

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

TRANSCRIPT OF PROCEEDINGS

Union City High School
Media Center
2500 Kennedy Boulevard
Union City, New Jersey

Thursday, January 8, 2026
Commencing at 6:12 p.m.

M E M B E R S P R E S E N T:

ANDRES GARCIA, Chairperson
VICTOR M. GRULLON, Vice Chairperson
MARGARITA GUTIERREZ
GERALDINE PEREZ
ALTAGRACIA SAN MARTINO
MINDRY WATLEY
VIVIAN O'DELL

M E M B E R S A B S E N T:

MIGUEL ORTIZ
ROSIO PENA

A L S O P R E S E N T:

TOMAS PANEQUE, ESQ.
Board Counsel

AGUSTIN PANEQUE, ESQ.
Board Counsel

CARLOS VALLEJO, Board Secretary

DAVID SPATZ, PP, Consulting City Planner

STENOGRAPHICALLY REPORTED BY:

LILIANA THOMAS, CCR, RPR

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A P P E A R A N C E S:

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Attorney for Applicant, JORVEL, LLC

BIANCA PEREIRAS, ESQ.
Attorney for Applicant,
VULCAN CAPITAL INVESTMENT, LLC

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, B&V INVESTMENT, LLC

NOT PRESENT:

CHRISTINA VERGARA, ESQ.
Attorney for Applicant, JOSEPH GAUDIO

A. LOPEZ, ESQ.
Attorney for Applicant, 512 19TH STREET, LLC

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I N D E X

JOSEPH GAUDIO
509-511 18th Street

WITNESSPAGE

(None)

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I N D E X

512 19th Street, LLC
512 19th Street

WITNESSPAGE

(None)

E X H I B I T S

NO.DOCUMENTPAGE

(None)

I N D E X

Jorvel, LLC
512 8th Street

WITNESSPAGE

EDUARDO GALARZA

24

E X H I B I T S

NO.DOCUMENTPAGE

(None)

I N D E X

VULCAN CAPITAL INVESTMENT, LLC
804 Kennedy Blvd.

WITNESSPAGE

DANIEL ANGEL ROMA
JUSTIN TAYLOR
ALEXANDER DOUGHERTY

44
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54

E X H I B I T S

NO.DOCUMENTPAGE

(None)

I N D E X

B&V Investment, LLC
3810-14 32nd Street

WITNESSPAGE

(None)

E X H I B I T S

NO.DOCUMENTPAGE

(None)

1 CALL TO ORDER/SALUTE TO FLAG/
2 STATEMENT-OPEN PUBLIC MEETING ACT/SUNSHINE LAW:

3 MR. VALLEJO: May I have your attention,
4 please?

5 Please take notice that on Thursday,
6 January 8, 2026, at 6 p.m., the regular meeting is
7 scheduled for the Union City Zoning Board of
8 Adjustment to be held in Union City High School
9 located at 2500 John F. Kennedy Boulevard, Union
10 City, New Jersey.

11 Adequate notice of this meeting has been
12 provided as follows: Notice of this meeting setting
13 forth time, date, location, to the agenda to the
14 extent known, was forwarded to The Record, The
15 Star-Ledger and have been posted on the bulletin
16 board of City Hall and has been made available to the
17 public in the Office of the Municipal Clerk, also on
18 the website of the City of Union City, ucnj.com.

19 Before we start, can everybody kindly
20 raise to salute the flag, please?

21 * * *

22 (Whereupon the Pledge of Allegiance was
23 recited.)

24 * * *

25

1 **ROLL CALL:**

2
3 MR. VALLEJO: Roll call for tonight's
4 meeting.

5 Mr. Garcia.

6 CHAIRPERSON GARCIA: Here.

7 MR. VALLEJO: Mr. Grullon.

8 VICE CHAIRPERSON GRULLON: Here.

9 MR. VALLEJO: Ms. Gutierrez.

10 MS. GUTIERREZ: Here.

11 MR. VALLEJO: Mr. Ortiz is absent.

12 Ms. Perez.

13 MS. PEREZ: Here.

14 MR. VALLEJO: Ms. Watley.

15 MS. WATLEY: Here.

16 MR. VALLEJO: Ms. O'Dell.

17 MS. O'DELL: Here.

18 MR. VALLEJO: Ms. Pena.

19 MS. PENA: Here.

20 MR. VALLEJO: Ms. San Martino.

21 MS. SAN MARTINO: Here.

22 MR. VALLEJO: Let the record indicate
23 there are eight members present. We have a full
24 quorum for tonight's meeting.

25 * * *

ADOPTION OF MINUTES:

MR. VALLEJO: We are going to approval of previous meetings on December 11, 2025. Can I have a motion?

CHAIRPERSON GARCIA: Motion.

MR. VALLEJO: Motion by Mr. Garcia.

MS. GUTIERREZ: Second.

MR. VALLEJO: Seconded by Ms. Gutierrez.

Roll call on the motion.

Mr. Garcia.

CHAIRPERSON GARCIA: Yes.

MR. VALLEJO: Mr. Grullon.

VICE CHAIRPERSON GRULLON: Yes.

MR. VALLEJO: Ms. Gutierrez.

MS. GUTIERREZ: Yes.

MR. VALLEJO: Ms. Watley.

MS. WATLEY: Yes.

MR. VALLEJO: Four in favor. Motion passed.

* * *

1 **PUBLIC HEARING:**

2 **JOSEPH GAUDIO -**
3 **509-511 18TH STREET:**

4 MR. VALLEJO: We are going to tonight's
5 agenda.

6 Joseph Gaudio, 509-511 18th Street.

7 Mr. Paneque, please.

8 MR. T. PANEQUE: For the record, I have
9 been provided with an email from Attorney Christina
10 Vergara dated January 8, 2026. It came in this
11 afternoon at 3:48 p.m. to our board secretary,
12 Mr. Vallejo.

13 The email reads as follows:

14 Hi, Carlos. In speaking to Jose
15 Izquierdo, architect, on this and in light of the new
16 survey attached and previously provided,
17 Mr. Izquierdo needs to revise the plans to match the
18 corrected current curb cut, previously corrected
19 noted as 16 inches and now updated as attached to 17
20 plus. As we will need these revisions to present to
21 the board on the carried hearing, we are respectfully
22 requesting to carry this to the February or March
23 calendar so we can submit the plans in advance
24 thereof and waive all statutory time limits herewith.
25 Again, on behalf of Mr. Gaudio, applicant, this

1 request to carry is made with waiver of the statutory
2 time limits.

3 Can you please advise if this can be
4 carried along with the notices? Jurisdiction was
5 confirmed at the July 10th hearing and the date.

6 Thank you. Best, Christina.

7 And it's from the Office of Christine A.
8 Vergara.

9 CHAIRPERSON GARCIA: This is July?

10 MR. T. PANEQUE: This matter came before
11 the board at the July 10th meeting. And from the
12 July meeting on, it has been carried for one reason
13 or another. It was supposed to be on tonight and now
14 Ms. Vergara is asking for an additional adjournment
15 on this matter. The fact that it's been carried
16 September, October, November, December, and now
17 January, we're going into six carries on the same
18 application, legally, I think we're stepping into an
19 area of where the public has lost track of this
20 application. And it would be precarious to proceed
21 with an application where the public has lost track
22 and has no notice of when this application is coming
23 before the board.

24 My legal advice would be if this matter is
25 carried, that the applicant renote the 200-foot

1 radius as well as publish in the newspaper for the
2 next hearing.

3 CHAIRPERSON GARCIA: Did they waive the
4 statutory limit?

5 MR. T. PANEQUE: They did waive the
6 statutory time limit, yes. Mind you, it is their
7 request for an adjournment, but they do waive the
8 statutory time requirements.

9 CHAIRPERSON GARCIA: Okay. I'm going to
10 take the advice from our attorney. And I am going to
11 make the motion to adjourn this application to the
12 February meeting.

13 MR. VALLEJO: February 12th?

14 CHAIRPERSON GARCIA: Yes. New notice
15 required.

16 MR. VALLEJO: Carry the application for
17 February 12, 2026, new notice required.

18 MS. GUTIERREZ: And I second it.

19 MR. VALLEJO: Motion by Mr. Garcia.
20 Seconded by Ms. Gutierrez.

21 Roll call on the motion.

22 Mr. Garcia.

23 CHAIRPERSON GARCIA: Yes.

24 MR. VALLEJO: Mr. Grullon.

25 VICE CHAIRPERSON GRULLON: Yes.

1 MR. VALLEJO: Ms. Gutierrez.

2 MS. GUTIERREZ: Yes.

3 MR. VALLEJO: Ms. Perez.

4 MS. PEREZ: Yes.

5 MR. VALLEJO: Ms. Watley.

6 MS. WATLEY: Yes.

7 MR. VALLEJO: Ms. O'Dell.

8 MS. O'DELL: Yes.

9 MR. VALLEJO: Ms. Pena.

10 MS. PENA: Yes.

11 MR. VALLEJO: Seven in favor. Motion
12 passed.

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1 **512 19TH STREET, LLC**
2 **512 19TH STREET:**

3 MR. VALLEJO: We're moving now to
4 Number 2, 512th 19th Street, LLC.

5 Mr. Paneque, please.

6 MR. T. PANEQUE: Thank you, Mr. Vallejo.

7 Let the record show, I've been provided
8 with a letter dated January 8, 2026, from the Law
9 Office of Lopez Noris, LLC. This letter is addressed
10 to Mr. Vallejo, and I'm carbon copied on it from
11 Mr. Lopez.

12 Mr. Lopez contacted my office earlier
13 today to notify the board that he is currently on his
14 feet on a DWI trial in Cliffside Park. The trial is
15 *State v. Lewis*. He gives the docket number for that
16 trial, and there was a continuation of that trial
17 this evening which, according to Mr. Lopez, he did
18 try to get the Judge to adjourn it, but because of
19 the severity of the matter the Judge would not
20 adjourn the trial.

21 Mr. Lopez does waive the statutory time
22 requirements in his letter and is asking that this
23 matter be carried to the February hearing.

24 CHAIRPERSON GARCIA: When was the first
25 time -- when did we receive the jurisdiction?

1 MR. VALLEJO: I think December.

2 CHAIRPERSON GARCIA: December? Okay.

3 MR. VALLEJO: February 12th?

4 CHAIRPERSON GARCIA: I make my motion to
5 move this application -- to adjourn this application
6 for February meeting, February date.

7 MR. VALLEJO: No new notice required?

8 CHAIRPERSON GARCIA: No new notice
9 required.

10 MR. VALLEJO: Motion by Mr. Garcia.

11 MS. GUTIERREZ: Second.

12 MR. VALLEJO: Seconded by Ms. Gutierrez.

13 Roll call on the motion.

14 Mr. Garcia.

15 CHAIRPERSON GARCIA: Yes.

16 MR. VALLEJO: Mr. Grullon.

17 VICE CHAIRPERSON GRULLON: Yes.

18 MR. VALLEJO: Ms. Gutierrez.

19 MS. GUTIERREZ: Yes.

20 MR. VALLEJO: Ms. Perez.

21 MS. PEREZ: Yes.

22 MR. VALLEJO: Ms. Watley.

23 MS. WATLEY: Yes.

24 MR. VALLEJO: Ms. O'Dell.

25 MS. O'DELL: Yes.

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MR. VALLEJO: Ms. Pena.

MS. PENA: Yes.

MR. VALLEJO: Seven in favor. Motion
passed.

* * *

1 **RESOLUTION:**

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3 1. Mamdouh Mecheal, 3125 Summit Avenue, Block: 173,
4 Lot: 5-9, 12-14. Construction of a multifamily
5 residential building. Approved. Revised plans
6 required.

7

8 MR. T. PANEQUE: One second, Mr. Vallejo.
9 Before we proceed with the next matter, which is
10 Number 3 on our calendar, let's put on the record the
11 letter from Mr. Alonso from this afternoon.

12 Let the record reflect as follows, I have
13 a letter from the Office of J. Alvaro Alonso, LLC
14 dated January 6th. This is the matter of Mamdouh
15 Mecheal with the property address of 3125 Summit
16 Avenue. This matter was presented to the board and
17 concluded at the last meeting; however, there was a
18 requirement that revised plans be submitted and if
19 any additional testimony needed to be presented, it
20 would be presented tonight.

21 My understanding from speaking to
22 Mr. Alonso is that the plans were delayed and that he
23 was not able to get them in on time within the 10-day
24 statutory time period. They were presented outside
25 of that 10-day minimum.

1 Additionally, I understand that the person
2 that he was intending to have testify tonight, if any
3 additional questions were going to be necessary,
4 which I believe was his architect, will not be able
5 to be here. And, thirdly, Mr. Alonso is presently on
6 his feet before the West New York Zoning Board on an
7 application that's continuing there tonight.

8 He is requesting that the matter be
9 carried to the February meeting, which was on the
10 agenda for approval of resolution, not on the agenda
11 for a hearing. So the resolution approval which is,
12 I believe, Number --

13 MR. VALLEJO: Number 1.

14 MR. T. PANEQUE: Number 1?

15 MR. VALLEJO: Yes.

16 MR. T. PANEQUE: -- on our agenda will not
17 be memorialized tonight based on the fact that the
18 applicant has to provide the revised plans but will
19 be, if the chairman consents, carried to the
20 February 12th meeting.

21 MR. VALLEJO: Resolution. It requires a
22 vote or no?

23 MR. T. PANEQUE: No, we don't require a
24 vote. Just to place it on the record.

25 * * *

1 **JORVEL, LLC -**
2 **512 8TH STREET:**

3 MR. VALLEJO: We move down to Application
4 No. 3, Jorvel, LLC, 512 8th Street.

5 Ms. Pereiras, please.

6 MS. PEREIRAS: Thank you, Mr. Vallejo.

7 Good evening, Mr. Chairman, Members of the
8 Board.

9 May it please the board, Bianca Pereiras
10 on behalf of Jorvel, LLC for property at 512 8th
11 Street, also known as Lot 3, Block 40.01. If the
12 board may recall, this application was actually
13 listed on your December calendar at which time we
14 were looking to have an application approved for an
15 extension and an addition to an existing two-family
16 house. Due to a conflict with one of our
17 professionals, we had to carry that matter to today's
18 meeting. However, in that time frame, we realized
19 that we were missing a great opportunity, an
20 opportunity to really improve this two-family. And
21 our idea was really instead of adding to this
22 existing to demolishing, creating a new two-family
23 that now would provide some parking on site.

24 To that extent, I took the liberty of
25 renoticing and republishing advising the public that

1 we were hoping to build a new two-family. But I'll
2 defer to the board if we're able to proceed on the
3 new application for the brand new two-family home.
4 And if the board is so inclined, I do have my notices
5 and publications to submit to the board.

6 CHAIRPERSON GARCIA: The original
7 application was the extension to the house?

8 MS. PEREIRAS: To the existing two-family,
9 correct, Mr. Chairman.

10 CHAIRPERSON GARCIA: But the new plans
11 that you have is a two-family house, so it's not an
12 extension, you're going to demolish. Before you were
13 going to --

14 MS. PEREIRAS: Correct.

15 CHAIRPERSON GARCIA: Okay. Mr. Paneque,
16 how can we proceed with this one? Because,
17 basically, in a sense, it's the same thing. It's
18 going to be a two-family house. And now as the
19 attorney has stated, they're going to provide parking
20 spaces, more than the prior one.

21 MR. T. PANEQUE: The application that's
22 technically before the board tonight is the
23 application for the addition of the rear addition to
24 this property. So it's an extension application.
25 May I suggest that you give this board some

1 highlights of what that application entailed --

2 MS. PEREIRAS: Absolutely.

3 MR. T. PANEQUE: -- so that this board has
4 something to start the process of making a
5 determination of whether the addition to the existing
6 home is a better fit or the demolition of the
7 existing home with a brand new home in its place be a
8 better fit.

9 MS. PEREIRAS: Absolutely.

10 MR. T. PANEQUE: And if they start their
11 application, Mr. Chairman, with a highlight of what's
12 being proposed for the addition and then they
13 counterpose that with what they have reconsidered now
14 as a better application, this board can make a
15 determination as to which of the two this board would
16 like to proceed with.

17 MS. PEREIRAS: Thank you very much. To
18 that effect, I would like to call up our architect so
19 that he can give us a brief description of what the
20 application was.

21 MR. GALARZA: Good evening. My name is
22 Eduardo Galarza. I'm a licensed architect registered
23 here in New Jersey and still active.

24

25 (Continued on following page.)

1 EDUARDO GALARZA, after having been duly sworn, did
2 testify as follows:

3 MR. T. PANEQUE: Mr. Galarza.

4 MR. GALARZA: Yes.

5 MR. T. PANEQUE: Can you please give us a
6 little bit of your educational background and
7 credentials so that this board can make a
8 determination as to whether you will be recognized as
9 an expert witness in the field of architecture?

10 MR. GALARZA: Sure. This year it will be
11 my 40th year of my graduation. Since then I've been
12 working as an architect. I did get my license. And
13 I've been working continuously nonstop for 40 years
14 it will be in June. So I think I have enough
15 experience.

16 MS. PEREIRAS: And, Mr. Galarza, have you
17 appeared in front of other zoning boards in the past?

18 MR. GALARZA: Yes, I have.

19 CHAIRPERSON GARCIA: It's the first time,
20 Mr. Galarza?

21 MR. GALARZA: First time here in Union
22 City.

23 MR. T. PANEQUE: We accept your
24 qualifications, Mr. Galarza. Your license is still
25 in good standing in the State of New Jersey?

1 MR. GALARZA: Good standing, yes, sir.

2 MR. T. PANEQUE: Thank you.

3 He's been accepted as an expert witness.

4 MS. PEREIRAS: Thank you very much,
5 Counsel.

6 Mr. Galarza, you've heard the comments of
7 the board. If you would be so kind to walk us
8 through some of the highlights of the original
9 application that was submitted for the board.

10 CHAIRPERSON GARCIA: Before he starts
11 that, the plans that we have here is the prior one or
12 the same one?

13 MS. PEREIRAS: So you have two sets of
14 plans. I don't know what was handed out. The
15 original?

16 MR. VALLEJO: The revised plans.

17 MS. PEREIRAS: The revised? Okay.

18 MR. GALARZA: So you have to explain the
19 rest because I don't have the original.

20 MS. PEREIRAS: Okay.

21 MR. GALARZA: So, the original was just an
22 addition to the existing primary house, two-story,
23 two-family house over here, and there was supposed to
24 be an addition on the back. But since it has a lot
25 of problems with balance, especially for parking, the

1 decision was to demolish and to construct a new one
2 with the new parameters of the ordinance. So we
3 propose now a new structure, three-story --

4 MR. T. PANEQUE: Mr. Galarza.

5 MR. GALARZA: Yes.

6 MR. T. PANEQUE: Before we proceed, this
7 board has to make a determination tonight as to which
8 of the two applications is a better application. Can
9 you give us in very short highlights, you mentioned
10 that there were numerous variances that were needed
11 with the addition, okay? Can you take us through
12 what those variances would have been for the proposed
13 addition?

14 Ms. Pereiras, if you have the old plan.

15 MS. PEREIRAS: Sure.

16 MR. T. PANEQUE: The zoning chart or
17 Mr. Galarza can take us through the zoning chart.

18 MS. PEREIRAS: Absolutely.

19 MR. GALARZA: I don't have the zoning
20 chart.

21 MS. PEREIRAS: I'll give you a copy.

22 MR. T. PANEQUE: Let's have Mr. Spatz, our
23 planner --

24 MR. SPATZ: Do you have the older -- the
25 previous one and then I can go through it and give

1 you my recommendations on it?

2 Essentially, by tearing down the building,
3 they've been able to eliminate certain preexisting
4 non-conformities and add parking. I'll just go
5 through them.

6 In the original submission was to
7 construct a rear addition and then a third story
8 additional over the two-family just to expand the
9 living conditions inside of it. There's a
10 preexisting front yard setback variance existing
11 which will be now eliminated. The rear yard was not
12 conforming. That variance is being eliminated. And
13 then the other issue was parking. They were not able
14 to provide any parking on site for the two-family
15 home with the additions.

16 In the revised plans, there's a new
17 two-family home, and the only variance is in the
18 preexisting lot area and lot depth variance, and they
19 still need a parking variance, but they require four
20 and they are able to provide three spaces now where
21 on the original submission they didn't have any
22 parking at all.

23 MR. GALARZA: That's correct.

24 MR. SPATZ: I mean, my recommendation is
25 the demolition and building of a new two-family with

1 really only the parking variance, although they're
2 certainly much closer to it would be the better way
3 to go. I would recommend that that be the plan the
4 board consider.

5 MR. T. PANEQUE: Okay. Thank you,
6 Mr. Spatz.

7 CHAIRPERSON GARCIA: Mr. Spatz, what about
8 regarding the setback? So they're not going to
9 require a setback?

10 MR. SPATZ. No. Because they're tearing
11 down the building, they were able to eliminate the
12 setback variances particularly as related to front
13 yard.

14 CHAIRPERSON GARCIA: And the rear yard.

15 MR. SPATZ: And rear yard.

16 CHAIRPERSON GARCIA: But they're going to
17 request for the rear yard?

18 MR. SPATZ: Oh, I'm sorry. The rear yard
19 they are still slightly short.

20 MS. PEREIRAS: We have an undersized lot,
21 so we're working close to --

22 MR. SPATZ: Right. The depth is where the
23 issue is in terms of the lot. So, they're off by
24 3 feet, so that's correct. They do have -- still
25 need a rear yard variance but it's a lesser rear yard

1 variance than in the previous application. And then,
2 again, to me the most critical element is that they
3 are able to provide three space parking spaces on
4 site where they had no parking in the previous
5 submission.

6 MR. GALARZA: Can I point out something
7 regarding the rear yard? If there's mechanical
8 equipment, it's only permitted in the rear yard, and
9 minimum of a 10-foot rear yard setback is provided.
10 We are proposing a 17-foot rear yard so it has
11 equipment, mechanical equipment in the back.

12 CHAIRPERSON GARCIA: You can continue.

13 MR. T. PANEQUE: If I may, Mr. Chairman?

14 Mr. Galarza. Since this application is
15 not your customary application, we have to take
16 certain steps.

17 Ms. Pereiras, are you requesting that this
18 board now switch over to an application whereby
19 you're going to demolish the home or your client will
20 demolish the home and build a new home?

21 MS. PEREIRAS: It's our position that it's
22 a much better application. So, yes.

23 MR. T. PANEQUE: Has the public been
24 noticed for this?

25 MS. PEREIRAS: We did. We noticed for the

1 construction of a two-family.

2 MR. T. PANEQUE: And may I see that proof,
3 please?

4 MS. PEREIRAS: Absolutely.

5 MR. T. PANEQUE: Thank you.

6 Let the record reflect as follows: I've
7 been provided by Ms. Pereiras with a certification as
8 to publication and service indicating that notice of
9 tonight's hearing at this location, the Union City
10 High School, was provided to all property owners
11 within a 200-foot radius.

12 I've also been provided with a copy of the
13 notice that was published in the newspaper. Said
14 notice indicates that on today's date, January 8th,
15 at 6 p.m. a hearing will be held at this location,
16 the Union City High School. And the notice indicates
17 that the applicant is coming in with an application
18 to demolish the existing building and construct a new
19 three-story, two-family dwelling. The applicant
20 seeks bulk C variances as to minimum lot area,
21 minimum lot depth, minimum rear yard, and off-street
22 parking as well as any other relief required by this
23 board.

24 I have been provided also with a copy of
25 the notice that went out to all property owners

1 within a 200-foot radius and the tax list from the
2 Assessors's Office with a date of December 1, 2025,
3 noting all property owners within a 200-foot radius
4 of the property located at 512 8th Street, Block
5 40.01, Lot 03.

6 And, finally, I have a certified mail
7 receipt with a postmark date of December 29, 2025.
8 And being brought to my attention by co-counsel is
9 that we also have the affidavit of publication from
10 The Record and Herald News indicating that the notice
11 was published on December 28, 2025. Based on the
12 documentation of the new notice giving the public the
13 notice that this is a new application for a
14 demolition and a new home being built on site, this
15 board will have jurisdiction to proceed and hear this
16 matter.

17 MS. PEREIRAS: Thank you very much,
18 Counsel. Thank you for the courtesy.

19 Mr. Galarza, as for the board, if you
20 could kindly walk us through the drawings that are
21 before you this evening.

22 MR. GALARZA: The new structure is
23 complying with the zoning requirements on the
24 sideback [sic]. We have one minimum 2 feet on the
25 left side and 3-foot-1 on the right side, and the

1 front setback will be 7 feet which is the minimum
2 required. Again, the extension in the back, the rear
3 back is 17 feet, which is according to the note over
4 here. And here is the equipment, it's in the back.
5 You can have a minimum of 10 feet, rear yard. So the
6 rear yard now is 17 feet. So I don't know if that is
7 a variance or not.

8 But, anyway, the layout of the ground
9 floor is entry for three cars with a recreation area
10 and half bathroom and closet and mechanical room.
11 That's on the ground floor. On the first floor --
12 this recreation area is a duplex with the first
13 floor. And the second floor, first unit, where you
14 enter the building, you have a living area because we
15 have three, three bedrooms and two bathrooms over
16 here.

17 The second floor, the same thing -- the
18 third floor, it has also three bedrooms, two
19 bathrooms, and it's a deck on the top of the -- for
20 the roof. So, the benefit of the second floor is it
21 has the rec room in the basement. It's duplicates.
22 And the benefit of the second floor with the roof
23 deck above has an amenity for the second family.

24 MS. PEREIRAS: Mr. Galarza, just to
25 clarify, the recreational room on the ground floor is

1 only for the use of the first floor apartment,
2 correct?

3 MR. GALARZA: That's correct. Yes.

4 MS. PEREIRAS: And the roof deck that you
5 are proposing on the top of the structure is for the
6 exclusive use of the second floor tenant?

7 MR. GALARZA: On the second floor. That's
8 correct.

9 If you have any questions?

10 MS. PEREIRAS: And, Mr. Galarza, would you
11 kindly walk us through the dimensions of the bedrooms
12 that you're proposing on each unit?

13 MR. GALARZA: Yeah. The minimum dimension
14 of the bedroom is 10 by 10. That's the minimum
15 dimension. The master bedroom we have 13-6 by
16 12 feet.

17 MS. PEREIRAS: And the roof deck, this is
18 a board that takes particular care with any and all
19 safety issues.

20 MR. GALARZA: That's correct. Yes.

21 MS. PEREIRAS: Can you talk to us about
22 some of the safety precautions that you are choosing
23 to install on the roof?

24 MR. GALARZA: We have a 3-foot railing all
25 around, just to make sure that, you know, prevent any

1 accidents. Basically, that's what it is.

2 MS. PEREIRAS: And can you also walk us
3 through the elevations and what you're proposing to
4 use on the exterior of this building?

5 MR. GALARZA: Yes. In the front entry, we
6 have the garage entry for the first floor. On the
7 second floor entrance on the left, that would be a
8 continuous to the third floor, which is the second
9 unit in the back. The materials for this will be a
10 white side -- it will be a white sideboard with black
11 trims all around, and the same thing on the side, on
12 both sides. On the front and on the sides, the same
13 thing happen in the red zone, siding is white siding
14 with black trims all around.

15 MS. PEREIRAS: Just to make sure we're
16 clear for the board, can you talk about the
17 dimensions of the lot?

18 MR. GALARZA: Yes. The dimension of the
19 lot, the requirement of the lot should be -- the
20 width should be 25 feet which is okay. But the
21 length of the building -- the depth of the lot should
22 be 100 feet, but it's only 88.4 feet.

23 MS. PEREIRAS: And that existing condition
24 is what triggers our variances regarding lot area and
25 lot depth, correct?

1 MR. GALARZA: That's correct.

2 MS. PEREIRAS: And just to clarify, the
3 other variances that we're seeking, we're seeking a
4 rear yard variance by 3 feet, correct?

5 MR. GALARZA: That's correct, yes.

6 MS. PEREIRAS: And parking, while you're
7 able to provide some parking on site, it looks like
8 you've only been able to provide three spots,
9 correct, instead of what was required, which is four
10 spots.

11 MR. GALARZA: Just provide three spots,
12 three parking spots. Even though four is required,
13 so we requested a variance on three on the other
14 parking spot.

15 MS. PEREIRAS: Was there any consideration
16 to see if we can provide additional parking on that
17 ground floor?

18 MR. GALARZA: Well, we can work that out,
19 but I don't know. It's depending if we can do it
20 with the variance. That's fine, you know, if you
21 agree that we need to work it out. That would be up
22 to you. But I think that's where we request a
23 variance on that. And that's about it. You know,
24 that's the motion right now.

25 MS. PEREIRAS: We'll defer to the board

1 for your questions.

2 CHAIRPERSON GARCIA: You don't have
3 another witness?

4 MS. PEREIRAS: We do not. We do not.

5 CHAIRPERSON GARCIA: Mr. Galarza, I have a
6 question. The front setback, from which point do we
7 have -- you said that you have front yard setback
8 7.0, right?

9 MR. GALARZA: Yeah, 7 feet. Correct.

10 CHAIRPERSON GARCIA: And from which point
11 to which point? Because you have a hanging part of
12 2 feet.

13 MR. GALARZA: We have a what?

14 CHAIRPERSON GARCIA: Okay. If you go to
15 your A-100.00, and you see, let's say, either one of
16 them. You see that the living room you have 2 feet
17 coming out from the level, right?

18 MR. GALARZA: Right.

19 CHAIRPERSON GARCIA: Can you tell me those
20 7 feet that you have from the setback, from where did
21 you start it from?

22 MR. GALARZA: If you look at the front
23 entry of the building which is over here, it's all at
24 the same level. This is the 2 feet over here.

25 CHAIRPERSON GARCIA: So it's not the same

1 level? You have 2 feet?

2 MR. GALARZA: There's a 2-foot extension
3 on the second floor.

4 CHAIRPERSON GARCIA: That means it's going
5 to be 5 at that point, not 7.

6 MR. GALARZA: Correct.

7 CHAIRPERSON GARCIA: Okay.

8 MR. GALARZA: Yeah, that's correct.

9 CHAIRPERSON GARCIA: Okay. Also,
10 Mr. Galarza, in the parking layout, is there any
11 way -- how can you, yourself drive a car in this
12 parking space?

13 MR. GALARZA: We considered that since it
14 is a two-family, it is very easy to communicate with
15 the neighbor, with the other units that you can move
16 your car. Unless you can agree that probably the two
17 cars are from one unit and the other car is just for
18 the other unit.

19 CHAIRPERSON GARCIA: Is your client from
20 Union City? They live in Union City?

21 MS. PEREIRAS: They are. They are.

22 CHAIRPERSON GARCIA: They know about the
23 situation of parking spaces in Union City, right?

24 MR. GALARZA: Yes.

25 CHAIRPERSON GARCIA: Why don't we

1 sacrifice the recreation room and you don't have to
2 request parking spaces, parking variance.

3 MR. GALARZA: We can work it out with the
4 owner and see if we can do that as well.

5 CHAIRPERSON GARCIA: I understand that you
6 are bringing an application with more -- with better
7 quality of life, with a better setback, perfect.
8 However, if you have the opportunity to mitigate the
9 parking issue fact, it is going to be fantastic. If
10 you want to talk to your client, I could take a
11 two-minute break, talk to your client. I mean, I
12 think it's a great application. However, every time
13 that we have an opportunity to don't hit the parking
14 situation, it's going to be great.

15 MR. GALARZA: We considered that and we
16 said, well, let's see. We can work that out for you.
17 Maybe we can resolve that issue, providing the four
18 parking spots.

19 CHAIRPERSON GARCIA: Let's take a
20 two-minute break and go talk to the client,
21 two-minute break.

22 MR. VALLEJO: Off the record.

23 (Brief recess was taken.)

24 MR. VALLEJO: Back on the record.

25 CHAIRPERSON GARCIA: Mr. Galarza.

1 MR. GALARZA: Yes.

2 CHAIRPERSON GARCIA: Let's work it out
3 first, the 2 feet hanging.

4 MR. GALARZA: Yes.

5 CHAIRPERSON GARCIA: Let's eliminate that
6 and this way you don't have the front setback --

7 MR. GALARZA: Yeah, we talked to the
8 owner. We might do that.

9 CHAIRPERSON GARCIA: Okay. And any
10 recommendation for the -- like, moving back like
11 5 feet back? So you need it in a way that the rear
12 is set back, the requirement.

13 MR. GALARZA: Yes.

14 CHAIRPERSON GARCIA: You require a
15 variance for the rear setback.

16 MR. GALARZA: Yes.

17 CHAIRPERSON GARCIA: You're only providing
18 17. You need 20. What about if you move, like, 5
19 and we park four cars inside and you move a little
20 bit the recreation room?

21 MR. GALARZA: That's a good possibility,
22 yes. We can do that so we can fit the other car over
23 there. And probably rework the design of this space
24 over here, and we don't lose too much area on that.
25 That's good.

1 CHAIRPERSON GARCIA: Okay. Any other
2 questions?

3 (No response.)

4 CHAIRPERSON GARCIA: Any member of the
5 public wants to step forward?

6 (No response.)

7 CHAIRPERSON GARCIA: Okay. Seeing none,
8 I'm going to make my motion to approve this
9 application going from 17 to 12 of rear setback.

10 MR. GALARZA: Yes.

11 CHAIRPERSON GARCIA: It's going to be four
12 parking spaces.

13 MR. GALARZA: Yeah.

14 CHAIRPERSON GARCIA: You're eliminating
15 the 2 feet hanging in front.

16 MR. GALARZA: Yeah.

17 CHAIRPERSON GARCIA: And I think that's
18 the conditions to approve. And you will submit the
19 revised plan before the adoption of the resolution.

20 MR. GALARZA: Yes.

21 MS. PEREIRAS: We'll be sure to submit
22 those. Thank you.

23 CHAIRPERSON GARCIA: I make my motion to
24 approve with the description of the conditions.

25 MS. GUTIERREZ: Second.

1 MR. VALLEJO: Motion to grant this
2 application with the conditions by Mr. Garcia.
3 Seconded by Ms. Gutierrez.

4 Roll call on the motion.

5 Mr. Garcia.

6 CHAIRPERSON GARCIA: Yes.

7 MR. VALLEJO: Mr. Grullon.

8 VICE CHAIRPERSON GRULLON: Yes.

9 MR. VALLEJO: Ms. Gutierrez.

10 MS. GUTIERREZ: Yes.

11 MR. VALLEJO: Ms. Perez.

12 MS. PEREZ: Yes.

13 MR. VALLEJO: Ms. Watley.

14 MS. WATLEY: Yes.

15 MR. VALLEJO: Ms. O'Dell.

16 MS. O'DELL: Yes.

17 MR. VALLEJO: Ms. Pena.

18 MS. PENA: Yes.

19 MR. VALLEJO: Seven in favor. Motion
20 passed.

21 MS. PEREIRAS: Thank you very much,
22 everyone.

23 MR. GALARZA: Thank you. Good night.

24 * * *

25

**VULCAN CAPITAL INVESTMENT, LLC -
804 KENNEDY BLVD:**

MR. VALLEJO: Next application on tonight's agenda, Vulcan Capital Investment, LLC, 804 Kennedy Blvd.

Ms. Pereiras, please.

MR. T. PANEQUE: Let the record reflect as follows: I've been provided by Ms. Pereiras with a certification as to publication and service indicating that notice of tonight's hearing with respect to the property at 804 Kennedy Boulevard, Block 43, Lot 3 was provided to all property owners within a 200-foot radius.

I have a copy of a notice that went out to all property owners. Said notice indicates that with respect to the property in question, this board will hear this application at this location tonight at 6 p.m.

I've been provided with a copy of the notice that was published as well as the affidavit of publication. Affidavit of publication indicates that the notice was published on December 26, 2025, and the actual notice indicates that the hearing will be tonight at this location with respect to the property at 804 Kennedy Boulevard in Union City.

1 I've also been provided with a tax list
2 from the City of Union City indicating all property
3 owners within the 200-foot radius of 804 Kennedy
4 Boulevard. Said tax list was promulgated by the
5 Union City Tax Assessor's Office on December 16,
6 2025.

7 And, in addition, I also have a tax list
8 from the Township of North Bergen Tax Assessor's
9 Office also noting all property owners within a
10 200-foot radius of 804 Kennedy Boulevard, and that
11 tax list was created on December 22, 2025. And,
12 finally, I have the certified mail slips with a
13 postmark date of December 29, 2025.

14 Based on the documentation that has been
15 provided by Ms. Pereiras, this board has jurisdiction
16 to proceed and hear this matter.

17 MS. PEREIRAS: Thank you very much,
18 Counsel.

19 Members of the Board, Bianca Pereiras on
20 behalf of the applicant for the property at
21 804 Kennedy Boulevard, also known as Lot 3 in
22 Block 43. This property is recognized as a
23 mixed-use. What we're looking to do is eliminate
24 that commercial component of this building so that it
25 is fully residential and so that we have three

1 residential units on site. We're also looking to
2 enlarge those residential units by providing a rear
3 addition and a third story addition. We have three
4 experts to testify before the board this evening, and
5 we'll begin our presentation with our architect.

6 * * *

7 DANIEL ANGEL ROMA, after having been duly sworn, did
8 testify as follows:

9 MR. ROMA: My name is Daniel Angel Roma.
10 I'm a licensed architect for New York and New Jersey.
11 I have a bachelor's degree in architecture from the
12 University of Buenos Aires, Argentina. I came to
13 this country in 1985.

14 CHAIRPERSON GARCIA: You've been here
15 before?

16 MR. ROMA: Yes.

17 CHAIRPERSON GARCIA: We accepted you
18 before. Thank you. Our pleasure to have you here.

19 MS. PEREIRAS: Mr. Roma, would you kindly
20 walk the board through the drawings you have this
21 evening.

22 MR. ROMA: Yes. All right. We have an
23 existing lot. The lot is 25 by 80 for a total of
24 2,068 square feet. What we're going to do is this,
25 this is the existing house. Right now on the right

1 side it's on property line, and on the left side we
2 have 2 feet from the building to the property line.
3 The code says that you have to have a minimum of
4 3 feet to be able to have windows. That's why one of
5 the things that we're going to do with this project
6 is to remove a portion of the building 1 foot. That
7 way we're going to have 3 feet side yard on the left
8 side, and we will be able to have our windows on that
9 location.

10 The neighbor to the left is also a
11 three-family. It's 2 feet away from the property
12 line. With us removing 1 foot of the building, the
13 total space between the two buildings will be 5 feet.

14 Also, we are going to do an addition to
15 the building. The existing building is 55 feet long,
16 and we have a rear yard of 21 feet, 8 inches. The
17 rear yard is going to be reduced because we're going
18 to have a deck for the second floor, and I'm going to
19 explain that later.

20 We're going to have three variances. The
21 first variance is a side yard. We're supposed to
22 have 2 feet and 3 feet for a total of 5 feet total
23 side yard. We're going to have only one side yard
24 that we are creating to be 3 feet. The other will
25 stay on property line. The other variance is a rear

1 yard because we are adding a deck and I'm going to
2 explain why.

3 Let me go to the building. On page 2, the
4 first is the existing basement right now. The
5 existing basement was used for the retail space on
6 the first floor. It's all storage area. With the
7 new three-family we're going to have a powder room in
8 the basement. And we're going to use for the meters,
9 electric, gas meters and also a space for the storage
10 of the three families. Here we have existing first
11 floor.

12 The existing third floor has an entrance
13 to the right to the second floor, and we have a
14 retail in the front, and we have another retail in
15 the back. All these commercial will be removed. And
16 what we're going to do is we're going to do on the
17 second -- the first floor an addition. The proposed
18 addition is 14 feet by 10 feet 8 inches. That will
19 enclose and complete the square for the first floor.

20 On the first floor, we have an apartment.
21 The apartment, we have the main entrance to the
22 right. Then we go to an area where we have the
23 stairs going to the second floor and the entrance to
24 the left to the apartment. The apartment is a
25 combination in the front of living and kitchen. The

1 U-shaped kitchen would seat a peninsula to eat. And
2 then we have a corridor to the back. In the corridor
3 we have the entrance to an office or a bedroom. One
4 of the things that I was speaking with our attorney
5 is that the parking requirements is for three
6 bedrooms, and that's where I have here "office" can
7 be called a bedroom also.

8 This first bedroom is 8-4 by 9-8. We have
9 a bedroom behind 9-8 by 9 feet with a closet. And in
10 the back we have a master bedroom, 14 feet by 11-10
11 with a master bathroom and a walk-in closet for this
12 master bedroom.

13 We're going to see that every floor has
14 the area to enjoy. For example, this first floor has
15 a door to the backyard, and they can use the
16 backyard. I'm going to show you now where we have on
17 the second floor and what we have on the third floor.
18 The total square feet of this apartment is 1,013
19 square feet.

20 CHAIRPERSON GARCIA: All of them are the
21 same size? Are they the same size?

22 MR. ROMA: The apartments, similar.

23 If we go now to the second floor, the
24 second floor, the existing building is two bedrooms,
25 kitchen, and living room. What we're going to do is

1 we're going to do an addition in the back, and the
2 addition is 10 feet 8 inches also. And this
3 apartment, after we get into the building, we have
4 the stairs going to the second floor. The total
5 square feet is 1,085 square feet. We're going -- as
6 soon as we come in, we have the U-shape kitchen again
7 and a dining area and a room where we have the
8 laundry room, washer and dryer.

9 In the corridor, again, the office or
10 bedroom and another bedroom 9 feet 8 by 9 and the
11 master bedroom in the back, 14 by 11-10. What we're
12 adding on this floor, on the second floor is a deck.
13 The people that are using this apartment, they will
14 be able to use the deck. The deck is 15 feet by
15 11-6.

16 The three floors have stairs as a second
17 means of egress. But as this is a new renovation to
18 become a three-family, the building will have to use
19 a sprinkler system.

20 If we go now to the third floor, when we
21 come into the third floor, we have again to the front
22 is the kitchen, living room, office, bedroom, and
23 master bedroom and another full bathroom. The thing
24 that we have on this floor is an access to the roof.
25 Only the third floor apartment will have access to

1 the roof. Also in the front we have a washer and
2 dryer. And on the roof we have an area of 364 square
3 feet. Also, we have the planter around the area, and
4 that will be nice to enjoy the views.

5 Now, if we go, you can see here from the
6 side where we have the windows, this yellow line is
7 the addition that we are proposing, the third floor
8 addition. And, also, we have an addition on the
9 first floor and here on the second floor.

10 This is the stairs in the back. Here is
11 the deck. The materials we're using is siding but
12 aluminum siding. There are two corridors that we're
13 using, red pine. And red pine will be all around the
14 building, and we're also using gray where here is the
15 bay window. And here again showing from the other
16 side, this is the side of the property line, no
17 windows.

18 This is the addition, the bulkhead access
19 to the roof. And here you can see where we have one
20 of the reasons why we have a variance for a rear yard
21 that should supposed to be 20 feet. We have 21 feet
22 for the first floor, and then we have the deck that
23 is going to be used for the apartment on the second
24 floor, and the third floor apartment will use the
25 roof deck. And this is basically what we're

1 proposing tonight.

2 CHAIRPERSON GARCIA: So, basically, now
3 you have one apartment and an office?

4 MS. PEREIRAS: One apartment and two
5 commercial units. And those two commercial units
6 will now be a total of three residential.

7 CHAIRPERSON GARCIA: Mr. Spatz, this is
8 R zone, right, residential?

9 MR. SPATZ: It is, yes.

10 CHAIRPERSON GARCIA: So this still is
11 nonconforming use, probably?

12 MR. SPATZ: Yes. It's mixed-use going to
13 a nonconforming three-family, but it's getting closer
14 in terms of it being all residential. Yes.

15 MR. ROMA: If you see on the street to the
16 left, there is an existing three-family, and to the
17 right is an existing two-family. And in the corner
18 there is a mixed-use restaurant and apartments above,
19 four apartments above.

20 MS. PEREIRAS: And we do have planning
21 testimony as well to that.

22 CHAIRPERSON GARCIA: And no possibility to
23 provide parking spaces?

24 MR. ROMA: No.

25 MS. PEREIRAS: And for that reason we also

1 have a traffic engineer to speak before the board.

2 CHAIRPERSON GARCIA: No further questions
3 so far.

4 MS. PEREIRAS: Thank you. We'll proceed
5 with our traffic engineer.

6 * * *

7 JUSTIN TAYLOR, after having been duly sworn, did
8 testify as follows:

9 MR. TAYLOR: My name is Justin Taylor,
10 T-a-y-l-o-r. By way of background, I'm a principal
11 in the firm of Dynamic Traffic. I hold a bachelor's
12 in engineering from University of Delaware. I'm a
13 licensed engineer in the State of New Jersey as well
14 as Pennsylvania, Delaware, and Texas. I'm also a
15 certified professional traffic operations engineer by
16 the Institute of Transportation Engineers. I've been
17 practicing traffic planning for, gosh, almost 25
18 years now testifying at hundreds of boards throughout
19 the State of New Jersey, including this board, but I
20 think it's been close to 15 years.

21 CHAIRPERSON GARCIA: Thank you. We accept
22 his qualifications.

23 MS. PEREIRAS: Thank you.

24 MR. TAYLOR: Thank you, Mr. Chair. So as
25 part of this project we took a look at the traffic

1 impact as well as the parking impact associated with
2 the conversion. What we need to keep in mind here is
3 this isn't a virgin piece of ground. There is an
4 existing building there that generates both traffic
5 and parking demands throughout the area.

6 So if we were to look to the Institute of
7 Transportation Engineers from a traffic generation
8 perspective, what we find is to be a little over
9 1,100 square feet of retail and the one apartment
10 generates the exact same amount of traffic as the
11 three apartments would generate based on the ITE to
12 generation demand. So it's really a net zero from a
13 traffic rehab perspective.

14 When we looked at parking, the parking is
15 of a concern here in town. But when you look at your
16 ordinance requirement for the retail component, it's
17 1 per 300 square feet. Again, that 1,144 square feet
18 generates a demand, a requirement of four parking
19 spaces. And your one apartment generates a demand
20 per RSIS of two parking spaces. So the existing
21 building is generating a parking requirement by
22 ordinance of six parking spaces. We're now looking
23 to convert it into three two- or potentially
24 three-bedroom units in the facility. From an RSIS
25 perspective, if we were to look at that as all three

1 of those is three bedrooms, you would have a parking
2 requirement of six parking spaces. So what we're
3 looking at, again, is a net zero impact in parking
4 demand generated by the facility.

5 So based upon those two aspects, any way
6 you look at it, I don't see any significant traffic
7 impact created by the conversion from the retail and
8 the addition of the third residential unit. I don't
9 see any detrimental impact created in a parking
10 situation because the requirement for both before and
11 after is the same.

12 CHAIRPERSON GARCIA: You're done?

13 MR. TAYLOR: I am.

14 CHAIRPERSON GARCIA: What you just told us
15 is that this application required the same number of
16 parking spaces as the current, the existing
17 conditions?

18 MR. TAYLOR: That's correct. So there's a
19 variance condition existing, but we're not
20 exacerbating that by the change in use.

21 CHAIRPERSON GARCIA: Mr. Spatz.

22 MR. SPATZ: Yes.

23 CHAIRPERSON GARCIA: Can you corroborate
24 that statement?

25 MR. SPATZ: Yes. We did the math of it,

1 and the same number of parking spaces is required for
2 the mixed-use as well as for the proposed
3 three-family. So there's no increase or reduction in
4 demand for parking.

5 CHAIRPERSON GARCIA: The situation
6 remains? It doesn't increase?

7 MR. SPATZ: Correct. It does not
8 increase.

9 CHAIRPERSON GARCIA: Doesn't increase.

10 MR. SPATZ: Yes.

11 CHAIRPERSON GARCIA: Thank you.

12 MS. PEREIRAS: And we have one final
13 expert to appear before the board and that is our
14 planner, Mr. Dougherty.

15 MR. DOUGHERTY: Happy New Year, guys.
16 Good to see everybody. Hope Christmas was great.

17 * * *

18 ALEXANDER DOUGHERTY, after having been duly sworn,
19 did testify as follows:

20 MR. DOUGHERTY: My licenses are still
21 current.

22 CHAIRPERSON GARCIA: Our pleasure to have
23 you here.

24 MR. DOUGHERTY: Thank you. So I want to
25 start off by apologizing. I don't have the usual

1 exhibit packet. The holidays were tough. I didn't
2 make it out here. I know exactly where this is,
3 right across from Coach, right there, catty-corner
4 across the street. Been in Coach many times. I hope
5 the board is very familiar with this unique park here
6 on Kennedy and the corner of 8th.

7 But we have an existing property here for,
8 you know, as we just heard, that is already a not
9 permitted use here, an existing condition, retail
10 mixed-use in the R zone, which is strictly
11 residential, recently zoned for two. As you heard,
12 we're trying to convert that ground floor space,
13 bring a little bit, you know, more into compliance
14 here with residential, get rid of that.

15 I will say for those of us that know this
16 area, we have Paterson Plank Road kind of cutting
17 through on an angle. We get this weird neighborhood
18 dynamic where there's multiple, like, four-,
19 five-star intersections right here. This property is
20 nestled right in the middle of five lots,
21 three-story, three-story, two, two, three-story
22 mixed-use. So, there's a weird dynamic here.

23 So I think when we look at this
24 application, we're asking for a three-family, we are
25 asking for that use variance. So for the use

1 variance is site suitability. I think this site is
2 uniquely, you know, different than most neighborhoods
3 because it's a neighborhood that really consists of
4 five properties. And I say that because across the
5 street there's really nothing there. Catty-corner is
6 Coach, you know, and then we got these weird four-,
7 five-star intersections happening here that's kind of
8 nestled in an environment by itself. Two lots over
9 we have a big service parking lot. Again, it's an
10 island of its own.

11 So from a site suitability standpoint, I
12 think this site is particularly suited because our
13 adjacent property next door I believe is a
14 multi-family. It's three floors and it's
15 residential. I don't have the tax card on that, but
16 I'm pretty confident by the mailbox count it's more
17 than a two-family.

18 Two lots over we have the restaurant,
19 Garcia's Restaurant. We have the first were
20 commercial, again, not permitted use there, existing
21 use with the apartments above it. So are we the odd
22 man out in this five-lot area? I do not believe we
23 are. In fact, I think we'd be more in conforming
24 with what actually happened there by just the scale
25 and the apartments there.

1 So part of that use variance, you know,
2 the balance here is, you know, at some point here,
3 the site being particularly suited, it doesn't have
4 parking today. It won't have parking tomorrow. I'm
5 a strong believer that -- though I give credence to
6 it and respect to the professionals that go before me
7 and my colleagues -- I think commercial depends on
8 the tenant. If it's a very popular facility, it's
9 going to draw a bigger crowd. I know we like to look
10 at things, you know, on paper, but this site I do
11 think we're going to calm it down. If we reactivate
12 this site and put the commercial tenants in there,
13 depending on the tenant that's in there, I think
14 could exacerbate this unique intersection here with
15 Palisades, Kennedy, and 8th, and 7th, and then again
16 down on Summit.

17 But what's nice about this property is
18 right behind us, there's just a giant warehouse, a
19 one-story warehouse. It used to be a materials
20 distributor. Now I think it's Carros En Pagos, a car
21 dealer, a car wholesaler. So a one-story warehouse
22 right behind it, that starts your CN zone. So one
23 property to our rear on Summit really is your CN
24 zone. So I think it's an opportunity here to put
25 that population next to the appropriate zones where

1 commercial and retail is zoned for so we have that
2 economic scale here and we have the economic scale
3 here and we have that wallets and that income, you
4 know, feeding that intent of that zone here, so I
5 think it's a complement here.

6 Again, going up three floors, we are under
7 that height requirement; 38, I believe, is the
8 requirement, we're at 34 and a half. So it's not out
9 of character. What we have here with this extensive
10 renovation is an opportunity to really accentuate
11 this part of Kennedy Boulevard that really is an
12 island in itself. We have some good formation here
13 and massing, but by building scale, these two
14 structures existing there and our adjacent neighbor
15 to the right, in my personal opinion, I feel like
16 they're out of character. They're two little
17 two-story buildings on Kennedy and surrounding on
18 Summit. We have some larger buildings higher than
19 three. So I think it's an opportunity to kind of
20 reinvest into the site which would be a reinvestment
21 into the neighborhood.

22 For purposes of, you know, the parking --
23 I know we just had a traffic engineer here, but on
24 Kennedy and 10th, just two blocks up from this site,
25 you have mass transit Line 88 and 125. If we keep it

1 on Summit and 10th, we have the 83, 85, and the 87,
2 but most importantly, on 8th and Summit, which we're
3 basically Kennedy and 8th. So one block over.
4 Again, those same bus lines are there as well 83, 85,
5 and 87. And, again, with Summit Avenue right behind
6 us, we're walking distance from, you know, a
7 predominant retail area with amenities at the
8 doorstep.

9 What I do like about this project from a
10 planning standpoint, the building that exists there
11 today we can't really move it unless we demo the
12 whole thing and start over, but it's a 25-foot wide
13 lot. I think we have some practical difficulties,
14 you know, but we'll leave that more to the engineers
15 and site designers to really bring you something
16 where we can park it. At the same time then we have
17 a curb cut right here on Kennedy, and we have that
18 weird intersection here. So to keep the structure
19 where it is, to put an investment into it to
20 basically renovate and remodel and with the
21 additions, I think, you know, it's a smart play from
22 a planning standpoint. We don't want too many curb
23 cuts there, especially with these weird jogs and
24 intersections.

25 So adaptive reuse here, a positive

1 investment. Going up I think we'll have that
2 "Purpose I" for desirable visual environment. With
3 this addition you're going to have the ability as
4 well to meet all public building codes, you know,
5 publish safety, get guys in there and stir things up.

6 We have the staircase in the back that is
7 really twofold, a second means to egress as well is
8 providing those rarities in urban environments for
9 outdoor space. So the first floor has the access to
10 the rear yard at the ground. The second has a nice
11 little rear deck patio. And the third floor has that
12 roof deck. Interesting part about the roof deck I
13 think is it's perfectly situated where we're 10 feet
14 off of Kennedy, 10 feet off the rear, and we're 3
15 feet off the side yard. So we're not going to have
16 this, you know, weird dynamic where we just have
17 people hanging over the edge of the building. That's
18 kind of right there and inclusive right in the
19 middle. So each unit kind of has its own outdoor
20 space, if you will.

21 I think the floor plans really speak for
22 themselves. I know we have that office flex space,
23 if you will. I know Mr. Spatz before indicated that
24 the project as, you know, a three-bedroom, three
25 units. As you heard from the traffic engineer

1 whether that's an office or a third bedroom, it
2 doesn't change the parking dynamics here.

3 But, again, I will say, from a negative
4 standpoint, we do have some existing variances.
5 Again, the neighborhood pretty much felt -- the site
6 has absorbed and felt that. We have the front yard
7 setback, which is an existing condition here. We're
8 at 4, requirement is 7. Again, this is an island by
9 itself. We also have the side yard setback is an
10 existing condition. Today, as you heard, we're going
11 to try to enhance that, keep it where we can for that
12 egress. And then we have the lot depth, which is
13 really twofold because the area is undersized. We're
14 at 2,068 square feet, 2,500 is the requirement. And
15 that's really because our lot depth is not at 100
16 which the requirement is at 82.8.

17 So these are existing conditions whether
18 this project, you know, is approved or not, we can't
19 change that side yard, front yard, the lot area and
20 lot depth here. But with that I want to point out,
21 though the lot may be undersized, I don't think this
22 is overdevelopment. These are large units. They're
23 all over 1,000 square feet. It's not jam-packed in
24 there. It's very spacious. But with that we're
25 under the max lot coverage for buildings. 65 percent

1 is the maximum, we're at 59, so 65 versus 59. And
2 then the maximum pervious coverage, the whole
3 build-out of the lot, 95 percent is what's allowed
4 and we're at 78.

5 So on a balance, though we are an
6 undersized lot, I think we kind of, you know,
7 recognize that and keep in those confinements there.
8 It does not really constitute overdevelopment. And I
9 think that rear yard setback is a de minimis -- I
10 know we're encroaching in that kind of either way.
11 We need to for that stairs we kind of have a weird
12 jog there existing there off the rear. We're going
13 to square that off as you saw on the plans and the
14 architect and go up and put that staircase in there.
15 I think it's a public benefit as well for those
16 residents that are living there to have that second
17 means of egress. I mean, going up I think it's
18 certainly a positive, again, kind of keeping with the
19 corridor and continuity there. I think that
20 two-story is a little out of place in character.

21 Overall I don't really see any negative
22 impact. As you heard from the traffic, there's not
23 really a detriment here. My professional opinion, I
24 think it's going to calm the site down. Depending on
25 that commercial retail, it could be an active site.

1 With that, I think this is a positive
2 application, positive investment to the neighborhood.
3 I think that the site is particularly suited for it.
4 By the way, it's only five properties here. I think
5 we're more in line with those five properties than
6 not. And for continuity purposes, I think we met
7 many purposes, Municipal Land Use Law, "Purpose A."
8 I would also say "Purpose I," "Purpose E" for
9 appropriate populations. We have the CN zone, one
10 lot behind us, one street behind us and certainly
11 more efficient use of land to go up and bring some
12 diversified housing choices and options for that
13 growing community.

14 And I think when we look at this and where
15 it is within Union City, we're right on the fringe
16 here of town, right there on Kennedy by the Coach.
17 So I think it's, again, a neighborhood all on its
18 own. So I don't think there would be any detriment
19 when we look at a more established neighborhood
20 environment on many of the other applications we've
21 seen. This is a very unique neighborhood right here.

22 So, with that, I'll conclude. I think
23 this could be a positive for Union City.

24 CHAIRPERSON GARCIA: Mr. Dougherty, this
25 800 block on Kennedy Boulevard --

1 MR. DOUGHERTY: Yes.

2 CHAIRPERSON GARCIA: -- Union City side,
3 do we have another property that has more than two
4 stories?

5 MR. DOUGHERTY: Yes. If you're looking at
6 the property, 804 Kennedy property, to our left is
7 three stories. The property next to that is three
8 stories, garage, two floors above that. Our adjacent
9 property to the right is two. Next to that is
10 Garcia's Restaurant. It's a three. It's a
11 restaurant with a residential above that. So, you
12 go, like (indicating), and it drops and then it picks
13 back up. So, you'll make this a three, the only one
14 that's not a three is our adjacent neighbor currently
15 right now to the right. So you kind of have that
16 five-block -- five lot. I'm sorry.

17 CHAIRPERSON GARCIA: Is this application
18 going above the height of the adjacent property to
19 the north side?

20 MR. DOUGHERTY: I don't believe so, no. I
21 don't have the height of that building, but it is a
22 three-story building. And the maximum height, we're
23 under the maximum height for the zone. So I wouldn't
24 image it's going to be taller than that building.
25 It's more aligned with that building.

1 CHAIRPERSON GARCIA: And as per your
2 expertise, you think that it's more feasible to that
3 zone to convert everything in the residential?

4 MR. DOUGHERTY: I do. I think given the
5 fact that we don't have a driveway, you know, I
6 think, like I said, the commercial tenant, in my
7 opinion, could be a very popular facility there where
8 a lot of people want to come there. It could
9 certainly be more intense. But by code it's a wash
10 in the end of nothing to convert it to residential.
11 But when we look at what's happening here, the
12 properties next to us, they're residential, to the
13 right of us residential, and on the corner is
14 mixed-use. So keeping that residential on the
15 streetscape, I think, is a win. And the Garcia
16 Restaurant is really on the corner right there, so I
17 don't see that as taking away from that streetscape.

18 CHAIRPERSON GARCIA: Can you bring the
19 architect here?

20 MS. PEREIRAS: Absolutely.

21 CHAIRPERSON GARCIA: Mr. Roma, I have a
22 few questions for you.

23 MR. ROMA: Sure.

24 CHAIRPERSON GARCIA: First of all, in your
25 design why do you go from the first floor, second

1 floor you have bay window and then you go back no bay
2 window? I mean, do you think it's like kind of --

3 MR. ROMA: If you look at the building.

4 CHAIRPERSON GARCIA: Yes. The building
5 has the bay window on the second floor.

6 MR. ROMA: Just on the second floor.

7 CHAIRPERSON GARCIA: But why -- you're
8 going to add the third floor?

9 MR. ROMA: We're going to add.

10 CHAIRPERSON GARCIA: Right? Correct?
11 It's a new one?

12 MR. ROMA: Yes.

13 CHAIRPERSON GARCIA: You don't think it's
14 more kind of in harmony with the building, if the
15 building is granted, like, to have it continue with
16 the bay window?

17 MR. ROMA: Yes, we can.

18 CHAIRPERSON GARCIA: Just a suggestion.

19 Also, you're proposing two -- I mean three
20 two-bedroom with an office?

21 MR. ROMA: Yes.

22 CHAIRPERSON GARCIA: With a small bedroom
23 9-8 by 9, can we reduce the office and enlarge the
24 bedroom?

25 MR. ROMA: Yes, we can do that.

1 CHAIRPERSON GARCIA: My recommendation is
2 going to be, is the bay window -- understanding that
3 we have the same condition of the parking space. If
4 we don't grant it, we still need six parking spaces.
5 If we grant it, we still need the six parking spaces.
6 So parking spaces is not an issue right here, the
7 application, according also to Mr. Spatz and
8 according to your traffic expert. We're not going to
9 touch that part.

10 My suggestion is about the bay window on
11 the third floor, to show continuity from the same
12 facade. Also, in the office I could say can we at
13 least add another, let's say, 9-8 by 12, break that
14 wall and leave it as an open space for the office or
15 kind of family room or whatever?

16 Okay. Go to second floor, this is Z-3.0.

17 MR. ROMA: Second floor. Yes. We have
18 8 feet.

19 CHAIRPERSON GARCIA: Yes. You have the
20 same, 8-4, right?

21 MR. ROMA: Yes.

22 CHAIRPERSON GARCIA: Why don't you do like
23 6 feet and you add 2-4 to the bedroom? Right?

24 MR. ROMA: Right.

25 CHAIRPERSON GARCIA: And that wall, don't

1 enclose the office. Leave it open.

2 MR. ROMA: No wall.

3 CHAIRPERSON GARCIA: No wall. Okay?

4 MR. T. PANEQUE: So reduce the office by
5 2 feet?

6 CHAIRPERSON GARCIA: By 2 feet. And open
7 the office.

8 MR. T. PANEQUE: And remove the wall to
9 hallway.

10 CHAIRPERSON GARCIA: Yeah. It's going to
11 be like an open layout, going to be like a studio,
12 but I mean like TV room or whatever.

13 MR. ROMA: Okay.

14 CHAIRPERSON GARCIA: Mr. Roma, I asked
15 about the height of the building. The building isn't
16 going to go above the adjacent property to the north
17 side of the application? You don't know? On the
18 north side, right.

19 MR. ROMA: On this side?

20 CHAIRPERSON GARCIA: Right. North side.

21 MR. ROMA: I don't think so. It probably
22 will be the same height. The only thing that is
23 going to be higher is the stairs going to the
24 rooftop.

25 CHAIRPERSON GARCIA: I have also another

1 point about the roof. I understand it's pretty nice;
2 however, you are also requesting -- you're proposing
3 a rear deck. Right? So you're going to have a rear
4 deck in two and three?

5 MR. ROMA: No.

6 CHAIRPERSON GARCIA: Of course. You have
7 it here, third floor and second floor.

8 MR. ROMA: No. The deck is only for the
9 second floor. We can see it on the elevation -- let
10 me see. If you look at the elevation in the back,
11 page 5 --

12 CHAIRPERSON GARCIA: If I'm seeing Z-3.0,
13 proposed third floor plan, you're proposing a deck
14 below?

15 MR. ROMA: Deck below, yeah. Yeah, you
16 can see on this section.

17 CHAIRPERSON GARCIA: The roof deck is only
18 for the third floor?

19 MR. ROMA: That's correct. It's only
20 accessed from the third floor apartment.

21 CHAIRPERSON GARCIA: Okay. Do you have
22 any other questions?

23 (No response.)

24 CHAIRPERSON GARCIA: Any member of the
25 public want to step forward?

1 (No response.)

2 CHAIRPERSON GARCIA: Seeing none, closed
3 to the public.

4 I'm going to make my motion to grant this
5 application, taking into consideration that with the
6 existing condition and the proposal has the same
7 parking issue. So this is not an issue, like I
8 mentioned before. I'm going to make my motion with
9 the condition that I stated to you regarding the
10 office, it's going to be open space, going to reduce
11 2 feet, going to be bay window on the second floor
12 and third floor. And I think that's my only
13 condition. Right?

14 MR. T. PANEQUE: We have a bay window on
15 the second and third floor, reduce office by 2 feet,
16 give it to the next door bedroom.

17 MS. PEREIRAS: Correct.

18 CHAIRPERSON GARCIA: Right.

19 MR. T. PANEQUE: And remove the wall in
20 the office so it's an open concept there.

21 CHAIRPERSON GARCIA: Right.

22 MS. PEREIRAS: Those conditions are
23 acceptable to the client.

24 CHAIRPERSON GARCIA: Okay. So I make my
25 motion to grant it with the stated conditions.

1 MR. VALLEJO: Revised plans.

2 CHAIRPERSON GARCIA: Revised plans with
3 the resolutions.

4 MS. PEREIRAS: Absolutely.

5 MR. VALLEJO: Motion on the table to grant
6 the application by Mr. Garcia.

7 MS. GUTIERREZ: Second.

8 MR. VALLEJO: Seconded by Ms. Gutierrez.

9 Roll call on the motion.

10 Mr. Garcia.

11 CHAIRPERSON GARCIA: Yes.

12 MR. VALLEJO: Mr. Grullon.

13 VICE CHAIRPERSON GRULLON: Yes.

14 MR. VALLEJO: Ms. Gutierrez.

15 MS. GUTIERREZ: Yes.

16 MR. VALLEJO: Ms. Perez.

17 MS. PEREZ: Yes.

18 MR. VALLEJO: Ms. Watley.

19 MS. WATLEY: Yes.

20 MR. VALLEJO: Ms. O'Dell.

21 MS. O'DELL: Yes.

22 MR. VALLEJO: Ms. Pena.

23 MS. PENA: Yes.

24 MR. VALLEJO: Seven in favor. Motion
25 passed.

MS. PEREIRAS: Thank you all very much.

* * *

**B&V INVESTMENT, LLC -
3810-14 32ND STREET:**

MR. VALLEJO: The next application on tonight's agenda, B&V Investment, LLC, 3810-14 32nd Street. DYA Investments, LLC requesting one-year extension.

Ms. Pereiras, please.

MS. PEREIRAS: Thank you, Mr. Vallejo.

Bianca Pereiras on behalf of the applicant, B&V Investment, LLC, 3810-14 32nd Street. The board may recall that almost two years ago you heard this application to approve 18 residential units. These approvals will expire next month in February. The owners that we had presented the application for was a family that was doing this project. Unfortunately, due to some health issues in their family, they weren't able to pursue this project and had no choice but to sell this project and sell the property.

The new buyers have come in. They're ready and able to proceed with the approvals and with the construction documents, but they do need some time. They actually just closed on this property in November. So we are looking for a one-year extension so that the new owners can submit to the Building

1 Department for permits and begin construction.

2 CHAIRPERSON GARCIA: This is the first
3 extension?

4 MS. PEREIRAS: This is the first extension.

5 CHAIRPERSON GARCIA: And which one is
6 the -- your perception of beginning the construction?
7 They're ready to go?

8 MS. PEREIRAS: They're ready. They've
9 hired the architects to finalize the construction
10 documents, so I expect that will take place in the
11 next month or so, and they'll be submitting for
12 permits in the spring.

13 CHAIRPERSON GARCIA: And the approval is
14 going to be -- if it's approved --

15 MS. PEREIRAS: Yes.

16 CHAIRPERSON GARCIA: -- since it's going
17 to be approved, the extension is going to be approved
18 for exactly the same approval?

19 MS. PEREIRAS: Yes. We're not modifying
20 anything in any way.

21 CHAIRPERSON GARCIA: No modification at
22 all.

23 MS. PEREIRAS: Correct.

24 CHAIRPERSON GARCIA: Okay. I'm going to
25 make a motion to grant this extension.

1 MR. VALLEJO: Motion to grant the
2 extension by Mr. Garcia.

3 MS. GUTIERREZ: Second.

4 MR. VALLEJO: Seconded by Ms. Gutierrez.

5 Roll call on the motion.

6 Mr. Garcia.

7 CHAIRPERSON GARCIA: Yes.

8 MR. VALLEJO: Mr. Grullon.

9 VICE CHAIRPERSON: Yes.

10 MR. VALLEJO: Ms. Gutierrez.

11 MS. GUTIERREZ: Yes.

12 MR. VALLEJO: Ms. Perez.

13 MS. PEREZ: Yes.

14 MR. VALLEJO: Ms. Watley.

15 MS. WATLEY: Yes.

16 MR. VALLEJO: Ms. O'Dell.

17 MS. O'DELL: Yes.

18 MR. VALLEJO: Ms. Pena.

19 MS. PENA: Yes.

20 MR. VALLEJO: Seven in favor. Motion
21 passed.

22 MS. PEREIRAS: Thank you very much.

23 MR. VALLEJO: We're moving onto
24 resolutions now.

25 * * *

1 **RESOLUTION:**

2

3 2. Nazaria Guzman, 308 24th Street, Block: 139,
4 Lot: 23. Legalization of basement apartment in an
5 existing two-family house for a total of three units.
6 Approved.

7

8 MR. VALLEJO: Now Resolution No. 2,
9 Nazaria Guzman, 308 24th Street. This application
10 was approved in the previous meeting.

11 Can I have a motion?

12 CHAIRPERSON GARCIA: Before we -- remember
13 a few people that were here.

14 MR. VALLEJO: I got it. I got it.

15 CHAIRPERSON GARCIA: I make a motion.

16 MR. VALLEJO: Motion by Mr. Garcia.

17 MS. GUTIERREZ: Second.

18 MR. VALLEJO: Seconded by Ms. Gutierrez.

19 Roll call on the motion.

20 Mr. Garcia.

21 CHAIRPERSON GARCIA: Yes.

22 MR. VALLEJO: Mr. Grullon.

23 VICE CHAIRPERSON GRULLON: Yes.

24 MR. VALLEJO: Ms. Gutierrez.

25 MS. GUTIERREZ: Yes.

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MR. VALLEJO: Ms. Watley.

MS. WATLEY: Yes.

MR. VALLEJO: Four in favor. Motion
passed.

* * *

1 **RESOLUTION:**

2

3 3. Casa Pereiras, LLC, 2200 Bergenline Avenue.

4 Mixed-use structure consisting of seven apartments,

5 along with office space locate on the ground floor,

6 mezzanine and basement. Approved. Revised plans

7 received on 12-12-2025.

8

9 MR. VALLEJO: Resolution No. 3, Casa

10 Pereiras, LLC, 2200 Bergenline Avenue. This

11 application was approved at the previous meeting.

12 Can I have a motion?

13 CHAIRPERSON GARCIA: Aye.

14 MR. VALLEJO: Motion by Mr. Garcia.

15 MS. GUTIERREZ: Second.

16 MR. VALLEJO: Seconded by Ms. Gutierrez.

17 Roll call on the motion.

18 Mr. Garcia.

19 CHAIRPERSON GARCIA: Yes.

20 MR. VALLEJO: Mr. Grullon.

21 VICE CHAIRPERSON GRULLON: Yes.

22 MR. VALLEJO: Ms. Gutierrez.

23 MS. GUTIERREZ: Yes.

24 MR. VALLEJO: Ms. Watley.

25 MS. WATLEY: Yes.

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MR. VALLEJO: Four in favor. Motion
passed.

We're moving to Number 5.

* * *

RESOLUTION:

5. Juan Jose & Elizabeth Correa, 713-715 6th Street, Block: 21, Lots: 4 & 5. The applicants propose to subdivide the property into two lots and construct a new single dwelling on the newly created lot.

Approved.

MR. VALLEJO: Juan Jose and Elizabeth Correa, 713-715 6th Street was approved at the previous meeting.

Can I have a motion?

CHAIRPERSON GARCIA: Motion.

MR. VALLEJO: Motion by Mr. Garcia.

MS. GUTIERREZ: Second.

MR. VALLEJO: Seconded by Ms. Gutierrez.

Roll call on the motion.

Mr. Garcia.

CHAIRPERSON GARCIA: Yes.

MR. VALLEJO: Mr. Grullon.

VICE CHAIRPERSON GRULLON: Yes.

MR. VALLEJO: Ms. Gutierrez.

MS. GUTIERREZ: Yes.

MR. VALLEJO: Ms. Watley.

MS. WATLEY: Yes.

1 MR. VALLEJO: Four in favor. Motion
2 passed.

3 Now we're going to move to Number 6.

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1 **RESOLUTION:**

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3 6. Mountain UC, LLC, 292 Mountain Road, Block: 185,
4 Lot: 41. The applicant proposes to demolish an
5 existing residence and detached garage and construct
6 a new four-story, nine-unit multifamily building. 15
7 parking spaces on site. Approved. Revised plans
8 received on 12-02-2025.

9

10 MR. VALLEJO: Mountain UC, LLC,
11 292 Mountain Road. Can I have a motion?

12 CHAIRPERSON GARCIA: Motion.

13 MR. VALLEJO: Motion by Mr. Garcia.

14 MS. GUTIERREZ: Second.

15 MR. VALLEJO: Seconded by Ms. Gutierrez.

16 Roll call on the motion.

17 Mr. Garcia.

18 CHAIRPERSON GARCIA: Yes.

19 MR. VALLEJO: Mr. Grullon.

20 VICE CHAIRPERSON GARCIA: Yes.

21 MR. VALLEJO: Ms. Gutierrez.

22 MS. GUTIERREZ: Yes.

23 MR. VALLEJO: Ms. Perez.

24 MS. PEREZ: Yes.

25 MR. VALLEJO: Ms. Pena.

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MS. PENA: Yes.

MR. VALLEJO: Five in favor. Motion
passed.

Now we're moving onto Resolution No. 7.

* * *

RESOLUTION:

7. Anthony Jose Santos & Cindy Nathalie, 318 13th Street, Block: 63, Lot: 9. The applicant proposes to construct a two-bedroom apartment in the basement of an existing two-family dwelling. Approved. Revised plans received on 12-02-2025.

MR. VALLEJO: Anthony Jose Santos & Cindy Nathalie, 318 13th Street. This application, board approved it in November.

Can I have a motion?

CHAIRPERSON GARCIA: Motion.

MR. VALLEJO: Motion by Mr. Garcia.

MS. GUTIERREZ: Second.

MR. VALLEJO: Seconded by Ms. Gutierrez.

Roll call on the motion.

Mr. Garcia.

CHAIRPERSON GARCIA: Yes.

MR. VALLEJO: Mr. Grullon.

VICE CHAIRPERSON GRULLON: Yes.

MR. VALLEJO: Ms. Gutierrez.

MS. GUTIERREZ: Yes.

MR. VALLEJO: Ms. Perez.

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MS. PEREZ: Yes.

MR. VALLEJO: Ms. Pena.

MS. PENA: Yes.

MR. VALLEJO: Five in favor. Motion
passed.

* * *

ADJOURNMENT:

MR. VALLEJO: There being no other application on tonight's agenda, can I have a motion to close tonight's meeting? Motion by?

MS. O'DELL: Aye.

MR. VALLEJO: Ms. O'Dell.

MS. PENA: Second.

MR. VALLEJO: Seconded by Ms. Pena.

All in favor?

* * *

(Whereupon, all board members indicate in the affirmative.)

* * *

MR. VALLEJO: The ayes have it.

Let the record show the meeting has ended.

Thank you. Have a good night and Happy New Year.

(Whereupon, the meeting concluded at 7:37 p.m.)

* * * *

CERTIFICATE

I HEREBY CERTIFY that the foregoing is a true and accurate transcript of the testimony and proceedings as taken stenographically by me at the time, place, and on the date hereinbefore set forth.

LILIANA THOMAS, CCR, RPR
LICENSE NO. 30XI00238800