

□



CITY OF UNION CITY
County of Hudson, State of New Jersey

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, January 28, 2025 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 November 26, 2024
V.	<u>Hearings /Applications:</u> 1. Please take notice that on November 19, 2024, the Board of Commissioners of the City of Union City adopted a resolution authorizing the Union City Planning Board to undertake a preliminary investigation of property identified as fallow: Block 276, Lot 1 - 4700 Bergenline Avenue.
VI.	<u>Hearings /Applications:</u> 2. Please take notice that on October 8, 2024, the Board of Commissioners of the City of Union City adopted a resolution authorizing the Union City Planning Board to undertake a preliminary investigation of property identified as fallow: Block 17, Lot 1 – 507 West Street.
VII.	<u>Public Hearing:</u> 3. Shaista LLC 522-524 31 st Street. Block: 170 Lots: 41 & 42. The applicant proposes to demolish two structures, re-subdivide the property and then construct a new four-story, mixed-use structure on each lot, commercial space on the ground floor and three-bedroom units on each of the second, third and fourth floors. B. Pereiras., Esq.
VIII.	<u>Adoption of Resolutions:</u> 1. 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. <u>Approved</u> 2. 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.

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



CITY OF UNION CITY
County of Hudson, State of New Jersey

AGENDA
REGULAR MEETING
CITY OF UNION CITY
PLANNING BOARD

	West 13, LLC 409 4th 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. West 13, LLC 409 4th 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>Dismissed</u>
--	--

FORMAL ACTION may be taken on the items listed on the agenda below and on any additional items

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