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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, May 14, 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 April 16, 2026.
VI.	<u>Public Hearing:</u> 1. 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. Adjourned on 04-16-2026. B. Pereiras., Esq.
VII.	<u>Public Hearing: Amendment</u> 2. JFK Realty 4614 Kennedy Blvd Block: 263 Lots: 34 & 35 Construction of a new multifamily building. 12 apartments-13 parking spaces. <u>The approval resolution was memorialized 09-14-2023.</u> The applicant’s attorney request and opportunity to clarify to the Board the number of bedrooms for the units. <u>The amended resolution was memorialized on April 11, 2024.</u> <u>Counsel for the applicant has submitted a request for additional amendment to the previously granted approval.</u> B. Pereiras., Esq.
VIII.	<u>Public Hearing / Extension:</u> 3. Apnaghar Property Management, LLC 1909 New York Avenue. Block: 102 Lot: 18. The applicant proposes to legalized an existing studio apartment and convert a two-family building into three units. <u>The approval resolution was memorialized on April 13, 2023.</u> <u>The applicant has requested a 2 years extension.</u> ... B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. Ichiban Village, Inc – 2614 Summit Avenue Block: 147 Lot: 2. The applicant proposes to construct a third floor over an existing two story. B. Pereiras., Esq.
X.	<u>Public Hearing:</u> 5. 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 52 units. 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>Public Hearing / Extension:</u> 6. Rehana Latif. 1502 Central Avenue. Block :78 Lot :23. The applicant proposes to renovate an existing single-family dwelling and convert it to two units. No parking provided. <u>The resolution was memorialized on March 14, 2024.</u> <u>Requesting an extension of a previous approval.</u> B. Pereiras., Esq.
XII.	<u>Resolutions.</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. <u>Approved</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. <u>Approved</u> 3. Bauhouse NJ, LLC. 2712 New York Ave. Block: 151 Lot: 7. The applicant proposes to construct a new single-family dwelling. <u>Approved</u> <u>Revised plans received on 05-04-2026</u> 4. 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. <u>Approved</u> 5. Marco A. Chauca – 411 18 th Street. Block: 90 Lot: 9. Rear addition at an existing 2 family house. <u>Approved</u> <u>Revised plans received on 05-04-2026</u>

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