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**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, May 25, 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, Chairperson. Alejandro Velazquez, Vice-Chairperson.
Jeanne Koehler, Celin Valdivia, Carolina Fernandez, Ydalia Genao, Alicia Morejon, Franklin
Medina, Hector Oseguera, 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 April 27, 2021.
V.	<u>Hearings/Application:</u> 1. Cesar Cespedes. 316 6 th Street Block: 26 Lot: 25. Conversion from two family to three family by legalizing the existing basement unit. A. Lopez, Esq.
VI.	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, February 23, 2021 and March 23. Revised plans received on March 12, 2021. Adjourned on April 27, 2021 <u>Revised Plans received on 5/14/21.</u> B. Pereiras, Esq.
VII.	3. 519 15 th Street, LLC. 519 15 th Street. Block 72 Lot 10. Applicant proposes new three family home. Adjourned on January 26, February 23, 2021 and March 23. Revised plans received on March 12, 2021. Adjourned on April 27, 2021 <u>Revised Plans not received.</u> B. Pereiras, Esq.
VIII.	<u>Hearings/Applications:</u> 4. 309 10 th Street, LLC. 309 10 th Street. Block 49 Lot 8. Applicant proposes new three (3) families home. Adjourned on January 26 and February 23, 2021. Revised plans received on March 15, 2021. Denied on 03-23-21. Requested reconsideration on 4/27/21. <u>Reconsideration:</u> 309 10 th Street, LLC. 309 10 th Street. Block 49 Lot 8. Reconsideration to hear the denied application. The drawings have been modified as per the Board’s request at the April 27 th Board Meeting. Applicant proposes a larger rear yard setback, prevailing front yards and setbacks at the higher levels. <u>Revised Plans received on 5/14/21</u> B. Pereiras, Esq.
IX.	<u>Hearings/Applications:</u> 5. 208 18 th Street, LLC. 208 18 th Street. Block 176. Lot 10, 11. Applicant proposes (2) new three family houses. B. Pereiras, Esq.
X.	<u>Hearings/Application:</u> 6. 1224 Central Ave Investments, LLC. 1224 Central Avenue. Block 59. Lot 13. Applicant proposes the legalization of a third floor apartment. B. Pereiras, Esq.

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XI.	<u>Hearings/Applications:</u> 7. Purnima & Rasesh Chauhan. 208-210 35 th Street. Block 211. Lot 6, 7. Applicant proposes the legalization of a basement apartment. The applicant also proposes changing the existing slope roof to a flat roof. B. Pereiras, Esq.
XII.	<u>Adoption of Resolutions:</u> 1. 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. <u>Approved</u> 2. 135 JPM Properties, LLC, 135 44 th Street. Block: 253 Lot: 22. Applicant proposes a new (3) family dwelling. <u>Approved</u> <u>Revised Plans received on 5/14/21.</u>

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