

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 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, Vice-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**

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| 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.   | <b><u>Adoption of Minutes:</u></b><br>Regular meeting held on November 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| V.    | <b><u>Hearings/Application:</u></b><br><b>1. City of Union City:</b> An Ordinance to Ban Smoke Shops and Vape Shops as a Principal Permitted use in any Zone District in the City of Union City.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| VI.   | <b><u>Hearings/Application:</u></b><br><b>2.</b> 208 18 <sup>th</sup> Street, LLC 206-208 18 <sup>th</sup> 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: <b>B. Pereiras; Esq.</b><br><b>SETTLEMENT AND TOLLING AGREEMENT:</b><br>On December 16, 2021 Applicant filed a complaint in Lieu of prerogative wrists. Docket number HUD-L-004839-21, challenging the denial of its application:<br><b>Amended application</b> to build one (1) three-story, two-family dwelling |
| VII.  | <b><u>Hearings/Application/Extension:</u></b><br><b>3.</b> 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. <b>B. Pereiras; Esq.</b>                                                                                                                                                                                                                                                                                                                                   |
| VIII. | <b><u>Hearings/Application/Extension:</u></b><br><b>4.</b> Lidia Nova 704-706 New York Ave Blok: 37 Lot:17 Applicant proposes conversion of a commercial space into two apartments. <b>B. Pereiras; Esq.</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |
| IX.   | <b><u>Adoption of Resolutions:</u></b><br>NONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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