



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, March 25, 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 January 28, 2025 and February 11, 2025
V.	<u>Hearings /Applications:</u> 1. 208 18 th Street, LLC 206-208 18 th 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: SETTLEMENT AND TOLLING AGREEMENT: 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: Amended application to build one (1) three-story, two-family dwelling. <u>Approved</u> The approval resolution was memorialized on March 28, 2023. The applicant has requested a one-year extension. B. Pereiras., Esq.
VI.	<u>Hearings /Applications:</u> 2. 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. <u>Adjourned on 01-28-2025</u> B. Pereiras., Esq.
VII.	<u>Public Hearing:</u> 3. Central Hotel LLP. 413-417 38 th Street Block: 220 Lots: 19, 20 & 21. Legalize an additional hotel room that is under construction. The total number of hotel rooms shall be 55. A. Alonso., Esq.
VIII.	<u>Adoption of Resolutions:</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. <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.



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	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. <u>Approved</u>
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