

Note: This agenda is provided for general information. It is not to be used as a basis for identifying the order in which application will be processed. The Chairperson will determine the order at the time of the board meeting



**AGENDA
REGULAR MEETING
CITY OF UNION CITY
PLANNING BOARD**

The Planning Board of the City of Union City has scheduled a Regular Public Meeting for Tuesday, January 28, 2020 at 6:00 p.m. in the Municipal Chambers of City Hall, located at 3715 Palisade Avenue, Union City, New Jersey.

**Brian P. Stack, Mayor, Diane Capizzi, Chairwoman, Jeanne Koehler, Vice-Chairwoman, Celin Valdivia, Carolina Fernandez, Ydalia Genao, Alicia Morejon, Franklin Medina, Rudy Rivero, Alejandro Velazquez Alternate #1, Jose Guareno Alternate #2
Brian M. Chewcaskie Esq., Board Counsel
David Spatz, P.P., AICP, Consulting City Planner**

I.	Meeting Called to order – roll call
II.	Pledge of allegiance to the Flag
III.	Statement with regard to the Open Public Meeting Act / Sunshine Law
IV.	Re-organization to elect Chair and Vice Chair Person:
V.	<u>Adoption of Minutes:</u> Regular meeting held on November 26, 2019.
VI.	<u>Hearings/Applications:</u> 1. Resolution of the City of Union City Authorizing and Directing the City of Union City Planning Board to review the Roosevelt Stadium Redevelopment Plan. M. McKinley Mertz, PP, AICP, LEED Green Associate.
VII.	<u>Hearings/Applications:</u> 2. 208 18th Street, LLC. 208 18th Street. Block: 176. Lot: 10. Legalization of existing 3 family dwelling on Lot 11 and new 3 family dwelling building on Lot 10. <u>Adjourned on 07-23-2019</u> Applicant’s attorney requested that this hearing be adjourned to October 22, 2019. E-mail received on September 18, 2019. Applicant’s attorney request that this hearing be adjourned to the next available meeting. E-mail received on 10/16/19. Adjourned 10/22/2019 <u>Adjourned on 11/26/2019</u> <u>The applicant’s attorney is withdrawing the application. E-mail received on January 22, 2020.</u> A. Mulkay, Esq.
VIII.	<u>Hearings/Applications:</u> 3. Faraouk Sheikh. 912 Palisade Avenue. Block: 186. Lot: 33. Applicant proposes the Construction of a new three (3) family home. Applicant’s attorney requested an adjournment. E-mail received on April 22, 2019.) Adjourned on 04/23/2019 to June 25, 2019. Adjourned on 06-25-2019 and 07-23-2019. Applicant’s attorney requested that this hearing be adjourned to October 22, 2019. E-mail received on September 24, 2019. Revised plans received on 10/11/19. Adjourned 10/22/2019. Adjourned on 11/26/2019 The applicant’s attorney requested that this hearing be adjourned to February 25, 2020. E-mail received on January 27, 2020 J. Alvaro Alonso, Esq.
IX.	<u>Hearings/Applications:</u> 4. Lilian Leon. 1608 New York Avenue. Block: 88. Lot: 22. The applicant proposes to subdivide 10,297 sq. ft. vacant parcel into two lots. A three family will be constructed on one lot and the other lot will remain vacant at this time. <u>Adjourned on 11/26/2019</u> B. Pereiras, Esq.

X.	<u>Hearings/Applications:</u> 5. Rocha Builders LLC. 1305 Palisade Avenue Block: 63 Lot: 3. Applicant proposes the construction of a new three (3) family. B. Pereiras, Esq.
XI.	<u>Resolution:</u> 1. N.I.U Trust. 1713 Bergenline Avenue. Block: 91. Lots: 6 & 7. Request a 1 year extension. (2nd Extension.) 1st Extension was approved on 10/23/2018. <u>Approved</u> 2. Joseph Gaudio. 2500 New York Avenue. Block: 140. Lot: 1. Conversion of existing two-family house to three family house by legalizing existing basement unit. Obtain Certificate of Occupancy for basement unit and 2 variances (site plan- Max lot coverage/off-street parking.) <u>Approved</u> 3. Joseph Gaudio. 2502 New York Avenue. Block: 140. Lot: 2. Convert two-family to three-family residential dwelling by legalizing existing basement unit. Obtain Certificate of Occupancy for basement unit and 2 variances (min sides set back/off-street parking.) Presently there exist 2 legal units on ground floor and second floor. <u>Approved</u> 4. 613 39th Street LLC. 613 39th Street. Block: 261. Lot: 57. Applicant proposes a subdivision to create two (2) new lots. Lot 57 will be 2500 square feet and Lot 58 will be approximately 3125 square feet. And to construct a new four story three families on lot 57. <u>Approved</u> 5. Irineo Silveiro Chavez. 123 40th Street. Block: 233. Lot: 29. Applicant proposes the legalization of a ground floor apartment. <u>Approved</u> 6. Crestpoint Development UC LLC. 511-519 32nd Street. Block: 170. Lots: 21-25, 43, 48-50. Modification of a prior approval to use from commercial/retail/office to provide residential lobby and fitness center at existing mixed use building. <u>Approved</u> 7. 3510-3520 Bergenline Ave. LLC. 3510-3520 Bergenline Ave. Block: 209 Lots: 23, 24, 25, 26, 27, and 28. Propose to convert office space into 10 residential apartments on the existing second floor. <u>Approved on June 26, 2019. Revised plans received on December 27, 2019 & January 17, 2020.</u> <u>Settlement Agreement Resolution:</u> 8. Whispering Woods Hearing in the matters of Hudson Yards West, LLC vs. City of Union City Planning Board, et al, Docket Nos. HUD-L-1109-18 and HUD-L-4484-18. Property Address: 3309 Hudson Avenue and 3308 Palisades Avenue. Block 200, Lots 5, 6, 24-28 and 40, City of Union City. <u>Approved</u> <u>Revised Resolution:</u> 9. 133 Madison Street, LLC. 3600-3612 Kennedy Blvd. Block: 218 Lots: 1, 55-57. Propose a one story retail building. Resolution was memorialized November 22, 2016. Applicants are seeking for one (1) year extension. <u>The resolution was approved on 10/22/2019</u>