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, November 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.	**Adoption of Minutes:** Regular meetings held on October 27, 2026
V.	**Applications:** None
VI.	**Adoption of Resolution:** 1. 2207 Summit Avenue – Yuanheng AAA, LLC. Block: 120 Lots: 12-20,33. The applicant is formally requesting an amendment to the site plans originally approved in 2017 and subsequently extended in 2020 and 2022. **Approved** 2. Please take notice, that the City of Union City Board of Commissioners adopted an ordinance on September 8, 2026, which ban data centers as a principal permitted use in any zone district in the City of Union City. **Approved** **3.** Resolution to approve the Planning Board's Schedule for the year 2027 4. Resolution to reappoint the Planning Board Secretary for the year 2027.

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