

□



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, June 12, 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 May 8, 2025.
VI.	<u>Public Hearing:</u> 1. Margarita Onofre 136 37 th Street Block: 223 Lot: 8. Addition to existing three family building. No parking spaces are provided. Adjourned on 09/12/2024, 10-10-2024, 11-14-2024, 12-12-2024, 01-09-2025 & 02-13-2025, and April 3, 2025. A. Alonso., Esq. <u>Amended Application:</u> An appeal pursuant to NJSA 40:55D-70(a) of the determination of the zoning officer that the house is a one-family-house; In the alternative, a (d-1) use variance to convert the house into a three-family house along with the proposed addition. Received on March 21, 2025. A. Alonso., Esq.
VII.	<u>Public Hearing:</u> 2. Daniel Cardenas. 703 30 th Street. Block: 162 Lots: 20, 21 & 22. The applicant proposes to convert a taxi service, located on a portion of the above note site, into a used car sales establishment; the other commercial uses will remain. A. Alonso., Esq.
VIII.	<u>Public Hearing:</u> 3. Miguel A Calderon – 210 46 th Street. Block: 272 Lot: 11 The applicant proposes to legalize an existing one-bedroom apartment in the basement of two-family building: there will be a total of three units. No parking spaces are provided. Adjourned on 07-11-2024, 09-12-2024, 11-14-2024, 12-12-2024 & 01-09-2025. Carried over from February 13, 2025 to April 3, 2025. Adjourned to June 12, 2025. B. Pereiras., Esq.
IX.	<u>Public Hearing. Incomplete:</u> 4. 603 Central Avenue, LLC. 603-607 Central Avenue. Block 300. Lots 21, 22, 23. Applicant proposes demolishing existing one-story warehouse and constructing three (3) two family house. Requesting a second one-year extension. The approval resolution was memorialized on November 12, 2020. The first extension was memorialized on 02-09-2023 and January 9, 2025. Requesting to amend the approval to permit the construction of a roof deck on each two family. 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.



CITY OF UNION CITY
County of Hudson, State of New Jersey

**AGENDA
REGULAR MEETING
CITY OF UNION CITY
ZONING BOARD OF ADJUSTMENT**

X.	<u>Public Hearing:</u> 5. Allison Williams 319 5 th Street. Block: 14 Lot: 14. The applicant proposes to demolish an existing three family dwelling and construct a new three family dwelling. Four parking spaces are provided. .. B. Pereiras., Esq.
XI.	<u>Public Hearing:</u> 6. 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.
XII.	<u>Public Hearing:</u> 7. 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. Adjourned on 05-08-2025 B. Pereiras., Esq.
XIII.	<u>Public Hearing:</u> 8. 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. Adjourned on 05-08-2025 B. Pereiras., Esq.
XIV.	<u>Public Hearing:</u> 9. Hector & Amparo Villanueva – 415 23 rd Street. Block: 124 Lot: 10. The applicant proposes to legalize an apartment in the basement of an existing building, as well as an apartment in the in a second building on the property; there will be a total of 4 units on the site. B. Pereiras., Esq.
XV.	<u>Public Hearing:</u> 10. Raising Investments LLC. 3412 Hudson Avenue. Block: 208 Lot: 27. The applicant proposes to convert storage space in the basement of an existing three family dwelling to add two bedrooms each to the two ground floor units. 5 parking spaces provided. B. Pereiras., Esq.
XVI.	<u>Adoption of Resolution:</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. <u>Approved</u> 2. 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. <u>Approved.</u> 3. 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. <u>Approved</u> 4. 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 multifamily building of a four-story multifamily building. A lot on the southern side of 20th Street will contain additional parking. A total of 113 Parking spaces. <u>Approved.</u>

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