



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
SPECIAL MEETING
CITY OF UNION CITY
ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment of the City of Union City has scheduled a **Special Public Meeting** for **Friday, August 21, 2026 at 4:00 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 July 9, 2026.
VI.	Resolution: 1. 601 New York Avenue, LLC. 601 New York Ave., Union City, NJ 07087. Block: 27; Lot 1. Amendment to Resolution memorialized on November 9, 2023 to allow applicant to replace fiber cement boards with metal panels on the 2nd floor of the building. <u>Approved</u> 2. Ruth E. Velazquez . 1205 Central Ave., Union City, NJ 07087. Block: 58; Lot 10. Amendment to Resolution memorialized on November 13, 2025 to allow applicant to bifurcate in two parts the legalization of the basement unit and the rear extension. Permits to be issued at this time just for the basement legalization with a reservation of rights to apply for permits for the rear addition at a later date. C of O to be issued as each portion is completed. <u>Approved</u>

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