



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, April 22, 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 March 25, 2025
V.	<u>Hearings /Applications:</u> 1.. 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.
VI.	<u>Hearings /Applications/Extension:</u> 2. Thereza Georgieva. 2708 New York Avenue. Block: 151. Lot: 5. Legalizing existing ground level residential unit, to go from two families to three families. The approval resolution was memorialized on January 22, 2019. The applicant's attorney is requesting a one-year extension. A. L. Lopez., Esq.
VII.	<u>Public Hearing/Amendment:</u> 3. 135 JPM Properties, LLC 135 44 th Street. Block: 253 Lot: 22 Applicant proposes a new (3) family dwelling. The original resolution was approved on May 25, 2021, and amended on March 22, 2022. Counsel for the applicant is requesting a second amendment. B. Pereiras., Esq.
VIII.	<u>Adoption of Resolutions:</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. 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>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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