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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
ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, May 8, 2025 at 6:00 p.m. in the Union City High School, located at 2500 John F. Kennedy Blvd, Union City, New Jersey.

Victor M. Grullon __*; Margarita Gutierrez __*; Miguel Ortiz __*; Geraldine Perez __*;
Mindry Watley __*; Vivian O'Dell __*; Altagracia San Martino __*;
Andres Garcia __*; Rosio Pena-Alt 1 __*;
Tomas Paneque, 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	Communications:
V.	<u>Adoption of Minutes:</u> Regular meeting held on April 3, 2025.
VI.	<u>Public Hearing / Amendment:</u> 1. Oz Holdings, LLC 506 Lincoln Street. Block: 254 Lot: 45. Construction of a new two-family house in a vacant lot. The approval resolution was adopted on 09-14-2023. The applicant’s attorney is requesting an amendment to the approval from September 14, 2023. B. Pereiras., Esq.
VII.	<u>Public Hearing.</u> 2. 1601 Palisade Avenue, LLC 1601-1607 Palisade Avenue. Block: 84 Lots: 1.01 & 2.01. The applicant proposes to construct a 3-story building with a coffee shop on the ground floor and two apartments above. Carried over from February 13, 2025 to April 3, 2025. Adjourned 05-08-2025. B. Pereiras., Esq.
VIII.	<u>Public Hearing:</u> 3. 814 - 816 11 th Ave Investment, LLC – 814-816 11 th Street. Block: 56 Lots: 12 & 13. Construction of two new two-family dwellings in an empty lot. Adjourned on 03-13-2025 and 04-03-2025 B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. Patrick J. Franco. 208 New York Avenue. Block: 7 Lot: 21. The applicant proposes to construct a rear addition and a third floor on an existing two-family dwelling. B. Pereiras., Esq.
X.	<u>Public Hearing:</u> 5. 411 10 th St UC, LLC. 411 10 th Street Block: 39.02 Lot: 9 The applicant proposes to construct a rear addition and a third-floor addition on an existing two-family dwelling. B. Pereiras., Esq.
XI.	<u>Public Hearing: Incomplete:</u> 6. 655 39 th LLC 655 39 th Street Block: 261 Lot: 36. The applicant proposes to demolish an existing one-story commercial structure and construct a new three family dwelling. B. Pereiras., Esq.

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



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XII.	<u>Public Hearing:</u> 7. Crest Point Development Union City, LLC. 2000 Kennedy Blvd. Block: 105 Lots: 17-19. Block: 106. Lots: 38 & 46. The applicant proposes to demolish the existing Leber Funeral Home, and construct a new four story, 54-unit multi family building of a four-story multifamily building. A lot on the southern side of 20th Street will contain additional parking. 89 Parking spaces. B. Pereiras., Esq.
XIII.	<u>Adoption of Resolutions:</u> 1. 506-508 26th St LLC – 506-508 26th Street Block: 148 Lots: 3 & 4. Applicant proposes the legalization of two residential units at an existing multifamily building for a total of fifteen units. No parking spaces are provided. Approved 2. Sherman Realty, LLC. (Medna Builders LLC) 406 Bergenline Avenue Block: 198 Lot:1 New Two (2) family dwelling. The approval resolution was memorialized on November 10, 2022. Requesting 1 year extension. Denied 3. Sherman Realty, LLC 406 Bergenline Avenue Block: 15 Lot: 20. The applicant proposes to demolish an existing two-story building, and construct a new two (2) family dwelling; there will be four parking garages. spaces. Denied 4. 1700 Manhattan, LLC. 1700 Manhattan Avenue. Block: 179 Lot: 4. The applicant proposes to expand and modify an existing commercial building; there will be 2 two-bedroom units and 2 3 three-bedroom units. Approved. Revised plans received on March 18, 2025 5. 517 7th Street LLC. 517 7th Street. Block: 28 Lot: 15 (Previously Alpine Investment Group, LLC) Construct a new eight-unit residential building. The approval resolution was memorialized on October 9, 2015. Counsel for the applicant has submitted a request to modify the resolution, allowing the substitution of stucco for siding on sections of the southwest and northwest building elevations. Approved 6. Agustin Gonzalez – 1413 New York Avenue Block: 73 Lot: 4. New Single-family home on a vacant lot. Approved 7. 2027 Bergenline, LLC – 2027 Bergenline Avenue Block: 109 Lots: 11 & 12. The applicant proposes to construct three floors over an existing one-story commercial building. One commercial space on the ground floor and a three-bedroom unit each on the second through fourth floors. Approved 04/03/25. RPR. 8. Pedro Castelli and Janina Castelli. 145 37th Street. Block: 217 Lot: 28. Proposed demolition of existing structure and new construction of three family residential. Three total parking space provided. Approved 04/03/25. RPR. 9. Jersey Property Holding, LLP 1113 Bergenline Avenue Block: 53 Lots: 15 & 16. The applicant proposes to construct a three-story, mixed-use building with commercial space, 12 parking spaces on the ground floor and six residential units on the upper floors Approved. 10. Marcelo Moya 312-314 4th Street Block: 14 Lots: 25 & 26. The applicant proposes to demolish an existing three-story building and detached garage and construct two new two-family dwellings; the two buildings will be attached. Approved.

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