

□



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, September 11, 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 July 10, 2025.
VI.	<u>Public Hearing/Amendment:</u> 1. Tighthead, LLC – 521 10 th Street – Construct a 3 story – 4-unit multi-family dwelling. Approved on July 10, 2014. The resolution was memorialized on September 11, 2014. The applicant’s attorney is requesting an amendment. B. Pereiras., Esq.
VII.	<u>Public Hearing/Reconsideration:</u> 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. The resolution denying the extension was memorialized on May 8, 2025. B. Pereiras., Esq.
VIII.	<u>Public Hearing:</u> 3. Gerardo A. Rojas – Nohemi Mandil. 407 43rd Street. Block: 245 Lot: 23. The applicants propose the construction a new three family house. A. Alonso., Esq.
IX.	<u>Public Hearing:</u> 4. 3100 Central, LLC. 3100 Central Avenue. Block :170 Lot: 1. The applicant proposes to construct an addition to the rear of an existing five-unit building and legalized a 6 th unit. Five parking spaces are provide. B. Pereiras. Esq.
X.	<u>Public Hearing: Revised plans required</u> 5. 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. Adjourned 07/10/2025 B. Pereiras. Esq.
XI.	<u>Public Hearing:</u> 6. Anthony Jose Santos & Cindy Nathalie. 318 13th Street. Block: 63 Lot: 9. The applicant proposes to construct a two-bedroom apartment in the basement of an existing two-family dwelling. B. Pereiras. Esq.
XII.	<u>Public Hearing:</u> 7. Nazaria Guzman – 308 24 th Street. Block: 139 Lot: 23. Legalization of basement apartment in an existing two-family house for a total of three (3) units. 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**

XIII.	<u>Adoption of Resolutions:</u> 1.. 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). <u>Approved</u> 2. 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. <u>Approved</u> 3. 411 10th St UC, LLC. 411 10th 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. <u>Approved</u> 4. 722 11th Street, LLC. 722 11th Street. Block: 55 Lot: 16. The applicant proposes to construct a rear addition to the rear of an existing six (6) unit building. <u>Approved.</u> <u>Revised plans received on 07/31/2025</u>
XIV.	

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