



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, February 24, 2026 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 27, 2026
V.	<u>Hearings /Applications:</u> 1. Affordable Housing Ordinance. Please take notice that on February 20, 2026. The Board of Commissioners of the City of Union City introduced an Ordinance Repealing and Replacing in Its Entirety Chapter 40 Entitled “Affordable Housing” of the City of Union City Code to Address the Requirements of the Fair Housing Act (FHA) and the Uniform Housing Affordability Controls (UHAC).
VI	2. The Union City Public Library is seeking to demolish and construct a new Public Library at the location of the main library at 324-43rd Street. Neil D. Marotta., Esq.
VII.	<u>Adoption of Resolution:</u> 1. Hudson Yards West, LLC 3309 Hudson Avenue – 3308-3310 Palisade Avenue. Block: 200 Lots: 5, 6, 24 to 28 and 40. The applicant seeks review and modification of a previously approved site plan. The agreement and resolution were memorialized on November 26, 2019. Approved

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