

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, October 27, 2020 at 6:00 p.m. in the Union City High School, located at 2500 John F. Kennedy Blvd, 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.	Communications:
V.	<u>Adoption of Minutes:</u> Regular meeting held on September 22, 2020.
VI.	<u>Hearings/Applications/Extensions:</u> 1. ADR RE, LLC. 525-531 32 nd Street. Block 170. Lots 15-18 & 46. Applicant is requesting for an extension of time from the grant approvals for six months following the expiration of the current state of emergency. Original Resolution was memorialized on April 28, 2015. Resolution memorialized on May 28, 2019 granting the applicant a third extension through June 2020. B. Pereiras, Esq.
VII.	<u>Hearings/Applications:</u> 2. Denise & Baruch Gadot. 123 20 th Street. Block 80. Lot 10. The applicant proposes a new (3) three family dwelling. <u>Carried over from 09-22-2020.</u> As per attorney's letter received on October 21, 2020, Ms. Pereiras is requesting to remove this matter from the calendar as the applicants have decided to modify their application and resubmit a denial letter request to the Union City Zoning Officer. B. Pereiras, Esq.
VIII.	<u>Hearings/Applications:</u> 3. Way to Win, LLC. 1802 Kerrigan Avenue. Block 97. Lot 2. Applicant seeks the legalization of an existing basement apartment in an existing two family structure. B. Pereiras, Esq.
IX.	<u>Hearings/Applications:</u> 4. 321 23 rd Street Associates LLC. 319-321 23 rd Street. Block 125. Lot 8, 9. Subdivision of Existing lot into 2 lots. Proposed lot 8 will contain an existing 1 family house, proposed 9.01 is vacant land. J. Alvaro Alonso, Esq.
X.	<u>Resolutions:</u> 1. 644 38 th Street, LLC. 644-646 38 th Street. Applicant is requesting a one year extension. Approved on July 24, 2018 and Resolution was memorialized on September 24, 2018. <u>Approved.</u> 2. Jose Lozada. 1616 West Street. Block: 86. Lot: 16. Applicant seeks to legalize preexisting basement unit and convert from two (2) family to three (3) family residence. <u>Approved.</u>

FORMAL ACTION may be taken on the items listed on the agenda below and on any additional items coming before this board.