



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, June 11, 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 May 14, 2026.
VI.	<u>Public Hearing:</u> 1. 2005 Investment Corp, LLC. 4500 Kennedy Blvd. Block: 263 Lots: 16, 17 & 18. The applicant proposes to legalize 2 apartments in the basement; there will be a total of 52 units. B. Pereiras., Esq. Adjourned on 05-14-2026
VII.	<u>Public Hearing:</u> 2. Isabel Valcarcel. 408 22 nd Street. Block: 124 Lots: 22. The applicant proposes to renovate and construct a third story addition to an existing two-family dwelling. B. Pereiras., Esq.
VIII.	<u>Public Hearing:</u> 3. 1901 Bergenline Avenue LLC Block: 103 Lot: 1 & 2. The applicant proposes to subdivide above noted site into two lots, demolish an existing warehouse and single-family dwelling and construct a new three family dwelling on the vacant lot; an existing mixed-use building at the corner will remain. B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. S & G Properties, Inc 1708-1710 Palisade Avenue Block:180 Lot:1 & 2. The applicant proposes to legalize three units in an existing mixed-use building, located on the above noted site. There will be 14 apartments and one commercial space. B. Pereiras., Esq.
X.	<u>Resolutions.</u> 1. Hortencia Calderon – 733 22 nd Street. Block: 151 Lot: 7 The applicant is seeking to legalized an existing studio apartment located in the basement of a multifamily building and to convert a ground-floor commercial space into an additional studio apartment. This will result in a total of five (5) residential units. Approved. Revised plans received on 05-18-2026 2. Apnaghar Property Management, LLC 1909 New York Avenue. Block: 102 Lot: 18. The applicant proposes to legalized an existing studio apartment and convert a two-family building into three units. <u>The approval resolution was memorialized on April 13, 2023.</u> The applicant has requested a 2 years extension. Approved.

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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| <p>3. Ichiban Village, Inc – 2614 Summit Avenue Block: 147 Lot: 2. The applicant proposes to construct a third floor over an existing two story. Approved. Revised plans received on 06-01-2026</p> <p>4. Rehana Latif. 1502 Central Avenue. Block :78 Lot :23. The applicant proposes to renovate an existing single-family dwelling and convert it to two units. No parking provided. <u>The resolution was memorialized on March 14, 2024.</u> Requesting an extension of a previous approval. Approved.
<u>Corrective resolution.</u></p> <p>5. Bauhouse NJ, LLC. 2712 New York Ave. Block: 151 Lot: 7. The applicant proposes to construct a new single-family dwelling. Approved</p> |
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