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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, October 9, 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 September 11, 2025.
VI.	<u>Public Hearing:</u> 1. 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 & 07/10/2025. .. B Pereiras. Esq.
VII.	<u>Public Hearing:</u> 2. Ruth E. Velazquez 1205 Central Avenue Lot: 10 Block: 58. The applicant proposes to legalized a one-bedroom apartment in the basement of an existing two-family dwelling and construct a rear addition; there will be a total of three units. B Pereiras. Esq.
VIII.	<u>Public Hearing:</u> 3. Chenyi Shi – 508 40th Street. Block: 234 Lot: 27. Applicant proposes to construct a new two-family dwelling in a current vacant lot. B. Pereiras. Esq.
IX.	<u>Public Hearing:</u> Revised plans & topographical survey required – Received on 09-29-2025 4. 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 & 09/11/2025. B. Pereiras., Esq.
X.	<u>Public Hearing:</u> Notice required 5. 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. Carried from 09/11/2025 B. Pereiras., Esq.
XI.	<u>Public Hearing:</u> 6. Gerardo A. Rojas – Nohemi Mandil. 407 43rd Street. Block: 245 Lot: 23. The applicants propose the construction a new three family house. Adjourned on 09/11/2025 A. Alonso., Esq.
XII.	<u>Public Hearing:</u> 7. Mamdouh Mecheal 3125 Summit Avenue Block: 173 Lots: 5-9, 12-14 Construction of a multifamily residential building. A. Alonso. 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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XIII.	<u>Public Hearing:</u> 8. GSF Holding Realty LLC. 3710 Kennedy Blvd. Block: 219 Lot:58. The applicant proposes to legalize an existing building addition and construct additions on the second and third floors to utilize the building for office use. A. Alonso., Esq.
XIV.	Resolutions: Revised plans received on 09-29-2025. 1. 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. Approved.