

□



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, January 8, 2026 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 December 11, 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 and November 13, 2025 Christina Vergara., Esq.
VII.	<u>Public Hearing:</u> 2. 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. Adjourned on 12-11-2025. A. Lopez. Esq.
VIII.	<u>Public Hearing: Revised plans received on 12-29-2026.</u> 3. Jorvel, LLC 512 8 th Street. Block: 40.01 Lot: 3. Rear addition and a third-floor addition on an existing two-family dwelling. Adjourned on 12-11-2025. B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. Vulcan capital investment LLC. 804 Kennedy Blvd. Block: 43 Lot: 3. The applicant proposes to construct a third floor and addition to the rear of an existing mixed-use building and convert retail space on the ground floor to an apartment. There will be a total of 3 apartments; parking will not be provided. B. Pereiras., Esq.
X.	<u>Public Hearing: Extension.</u> 5. B & V Investment LLC 3810-14 32 nd Street. The applicant proposes the construction of a new mixed-use building. Consisting of 6 stories, 18 apartments and 33 parking spaces. The approval resolution was memorialized on February 8, 2024. DYA Investments LLC. 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.



CITY OF UNION CITY
County of Hudson, State of New Jersey

**AGENDA
REGULAR MEETING
CITY OF UNION CITY
ZONING BOARD OF ADJUSTMENT**

XI.	Resolutions: 1. Mamdouh Mecheal 3125 Summit Avenue Block: 173 Lots: 5-9, 12-14 Construction of a multifamily residential building. Approved Revised plans required 2. Nazaria Guzman – 308 24th Street. Block: 139 Lot: 23. Legalization of basement apartment in an existing two-family house for a total of three (3) units. Approved 3. 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. Approved. Revised plans received on 12-12-2025. 4. 64464638THUC LLC. 644-646 38th Street. Block: 262 Lot: 7 & 8 The applicant proposes to construct a 6-unit multifamily building. Approved. Revised plans required 5. Juan Jose & Elizabeth Correa – 713-715 6th 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. Approved 6. 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. 7. 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.
------------	--

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