Oh, right.

10 MR. VANDERMARK: Right.

11 MR. RHATICAN: Okay. Yeah.

12 MR. YANOTCHKO: -- of -- of time because of  
13 the bad economic situation.

14 Mr. Izquierdo, I believe you -- you started  
15 with the Board in -- earlier this year.

16 Correct?

17 COMMISSIONER IZQUIERDO: Exactly.

18 MR. YANOTCHKO: So, yeah, he hasn't -- he  
19 wasn't here when the fourth amendment was voted  
20 on and --

21 MR. VANDERMARK: Yeah.

22 COMMISSIONER IZQUIERDO: Um-hum.

23 MR. RHATICAN: The only -- the only  
24 amendment with substantive changes was the fourth  
25 amendment. The others, as Mr. Yanotchko said,



1 | were just changes to give us more time to get  
2 | here.

3 | MR. VANDERMARK: Yeah.

4 | COMMISSIONER IZQUIERDO: Oh, okay.

5 | MR. VANDERMARK: But the big change is the  
6 | height.

7 | COMMISSIONER IZQUIERDO: Oh.

8 | MR. VANDERMARK: Because the -- you know,  
9 | the original building was at 220 feet up in the  
10 | air.

11 | COMMISSIONER BONITO: Specific to the  
12 | rooftop amenities, --

13 | MR. VANDERMARK: Yes.

14 | COMMISSIONER BONITO: -- will there be or  
15 | are you considering enclosure for the pool, for  
16 | example, so it could be used year-round as  
17 | opposed to just, you know, spring/summer?

18 | And also concerning on saving on electric,  
19 | the use of solar panels --

20 | MR. VANDERMARK: Um-hum.

21 | COMMISSIONER BONITO: -- and what have you,  
22 | have you factored all of that in and what are  
23 | your plans on that?

24 | MR. VANDERMARK: Well, this -- this is  
25 | something a little further down the road for the,

1 | you know, developer to make those decisions.

2 |           You know, it -- it certainly could be  
3 | considered. You know, the enclosure -- you know,  
4 | the enclosure of the pool area, you know, it  
5 | requires then a full year maintenance and then  
6 | that does tax your maintenance fees.

7 |           And then, you know, maintaining the pool,  
8 | you know, all year-round. So I think that's  
9 | certainly something that could be considered.

10 |           And, again, you know, solar is something  
11 | to, you know, maybe be looked at too.

12 |           COMMISSIONER BONITO: Thank you.

13 |           CHAIRMAN FERNANDEZ: I make a motion to  
14 | accept the presentation.

15 |           COMMISSIONER IZQUIERDO: Second.

16 |           THE ASSISTANT SECRETARY: Motion made by  
17 | Commissioner Fernandez.

18 |           Second by Commissioner Izquierdo.

19 |           Roll call.

20 |           Commissioner Fernandez?

21 |           CHAIRMAN FERNANDEZ: Yes.

22 |           THE ASSISTANT SECRETARY: Commissioner  
23 | Izquierdo?

24 |           COMMISSIONER IZQUIERDO: Yes.

25 |           THE ASSISTANT SECRETARY: Commissioner Nova

1 is absent.

2 Commissioner Festa?

3 COMMISSIONER FESTA: Yes.

4 Commissioner Casper is absent.

5 Commissioner Bonito?

6 COMMISSIONER BONITO: Yes.

7 THE ASSISTANT SECRETARY: Commissioner  
8 Vallejo?

9 COMMISSIONER VALLEJO: Yes.

10 MR. RHATICAN: Thank you.

11 MR. VANDERMARK: Great, thank you very  
12 much.

13 MR. RHATICAN: Thank you very much.  
14 Appreciate it.

15 CHAIRMAN FERNANDEZ: Thank you for your  
16 time.

17 MR. YANOTCHKO: Thank you.

18 MR. RHATICAN: Procedurally, now is it your  
19 ordinary course to attach a resolution at the  
20 next meeting or --

21 MR. YANOTCHKO: It would probably be the  
22 next meeting. Yeah.

23 MR. RHATICAN: Okay.

24 MR. YANOTCHKO: I wanted to just give the  
25 Board an introduction. I mean to various extents

1 | they've had a little details on this --

2 |           MR. RHATICAN:   Okay.

3 |           MR. YANOTCHKO:  -- but I wanted a chance to  
4 | give people more details and to see what the  
5 | diagrams look like.

6 |           MR. RHATICAN:  Well, if there's a need for  
7 | us to attend the next meeting you let me know.  
8 | But if it's just a vote -- the resolution --

9 |           CHAIRMAN FERNANDEZ:  Thank you very much.

10 |           MR. RHATICAN:  Thank you.

11 |

12 | **5.   REPORT ON STATUS OF PROJECTS**

13 |

14 |           THE ASSISTANT SECRETARY:  Okay.

15 |           Next item, item 5 is Report on Status of  
16 | Project.

17 |           MR. VANDERMARK:  This shows you the  
18 | entire --

19 |           THE ASSISTANT SECRETARY:  Counsel, do you  
20 | have --

21 |           I'm sorry.

22 |           MR. VANDERMARK:  -- in line, all the way  
23 | down -- all the way down to Bergenline.

24 |           (Whereupon, there was a pause in the  
25 | proceedings.)

1 MR. YANOTCHKO: I think the presentation  
2 that we had really summarizes the update on  
3 project status for this -- for this month.

4 THE ASSISTANT SECRETARY: Okay.

5 CHAIRMAN FERNANDEZ: Make a motion for  
6 that.

7 COMMISSIONER VALLEJO: Second the motion.

8 THE ASSISTANT SECRETARY: Second the motion  
9 by Commissioner -- Commissioner Vallejo.

10 Roll call.

11 Commissioner Fernandez?

12 CHAIRMAN FERNANDEZ: Yes.

13 THE ASSISTANT SECRETARY: Commissioner  
14 Izquierdo?

15 COMMISSIONER IZQUIERDO: Yes.

16 THE ASSISTANT SECRETARY: Commissioner Nova  
17 is absent.

18 Commissioner Festa?

19 COMMISSIONER FESTA: Yes.

20 THE ASSISTANT SECRETARY: Commissioner  
21 Bonito is --

22 Commissioner Bonito?

23 COMMISSIONER BONITO: Yes.

24 THE ASSISTANT SECRETARY: Commissioner  
25 Vallejo?

1 COMMISSIONER VALLEJO: Yes.

2

3 **6. PUBLIC COMMENT**

4

5 THE ASSISTANT SECRETARY: Anyone from the  
6 public wish to comment on any items on the -- on  
7 this regular agenda?

8 Seeing none.

9

10 **ADJOURNMENT**

11

12 THE ASSISTANT SECRETARY: Is there a  
13 motion to adjourn?

14 COMMISSIONER FESTA: Motion.

15 COMMISSIONER VALLEJO: Motion.

16 COMMISSIONER BONITO: Motion.

17 THE ASSISTANT SECRETARY: Motion by Eva  
18 Festa -- Commissioner Festa.

19 THE ASSISTANT SECRETARY: Second by --

20 COMMISSIONER BONITO: I'll second.

21 THE ASSISTANT SECRETARY: -- Commissioner  
22 Vallejo.

23 COMMISSIONER BONITO: Okay.

24 THE ASSISTANT SECRETARY: In all favor?

25

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

2

3 (Whereupon, the proceedings were concluded  
4 at 7:06 p.m.)

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1 STATE OF NEW JERSEY:

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3 COUNTY OF ESSEX :

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

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