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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, October 8, 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 September 10, 2026.
VI.	<u>Public Hearing:</u> 1. Hilda Perez and Alex Perez – 2000 West Street Block: 109 Lot: 26. Interior alteration on ground and second floor of existing mixed-use building to expand the existing Daycare Center to included physical therapy space. A. Lopez., Esq.
VII.	<u>Public Hearing:</u> 2. Fan Ran Li - 507 6th Street. Block: 23 Lot: 28. Build 2 nd floor and roof deck, renovate facade of existing 2-family home. Faran Li, RA.
VIII.	<u>Public Hearing:</u> 3. 1404SAUC LLC – 1404 Summit Avenue. Block: 70 Lot: 21. Construction of a new mixed-use building consisting of 6 residential units and commercial space on the ground floor in a currently vacant lot. B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. 1208 Summit Ave, LLC. 1208 Summit Avenue; Block: 58 Lots: 24 & 25. The applicant proposes to convert commercial space in an existing mixed-use building to five residential units <u>for a total of 29residential units.</u> B. Pereiras., Esq.
X.	<u>Public Hearing:</u> 5. Bryan Lee 518 14 th Street Block: 72 lot: 20. Conversion of a one family house to a two-family house. A. Alonso., Esq.
XI.	<u>Public Hearing:</u> 6. Gladys E. Quinatoa. 646 36 th Street, Block:260.01 Lot: 1 & 2 The applicant proposes to legalized an addition constructed on an existing three family dwelling. A. Alonso., 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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	Resolutions.
XII.	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 <u>Approved</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 <u>Approved</u> 3. 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 <u>Approved</u> <u>Revised plans received on 09-28-2026</u> 4. 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. <u>Approved</u> <u>Revised plans received on 09-28-2026</u>

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