



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, July 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 June 24, 2025
V.	<u>Hearings /Applications:</u> None
VI.	<u>Adoption of Resolutions:</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. Approved. 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. 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. 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>Dismissed</u> <u>Adoption of Amended Resolutions:</u> 3. Vista, LLC. 2113-2115 Palisade Avenue. Block 112 Lots 15 and 16. The applicant proposes subdivision and (2) new three family houses. <u>The Denial resolution was adopted on 09-28-2021.</u> <u>Settlement and Tolling Agreement.</u> (a) Renovate the existing dwelling located at 2113 Palisades Avenue to a three-family dwelling which shall not contain a basement unit and shall maintain the current on-site two (2) parking spaces; (b) build a two-family dwelling with four (4) on-site parking spaces; and (c) subdivide the property. <u>Approved. The resolution for the Settlement and Tolling Agreement was memorialized on March 26, 2024.</u>

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