



**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, March 28, 2023 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, Alejandro Velazquez, Chairperson. Celin Valdivia, Commissioner,
Carolina Fernandez, Ydalia Genao, Alicia Morejon, Franklin Medina, Jose Guareno,
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 February 28, 2022
V.	<u>Hearings/Application:</u> 1. West 13, LLC 409 4 th Street. Block: 12 Lot: 9 COURT ORDER: SUPERIOR COURT OF NEW JERSEY: Docket No. HUD-L-2291-21. This matter is remanded for the City of Union City Planning Board to make factual findings and conclusions to explain, with specificity, its April 27, 2021 decision to deny plaintiff’s application for the construction of a three-family dwelling. J. Alvaro Alonso, Esq.
VI.	<u>Hearings/Application/Extension:</u> 2. 613 39th Street LLC. 613 39th Street. Block: 261. Lot: 57. Applicant proposes a subdivision to create two (2) new lots. Lot 57 will be 2500 square feet and Lot 58 will be approximately 3125 square feet. And to construct a new four story three families on lot 57. The approval resolution was memorialized on January 28, 2020. Applicant is requesting a 1-year extension. (Second extension). B. Pereiras, Esq.
VII.	<u>Hearings/Application/Extension:</u> 3. 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. The approval resolution was memorialized on May 25, 2021. Applicant is requesting a 1-year extension. B. Pereiras, Esq.
VIII.	<u>Hearings/Application:</u> 4. 15th Street UC LLC. 814 15th Street. Block 80. Lot 10. Applicant proposes the construction of a new 3 family house. The application was Denied on July 28, 2020 and the Resolution was memorialized on September 22, 2020. SECOND COURT ORDER: SUPERIOR COURT OF NEW JERSEY: Docket No. HUD-L-03905-20. Ordered that the within matter be again remanded to the Union City Planning Board for the sole purpose of deliberating in furtherance of reconsideration of its prior Resolution and make specific factual findings and conclusions of law in support of its decision A. Lopez., Esq.

IX.	<u>Adoption of Resolutions:</u> 1. 208 18th Street, LLC 206-208 18th Street Applicant proposes (2) new three family houses. On September 28, 2021 the Board voted to deny the application; and on October 26, 2021 the Board adopted a resolution denying the Application: Amended application to build one (1) three-story, two-family dwelling. <u>Approved. Revised drawings received on 03-07-2023</u> 2. 2712 NY LLC. 2712 New York Avenue Block 151 Lot: 7 Applicant proposes the construction of a new three family house. Seeking for 1 year extension. The approval resolution was memorialized on July 28, 2020. <u>Approved</u> 3. Lidia Nova 704-706 New York Ave Blok: 37 Lot:17 Applicant proposes conversion of a commercial space into two apartments. <u>Approved. Revised drawings received on 03-07-2023</u>
	4. <u>Corrected Resolution:</u> Jing Zhang, 1012 Palisade Ave. Block: 186. Lot: 42. Applicant proposes the legalization of a ground floor apartment to convert from a two family to three families. Applicant also proposes the addition of a stair bulkhead. The approval resolution was memorialized on 10-25-2018.

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