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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, March 26, 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 February 27, 2024
V.	<u>Hearings/Application:</u> 1. The Board of Commissioners of the City of Union City on September 6, 2023 adopted a resolution authorizing the City of Union City Planning Board to undertake a preliminary investigation of property identified as fallow: Block 229, Lots 4, 5 and 6 – 540 39 th as identified on the Official Tax Map of the City of Union City (the “Study Area”) to determinate if the property qualifies as an area in need of redevelopment. HGA Community Planning Consultants.
VI.	<u>Hearings/Applications/Extensions:</u> 2. 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. (second extension) B. Pereiras., Esq.
VII.	<u>Hearings/Applications/Amendments:</u> 3. 531 32 nd St, LLC. 525-531 32 nd Street. Block: 1225 Lots: 15, 18 and 46. The applicant requests an opportunity to amend the approval to permit the use of siding on the rear and side elevations. The front facade remain brick. The approved resolution was memorialized on 04-28-2015 B. Pereiras., Esq.
VIII.	<u>Adoption of Resolutions:</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. <u>Approved</u>

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	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. <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.