

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 27, 2024 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 meetings held on January 23, 2024
V.	<u>Hearings/Application:</u> 1. The Board of Commissioners of the City of Union City adopted a resolution authorizing the City of Union City Planning Board to undertake a preliminary investigation of properties identified as fallow: Block 32.01, Lot 9 – 707 Summit Avenue. Block 32.01 Lot 4 – 710 Paterson Plank Road. Block 43, Lot 6 – 810 Kennedy Boulevard. Block 43, Lot 7 – 812 Kennedy Boulevard as identified on the Official Tax Map of the City of Union City (the “Study Area”) to determinate if the property qualifies as a non-condemnation area in need of redevelopment. HGA Community Planning Consultants.
VI.	<u>Hearings/Application:</u> 2. Vista, LLC. 2113-2115 Palisade Avenue. Block 112 Lots 15 and 16. The applicant proposes subdivision and (2) new three family houses. <u>The Denial resolution was adopted on 09-28-2021.</u> <u>Settlement and Tolling Agreement.</u> (a) Renovate the existing dwelling located at 2113 Palisades Avenue to a three-family dwelling which shall not contain a basement unit and shall maintain the current on-site two (2) parking spaces; (b) build a two-family dwelling with four (4) on-site parking spaces; and (c) subdivide the property. B. Pereiras, Esq.
VII.	<u>Adoption of Resolutions:</u> 1. 2107 Bergenline Avenue. Block: 114 Lot: 4. New mixed-use building with three residential units and commercial space. <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.