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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, July 09, 2026 at 6:00 p.m. in the Union City High School, located at 2500 John F. Kennedy Blvd, Union City, New Jersey.

Andres Garcia ____*; Victor M. Grullon ____*; Margarita Gutierrez ____*; Miguel Ortiz ____*;
Geraldine Perez ____*; Mindry Watley ____*; Vivian O'Dell ____*;
Rosio Pena-Alt 1 ____*; Altagracia San Martino ____*;
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 June 11, 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 50 units. B. Pereiras., Esq. Adjourned on 05-14-2026 & 06-11-2026
VII.	<u>Public Hearing:</u> 2. 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. Adjourned 06-11-2026
VIII.	<u>Public Hearing:</u> 3. 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. Adjourned 06-11-2026 B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. Shelby Square Holdings, LLC 513 Palisade Avenue Block:25 Lot:7 &8. The applicant proposes to demolish an existing structure, re-subdivide the property into two lots, and construct two family dwellings on each lot. B. Pereiras., Esq.
X.	<u>Public Hearing/Extension:</u> 5. Felix Roque 537 45 th Street. Block: 255 Lot: 43. The applicant proposes to legalized an existing one-bedroom apartment in the basement of a three-story single-family dwelling; the other unit contains one bedroom. The approval resolution was memorialized on April 11, 2024. The applicant is seeking for 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.



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XI.	<u>Public Hearing/Amendment:</u> 6. 601 New York Avenue, LLC – 601 New York Avenue. Block: 27 Lot: 1. New legal office in a mixed-use building. Also, reconstruction of rear expansion, new basement office space and new roof deck for office. The approval resolution was memorialized on November 9, 2023. The applicant’s attorney is requesting an amendment. B. Pereiras., Esq.
XII.	<u>Public Hearing/Amendment:</u> 7. 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. The approval resolution was formally adopted on November 13, 2025. The applicant’s attorney is requesting an amendment. B. Pereiras., Esq.
XIII.	<u>Resolution:</u> 1. 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. <u>Approved</u>

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