

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 26, 2021 at 6:00 p.m. in the Union City High School, located at 2500 John F. Kennedy Boulevard, 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> Special meeting held on December 15, 2020.
VI.	<u>Hearings/Application for Amended Site Plan Approval:</u> 1. Ronmar Realty, LLC 121 34 th Street. & 116-120 Peter Street. Block: 203 Lot: 10.01 (formerly 10, 11, 28-36) Applicant seeks Amended Site Plan Approval to construct a 2,179.16 square feet roof deck/terrace amenity space. The Planning Board approval resolution was memorialized on January 26, 2016. Santo T. Alampi, Esq.
VII.	<u>Hearings/Applications:</u> 2. 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. Adjourned on 10/27/2020 J. Alvaro Alonso, 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. Adjourned on 10/27/2020 B. Pereiras, Esq.
IX.	<u>Hearings/Applications:</u> 4. 616 16 th Street, LLC. 616 16 th Street. Block 85 Lot 8. Applicant proposes to construct a 3 family house, it is currently a 2 family house. B. Pereiras, Esq.
X.	<u>Hearings/Applications:</u> 5. 309 10 th Street, LLC. 309 10 th Street. Block 49 Lot 8. Applicant proposes new three (3) family home. B. Pereiras, Esq.
XI.	<u>Hearings/Applications:</u> 6. 519 15 th Street, LLC. 519 15 th Street. Block 72 Lot 10. Applicant proposes new three family home. B. Pereiras, Esq.
XII.	<u>Resolution:</u> NONE

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