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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, November 13, 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 October 9, 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. Adjourned July 10, 2025 Christina Vergara., Esq.
VII.	<u>Public Hearing:</u> 2. Brisas LLC – 205 48 th Street. The applicant proposes to legalize 2 one-bedroom apartments in the basement of an existing six family dwelling: there will be a total of eight units. A. Lopez. Esq.
VIII.	<u>Public Hearing:</u> 3. Sakiri UC Realty Management, LLC. 134 37 th Street. Block: 223 Lot: 9. Legalization of ground floor apartment in an existing two (2) family house. A. Lopez. Esq.
IX.	<u>Public Hearing:</u> Revised plans – Received on 11-03-2025 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 & 10/09/2025 B. Pereiras., Esq.
X.	<u>Public Hearing:</u> 5. 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. Adjourned on 09-11-2025 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. Adjourned on 09-11-2025 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. 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. <u>Adjourned on 10/09/2025</u> A. Alonso., Esq.
XIII.	<u>Public Hearing:</u> 8. Mamdouh Mecheal 3125 Summit Avenue Block: 173 Lots: 5-9, 12-14 Construction of a multifamily residential building. <u>Adjourned on 10/09/2025</u> A. Alonso. Esq.
XIV.	<u>Resolutions:</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 two-family dwelling. <u>Approved</u> <u>Revised plans recv on 11-05-2025</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. <u>Approved</u> <u>Revised plans – Received on 11-03-2025</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. <u>Approved</u> <u>Revised plans – Received on 11-03-2025</u> 4. 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. <u>Approved</u> 5. Gerardo A. Rojas – Nohemi Mandil. 407 43rd Street. Block: 245 Lot: 23. The applicants propose the construction a new three family house. <u>Withdrawn</u>

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