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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, March 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 February 12, 2026.
VI.	<u>Public Hearing: Needs memo for 511 18th Street from the Building Department. On February 26, 2026, the applicant’s legal counsel formally withdrew the application via email.</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 02-12-2026 Christina Vergara., Esq.
VII.	<u>Public Hearing:</u> 2. 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. Adjourned 02-12-2026 B. Pereiras., Esq.
VIII.	<u>Public Hearing:</u> 3. International Management LLC. 2501 Bergenline Ave. Block: 142 Lot: 23. The applicant proposes the legalization of two (2) residential units and an existing Church in an existing mixed-use building. .. B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. Bauhouse NJ, LLC. 2712 New York Ave. Block: 151 Lot: 7. The applicant proposes to construct a new single-family dwelling. B. Pereiras., Esq.
X.	<u>Resolutions:</u> 1. 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. <u>Approved</u> 2. 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 <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.