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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, April 16, 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 March 12, 2026.
VI.	<u>Public Hearing:</u> 1. 4531 Harrison Place, LLC 4531. 4535 Harrison Place Block: 264 Lots: 22, 23 & 24. Legalization of two existing apartments to create a total of 4 residential units. The applicant has requested an 18-month extension. The approval resolution was memorialized on May 11, 2023. A. Alonso., 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 & 03-12-2026 B. Pereiras., Esq.
VIII.	<u>Public Hearing:</u> 3. Bauhouse NJ, LLC. 2712 New York Ave. Block: 151 Lot: 7. The applicant proposes to construct a new single-family dwelling. Adjourned 03-12-2026 B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. Hortencia Calderon – 733 22 nd Street. Block: 151 Lot: 7 The applicant is seeking to legalized an existing studio apartment located in the basement of a multifamily building and to convert a ground-floor commercial space into an additional studio apartment. This will result in a total of five (5) residential units. ... B. Pereiras., Esq.
X.	<u>Public Hearing:</u> 5. 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. B. Pereiras., Esq.
XI.	<u>Public Hearing:</u> 6. Marco A. Chauca – 411 18 th Street. Block: 90 Lot: 9. Rear addition at an existing 2 family house. 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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XII.	Corrective resolution. 1. Jersey Property Holding, LLP 1113 Bergenline Avenue Block: 53 Lots: 15 & 16. The applicant proposes to construct a three-story, mixed-use building with commercial space, 12 parking spaces on the ground floor and six residential units on the upper floors. The approval resolution was memorialized on May 8, 2025. <u>Resolutions:</u> 2. Joseph Gaudio 509-511 18th 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. <u>Withdrawn</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. <u>Approved</u>
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