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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, December 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 November 13, 2025.
VI.	<u>Public Hearing:</u> 1. 512 19 th Street LLC. 512 19 th Street. Block: 103 Lot: 27. 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.
VII.	<u>Public Hearing:</u> 2. Mamdouh Mecheal 3125 Summit Avenue Block: 173 Lots: 5-9, 12-14 Construction of a multifamily residential building. Adjourned on 10/09/2025 and 11/13/2025 A. Alonso. Esq.
VIII.	<u>Public Hearing:</u> 3. 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 and 11/13/2025 B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. Casa Pereiras, LLC 2200 Bergenline Avenue. Mixed-use structure consisting of seven (7) apartments, along with office space locate on the ground floor, mezzanine and basement. B. Pereiras., Esq.
X.	<u>Public Hearing:</u> 5. Jorvel, LLC 512 8 th Street. Block: 40.01 Lot: 3. Rear addition and a third-floor addition on an existing two-family dwelling, B. Pereiras., Esq.
XI.	<u>Public Hearing:</u> 6. 64464638THUC LLC. 644-646 38 th Street. Block: 262 Lot: 7 & 8 The applicant proposes to construct a 6-unit multifamily building. B. Pereiras., Esq.
XII.	<u>Public Hearing:</u> 7. Juan Jose & Elizabeth Correa – 713-715 6 th Street. Block: 21 Lots: 4 & 5. The applicants propose to subdivide the property into two lots and construct a new single dwelling on the newly created lot. .. 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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XIII.	1. Brisas LLC – 205 48th 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. Approved 2. Sakiri UC Realty Management, LLC. 134 37th Street. Block: 223 Lot: 9. Legalization of ground floor apartment in an existing two (2) family house. Approved 3. 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. Approved Revised plans received on 12-02-2025. 4. 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. Approved Revised plans received on 12-02-2025. 5. 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. Approved 6. Resolution to Reappoint the Zoning Board Secretary for the year 2026. 7. Resolution to approve the Zoning Board’s Schedule for the year 2026.
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