

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, February 23, 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.	<u>Adoption of Minutes:</u> Regular meeting held on January 26, 2021.
V.	<u>Hearings/Application/Extension:</u> 1. 411 Jefferson Street, LLC. 1713 Bergenline Avenue. Block 91 Lot 6&7. Applicant is requesting for a third extension. The Resolution was memorialized on November 2016. A first extension was granted by the Board on October 23, 2018. A second extension was approved on November 26, 2019 B. Pereiras, Esq.
VI.	<u>Hearings/Application:</u> 2. 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. Adjourned on January 26, 2021. Required revised plans not received. B. Pereiras, Esq.
VII.	<u>Hearings/Applications:</u> 3. 309 10 th Street, LLC. 309 10 th Street. Block 49 Lot 8. Applicant proposes new three (3) family home. Adjourned on January 26, 2021. Required revised plans not received. B. Pereiras, Esq.
VIII.	<u>Hearings/Applications:</u> 4. 519 15 th Street, LLC. 519 15 th Street. Block 72 Lot 10. Applicant proposes new three family home. Adjourned on January 26, 2021. Required revised plans not received. B. Pereiras, Esq.
IX.	<u>Public Hearing:</u> 5. Michael Szczesny. 912 Palisade Avenue. Block 186 Lot 33. Applicant proposes to demolish an existing two story frame dwelling, and construct a new three family home. B. Pereiras, Esq.
X.	<u>Hearings/Applications:</u> 6. 545 41 st Street UC Associates LLC. 543 41 st Street. Block 234 Lot 53. Applicant proposes to demolish an existing structure, and construct a new three family house. A. Lopez. Esq.
XI.	<u>Hearings/Applications:</u> 7. 545 41 st Street UC Associates LLC. 545 41 st Street. Block 234 Lot 54. Applicant proposes to demolish an existing structure, and construct a new three family house. A. Lopez. Esq.
XII.	<u>Hearings/Applications:</u> 8. 3605 Bergenline LLC. 3605 Bergenline Avenue. Block 218 Lot 30. Conversion of office space into two (2) residential apartments. A. Lopez. Esq.

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

XIII.	<u>Resolution:</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. <u>Approved</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. <u>Denied</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. <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.