



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, June 24, 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 April 22, 2025
V.	<u>Hearings /Applications:</u> 1. 707 Urban Renewal, LLC. 707 Summit Avenue Block: 32.01 Lots: 9 & 4 and 810-812 Kennedy Blvd Block: 43 Lots: 6 & 7. Development of 25 affordable residential units pursuant to Redevelopment Plan. . A. Alonso., Esq.
VI.	<u>Hearings /Applications:</u> 2. Please take notice that on May 5, 2025, 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 185, Lot 1.01 - 1300 Manhattan Avenue. .. David Spatz, P.P., AICP, Consulting City Planner.
VII.	<u>Hearings /Applications:</u> 3. Fourth round housing element and Fair Share Plan. .. M. McKinley Mertz, PP, AICP, LEED Green Associate.
VIII.	<u>Adoption of Resolutions:</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. <u>Approved</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. <u>Approved</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. <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.