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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, February 12, 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 January 8, 2026.
VI.	<u>Public Hearing:</u> 1. Joseph Gaudio 509-511 18 th Street. Block: 91 Lot: 10 Preexisting mixed use building consisting of 4 residential units and 1 office (Owner's use). Proposed use to convert to 6 units and 1 office. Adjourned July 10, 2025, November 13, 2025 and January 8, 2026. Christina Vergara., Esq.
VII.	<u>Public Hearing:</u> 2. 512 19 th Street LLC. 512 19 th Street. Block: 103 Lot: 27. The applicant proposes to legalize 2 one-bedroom apartments in the basement of an existing six family dwelling: there will be a total of eight units. Adjourned on December 11, 2025 and January 8, 2026. A. Lopez. Esq.
VIII.	<u>Public Hearing:</u> 3. Ihar Pikaliuk – 2412 New York Avenue – Block: 139 Lot: 7. The applicant proposes to legalize a one-bedroom apartment in the basement of an existing three family dwelling; there will be a total of four units. ... B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. OMG Holdings, LLC. 821 24 th Street. Block: 131 Lot: 29. The applicant proposes to construct a new three family dwelling with six parking spaces. B. Pereiras., Esq.
X.	<u>Resolutions:</u> 1. Jorvel, LLC 512 8 th Street. Block: 40.01 Lot: 3. Rear addition and a third floor addition on an existing two-family dwelling. Construction of a new two-family house. Approved. 2. Vulcan capital investment LLC. 804 Kennedy Blvd. Block: 43 Lot: 3. The applicant proposes to construct a third floor and addition to the rear of an existing mixed-use building and convert retail space on the ground floor to an apartment. There will be a total of 3 apartments; parking will not be provided. Approved. 3. B & V Investment LLC 3810-14 32 nd Street. The applicant proposes the construction of a new mixed-use building. Consisting of 6 stories, 18 apartments and 33 parking spaces. The approval resolution was memorialized on February 8, 2024. DYA Investments LLC. Requesting a one-year 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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	4. Mamdouh Mecheal 3125 Summit Avenue Block: 173 Lots: 5-9, 12-14 Construction of a multifamily residential building. Approved 5. 64464638THUC LLC. 644-646 38th Street. Block: 262 Lot: 7 & 8 The applicant proposes to construct a 6-unit multifamily building. Approved.
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