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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, November 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 October 22, 2024
V.	<u>Hearings /Applications:</u> 1. The Board of Commissioners of the City of Union City on March 7, 2024 adopted a resolution declaring Block: 229 Lots: 4, 5 and 6 an area in need of redevelopment and directed the City of Union City Planning Board to undertake a preliminary investigation for Review and recommendations of property identified as fallow: Silk Mill Complex. Block: 229 Lots: 4, 5 and 6 – 540 39 th Street 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 of redevelopment.
VI.	<u>Hearings /Applications:</u> 2. JBZ Enterprises LLC 588-590 32 nd Street Block: 204 Lots: 2 & 3. The applicant proposes to construct a one-story addition over an existing two-story, mixed-use structure; There will be a restaurant on the ground floor, 2 two-bedroom units on the second floor and a four-bedroom unit on the third floor. No parking is provided. Adjourned on 10-22-2024. B. Pereiras., Esq.
VII.	<u>Hearings /Applications / Court Order:</u> West 13 LLC. 409 4 th Street. Block 12 Lot 9. Client proposes to construct a new three family house in the R-Zone. Applicant will require Preliminary and Final site plans approval as well as any other variances required by the board. The application was Denied on March 23, 2021 and the Resolution was memorialized on April 27, 2021. 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. Denied on April 25, 2023 and the Resolution was memorialized on May 23, 2023. 3. West 13, LLC 409 4 th Street. Block: 12 Lot: 9 SECOND COURT ORDER: SUPERIOR COURT OF NEW JERSEY: Docket No. HUD-L-1963-23. That this matter is remanded for the City of Union city Planning Board to reopen the record on the issue of the prevailing setback and whether a variance is required. <u>Adjourned on 09-24-2024 and 10-22-2024</u> .. J. Alvaro Alonso, Esq.

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VIII.	<u>Adoption of Resolutions:</u> 1. Resolution to Reappoint the Planning Board Secretary for the year 2025. 2. Resolution to approve the Planning Board’s Schedule for the year 2025. 3. H & A Developers, LLC. 2704-2710 Kennedy Blvd. H & A Developer LLC. Block: 156 Lots: 2, 3, 24, 25, 26, 27, 28 & 8 proposed a six (6) story mixed-use building, consisting of 70 residential units, 2 commercial spaces, and 137 parking spaces. Lot: 8 Two family dwelling. The approval resolution was memorialized on November 22, 2022. Requesting one year extension. <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.