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**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 Special Public Meeting for Wednesday, October 1, 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**

<b>I.</b>	Meeting Called to order – roll call
<b>II.</b>	Pledge of allegiance to the Flag
<b>III.</b>	Statement with regard to the Open Public Meeting Act / Sunshine Law
<b>IV.</b>	<b><u>Adoption of Minutes:</u></b> Regular meetings held on July 22, 2025
<b>V.</b>	<b><u>Hearings /Applications:</u></b> 1. On September 23, 2025, the Union City Board of Commissioners adopted an ordinance approving the Redevelopment Plan for 1300 Manhattan Avenue, Block 185, Lot 1.01 and Block 187, Lot 2, and subsequently referred the matter to the Planning Board for review and recommendations.
<b>VI.</b>	<b><u>Hearings /Applications:</u></b> 2. 603 Central Avenue – 603-607 Central Avenue. Block: 30 Lots: 21.01 – 21.02 – 21.03 The applicant proposes subdivision into three (3) new lots and addition of a roof deck to each two-family house currently under construction. <span style="float: right;"><b>Bianca Pereiras., Esq.</b></span>
<b>VII.</b>	<b><u>Hearings /Applications/Extensions:</u></b> 2. H & A Developers LLC. 2704-2710 Kennedy Blvd. Block: 156 Lots: 2, 3, 24, 25, 26, 27, 28 & 8 proposed a six (6) story mixed-use building, consisting of 70 residential units, 2 commercial spaces, and 137 parking spaces. Lot: 8 Two family dwelling. <b>The approval resolution was memorialized on November 22, 2024. Requesting one year extension.</b> <span style="float: right;"><b>Bianca Pereiras., Esq.</b></span>
<b>VIII.</b>	<b><u>Adoption of Resolution:</u></b> 1. H & A Developers LLC. 2704-2710 Kennedy Blvd. Block: 156 Lots: 2, 3, 24, 25, 26, 27, 28 & 8 proposed a six (6) story mixed-use building, consisting of 70 residential units, 2 commercial spaces, and 137 parking spaces. Lot: 8 Two family dwelling. <b>The approval resolution was memorialized on November 22, 2024. Requesting one year extension.</b>

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