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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, July 10, 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 June 12, 2025.
VI.	<u>Public Hearing:</u> 1. Joseph Gaudio 509-511 18 th Street. Block: 91 Lot: 10 Preexisting mixed use building consisting of 4 residential units and 1 office (Owner's use). Proposed use to convert to 6 units and 1 office. Christina Vergara., Esq.
	<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. Adjourned on 06/12/2025 A. A. Alonso., Esq.
VII.	<u>Public Hearing / Amendment</u> 3. Lilian Leon – 1608-1610 New York Avenue Block: 88 Lot: 22 The applicant proposes a new building with 30 parking spaces on the ground floor and 15 apartments above. <u>Approved</u> Requesting an amendment to the resolution memorialized on 02-08-2024 (rooftop lounge). B Pereiras. Esq.
VIII.	<u>Public Hearing / Amendment</u> 4. Hung Fat Inc. 1212-1214 Summit Avenue Block: 28 Lots: 26, 27 & 28. The applicant proposes to modify an existing two-story, mixed-use building, by the construction of two additional floor, for a total of 9 units – 1 Studio and 2 commercial spaces and 17 parking spaces. Approved on 11/09/2023 and the resolution was memorialized on December 14, 2024. <u>The applicant is requesting an amendment to reflect a reduction in the building height from four stories to three stories, ten residential units and two commercial units.</u> .. B Pereiras. Esq.
IX.	<u>Public Hearing/Extension:</u> 5. Mohammed Abu Ali. 133 19th Street Block: 260 Lot: 55. Legalization of two residential unit in an existing mixed-use building. Approved on 02 /09/2023 and the resolution was memorialized on March 9, 2023. Requesting a one-year extension. 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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X.	<u>Public Hearing:</u> 6. 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. Adjourned on 06-12-2025 B Pereiras. Esq.
XI.	<u>Public Hearing:</u> Revised plans received on 06-26-2025 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 06/12/2025 B Pereiras. Esq.
XII.	<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 06/12/2025 B Pereiras. Esq.
XIII.	<u>Public Hearing:</u> 9. 722 11 th Street, LLC. 722 11 th Street. Block: 55 Lot: 16. The applicant proposes to construct a rear addition to the rear of an existing six (6) unit building. B Pereiras. Esq.
XIV.	<u>Public Hearing:</u> 10. Mountain UC, LLC. 292 Mountain Rd. Block: 185 Lot: 41. The applicant proposes to demolish an existing residence and detached garage and construct a new four story, nine-unit multifamily building. 15 Parking spaces on site. B Pereiras. Esq.
XV.	<u>Adoption of Resolution:</u> 1. 1. 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. Approved Revised plans received 5/29/25 2. Margarita Onofre 136 37 th Street Block: 223 Lot: 8. Convert a single-family home to a three-family home with an addition. No parking spaces are provided. Approved 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. Approved 4. 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. Approved Revised plans received 5/29/25 5. 1601 Palisade Avenue, LLC 1601-1607 Palisade Avenue. Block: 84 Lots: 1.01 & 2.01. The applicant proposes to construct a new two-family dwelling. Approved. Revised plans received 6/20/25 6. 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. Approved. Revised plans received 5/29/25 7. 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. Approved.

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