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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, September 10, 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> Special meeting held on August 21, 2026.
VI.	<u>Public Hearing: Amendment.</u> 1. SSA Development II, LLC. 202 Bergenline Avenue. Block 8 Lot 24. The applicant proposes to demolish an existing building and construct a 2 unit / 4 story residential structures. The applicant’s counsel has submitted a request for an amendment to the resolution that was approved formally and formally recorded on May 12, 2022. A. Alonso, Esq.
VII.	<u>Public Hearing: Revised plans received on 08-31-2026</u> 2. 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 & 07/09/2026
VIII.	<u>Public Hearing: Revised plans received on 08-31-2026</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. Adjourned 06-11-2026 & 07-09/2026
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. Adjourned 07-09/2026 B. Pereiras., Esq
X.	<u>Public Hearing:</u> 5. 1007-1011 Bergenline Ave, LLC 1007-1015 Bergenline Avenue. Block: 47 Lots: 15-19. The applicant proposes to demolish two structures and construct a new four-story, mixed-use building with 2 commercial spaces, 18 apartments and 34 parking spaces. 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>Resolutions.</u> 1. 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. <u>Approved</u> 2. Felix Roque 537 45th 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. Approved. <u>Corrective Resolution</u> 3. Hung Fat, Inc. 1214 – 1216 Summit Avenue. Block: 58 Lots: 26, 27 & 28. The project involves the construction of an additional floor, which will accommodate two commercial units and one ground-floor apartment. The second level will feature four units, while the third level will house five units, bringing the total of ten units. A total of nineteen parking spaces will be provided.
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