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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, July 27, 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, Jose Guareno, Alternate #1 Hector Oseguera, 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 June 15, 2021.
V.	<u>Hearings/Application/Extension:</u> 1. Valente & Valente. 804 Kennedy Blvd. Block 43. Lot 3. Applicant is requesting a 1 year extension. Resolution was adopted on 11-27-2018. B. Pereiras, Esq.
VI.	<u>Hearings/Application:</u> 2. 208 18 th Street, LLC. 208 18 th Street. Block 176. Lot 10, 11. Applicant proposes (2) new three family houses. Carried to June 15, 2021. Adjourned on June 15, 2021. <u>Revised Plans received on 6/11/21.</u> B. Pereiras, Esq.
VII.	<u>Hearings/Applications:</u> 3. Way to Win. 1215 Morris Street. Block 59. Lot 3. Applicant proposes to construct a new three family dwelling. <u>Revised Plans received on 7/16/21.</u> B. Pereiras, Esq.
VIII.	<u>Hearings/Applications:</u> 4. 655 39 th Street, LLC. 655 39 th Street. Block 261. Lot 36. Applicant proposes to construct a new three family dwelling. <u>Revised Plans received on 7/16/21.</u> B. Pereiras, Esq.
IX.	<u>Hearings/Applications:</u> 5. Palisades Vista, LLC. 2113-2115 Palisade Avenue. Applicant proposes subdivision and (2) new three family houses. <u>Revised Plans received on 7/16/21.</u> B. Pereiras, Esq.
X.	<u>Hearings/Applications:</u> 6. 910 Palisade Avenue, LLC. 910 Palisade Avenue. Block 186. Lot 32. Applicant proposes to construct a 3 family home. <u>Revised Plans received on 7/16/21.</u> B. Pereiras, Esq.
XI.	<u>Hearings/Applications:</u> 7. 915 Palisade Avenue LLC. 913-915 Palisade Avenue. Block 49. Lot 6, 7. Applicant seeks to subdivide the property into (2) conforming lots with a (3) family structure on each newly created lot. <u>Revised Plans received on 7/16/21.</u> B. Pereiras, Esq.
XII.	<u>Adoption of Resolutions:</u> 1. 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. Approved 2. 519 15 th Street, LLC. 519 15 th Street. Block 72 Lot 10. Applicant proposes new three family home.

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	<u>Approved</u> 3. 1224 Central Ave Investments, LLC. 1224 Central Avenue. Block 59. Lot 13. Applicant proposes the legalization of a third floor apartment. <u>Approved</u> <u>Adoption of Resolution: Reconsideration:</u> 4. 309 10th Street, LLC. 309 10th 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 27th Board Meeting. Applicant proposes a larger rear yard setback, prevailing front yards and setbacks at the higher levels. <u>Approved</u>
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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.