

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, March 12, 2026
Commencing at 6:15 p.m.

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

ANDRES GARCIA, Chairperson
MIGUEL ORTIZ
ROSIO PENA
GERALDINE PEREZ
ALTAGRACIA SAN MARTINO
MINDRY WATLEY

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

VICTOR M. GRULLON, Vice Chairperson
MARGARITA GUTIERREZ
VIVIAN O'DELL

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

TOMAS PANEQUE, ESQ.
Board Counsel

AUGUSTIN PANEQUE, ESQ.
Board Counsel

CARLOS VALLEJO, Board Secretary

MIKE DAVIS, PP, Consulting City Planner

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BIANCA PEREIRAS, ESQ.
Attorney for Applicant, International
Management LLC

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, Bauhouse NJ, LLC

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CALL TO ORDER

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SALUTE TO FLAG

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ROLL CALL

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International Mgmt.
Bauhouse NJ

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821 24th Street

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2501 Bergenline Avenue

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1 MR. VALLEJO: May I have your attention?
2 Please take notice that on Thursday, March 12,
3 2026, at 6 p.m. a regular meeting is scheduled for
4 the Union City Zoning Board of Adjustment to be
5 held in the Union City High School, located at
6 2500 John F. Kennedy Boulevard, Union City, New
7 Jersey.

8 Adequate notice of this meeting has been
9 provided as follows: Notice of this meeting
10 setting forth the time, location, the date, and
11 the agenda to the extent known was forwarded to
12 The Record, The Star Ledger, and has been posted
13 on the bulletin board in City Hall, and has been
14 made available in the office of the municipal
15 clerk.

16 Before we call roll for tonight's
17 meeting, can everybody kindly rise to salute the
18 flag?

19
20 (Whereupon, the Pledge of Allegiance was
21 recited.)

22
23 **ROLL CALL:**

24
25 MR. VALLEJO: Roll call for tonight's

1 meeting.

2 Mr. Garcia.

3 CHAIRPERSON GARCIA: Present.

4 MR. VALLEJO: Mr. Grullon is absent.

5 Ms. Gutierrez is absent.

6 Mr. Ortiz.

7 MR. ORTIZ: Present.

8 MR. VALLEJO: Ms. Perez.

9 MS. PEREZ: Here.

10 MR. VALLEJO: Ms. Watley.

11 MS. WATLEY: Here.

12 MR. VALLEJO: Ms. O'Dell is absent.

13 Ms. Pena.

14 MS. PENA: Here.

15 MR. VALLEJO: Ms. San Martino.

16 MS. SAN MARTINO: Here.

17 MR. VALLEJO: Let the record indicate
18 there are six present.

19

20

21

22

23

24

25

ADOPTION OF MINUTES:

MR. VALLEJO: We're moving to approval of previous meeting minutes from February 12, 2026. Can I have a motion?

CHAIRPERSON GARCIA: Motion.

MR. VALLEJO: Motion by Mr. Garcia.

MR. ORTIZ: Second.

MR. VALLEJO: Seconded by Mr. Ortiz.

Roll call on the motion.

Mr. Garcia.

CHAIRPERSON GARCIA: Yes.

MR. VALLEJO: Mr. Ortiz.

MR. ORTIZ: Yes.

MR. VALLEJO: Ms. Perez.

MS. PEREZ: Yes.

MR. VALLEJO: Ms. Watley.

MS. WATLEY: Yes.

MR. VALLEJO: Four in favor, motion passes.

* * * *

PUBLIC HEARING:
JOSEPH GAUDIO -
509-511 18TH STREET:

MR. VALLEJO: We're moving to the item number one on tonight's agenda, Joseph Gaudio, 509-511 18th Street. Mr. Paneque, please?

MR. A. PANEQUE: Yes. We do have a letter here from the attorney on this application, counsel Christina Vergara, on behalf of her client Joseph Gaudio. In relevant part, this letter states the following, it states that at the February 12, 2026, hearing, this matter was carried to the March 12, 2026, agenda, with all waivers extended after briefly addressing the application before the Board. After reviewing the matter with my client after this hearing and taking into consideration the Board's position relayed on February 12th, the applicant has since decided to withdraw this application in full.

Therefore, please accept this letter as a formal withdrawal of application 2025.12 on behalf of the applicant, effective the date of this letter. Kindly remove this application from the March 12, 2026, agenda. Further, please

1 advise as to the status of the escrow monies of
2 \$4,200 paid by applicant in March 2025 in relation
3 to this now withdrawn application so a refund may
4 be remitted to applicant for any unused funds.

5 Therefore, this first public hearing was
6 withdrawn by the applicant.

7 MR. VALLEJO: No action required, Mr.
8 Chairman.

9 CHAIRPERSON GARCIA: Okay.

10 * * * *

1 **PUBLIC HEARING:**

2 **OMG HOLDINGS, LLC -**

3 **821 24TH STREET:**

4
5 MR. VALLEJO: All right we're moving to
6 number two now. OMG Holdings, LLC, 821 24th
7 Street. Ms. Pereiras, please.

8 MS. PEREIRAS: Thank you.

9 MR. A. PANEQUE: Ms. Pereiras, this
10 matter was adjourned on the last meeting. Was the
11 jurisdictional proofs --

12 MS. PEREIRAS: It was, Counsel. We
13 actually modified it to include one of the
14 variances, we actually have a (d)(6) height
15 variance, so I wanted to make sure that was
16 specified in the notice.

17 MR. A. PANEQUE: Okay. We'll just go
18 through with establishing jurisdiction for this
19 meeting. I've been provided with an affidavit
20 stating that on March 2, 2026, a personal notice
21 of tonight's meeting was given to all property
22 owners within 200-foot radius of 821 24th Street,
23 Union City, New Jersey, zip code 07087.

24 The legal affidavit from The Star Ledger
25 that notice was published on March 2, 2026.

1 The notice given to all property owners.
2 The certified mail receipts postmarked
3 March 2, 2026.

4 The list of property owners to be served
5 with notice.

6 Therefore, based on the documentation
7 that's been provided to this Board, this Board has
8 jurisdiction to hear this matter.

9 MS. PEREIRAS: Thank you very much,
10 Counsel.

11 Good evening, everyone, may it please
12 the Board, Bianca Pereiras on behalf of the
13 applicant for property at 821 24th Street, also
14 known as Lot 9, in Block 139. The application
15 before the Board this evening is to construct a
16 new three-family home with six on-site parking
17 spots on a property that's not too far from where
18 we're convened this evening. This is located in
19 the R low density residential zone. And this is
20 an in-fill property that has been vacant for
21 several years now.

22 We have two experts to testify before
23 the Board and we'll begin our presentation this
24 evening with our architect, Mr. Manuel Pereiras.

25

1 M A N U E L P E R E I R A S, after having been
2 duly sworn or affirmed, did testify as follows:

3
4 MR. PEREIRAS: Manny Pereiras,
5 P-E-R-E-I-R-A-S, with Pereiras Architects
6 Ubiquitous, located at 1116 Summit Avenue, Union
7 City, New Jersey.

8 MS. PEREIRAS: I ask that Mr. Pereiras
9 be accepted as an expert in the field of
10 architecture?

11 CHAIRPERSON GARCIA: Always our pleasure
12 to.

13 MR. PEREIRAS: Thank you, Mr. Chairman.

14 MS. PEREIRAS: Mr. Pereiras, are you
15 familiar with the property at 821 24th Street?

16 MR. PEREIRAS: I am.

17 MS. PEREIRAS: And did you prepare the
18 drawings that are before the Board this evening?

19 MR. PEREIRAS: I have.

20 MS. PEREIRAS: And you would you kindly
21 describe the proposal for the Board?

22 MR. PEREIRAS: I'd be very, very happy
23 to. So we all see the site all the time, we've
24 seen it in disarray for a few years. Now to
25 understand a little bit of history of this, this

1 is right across the street on 24th Street. So
2 every time we come to this building, we see this
3 site. There has been an enormous environmental
4 issue on that site, there was spillage, they
5 actually had to remove about 16 feet of dirt out
6 of the site, excavated it all out and refill it.
7 So this has been a process, a pretty long process
8 just to get here. And the applicants who just
9 purchased the site, did that as part of their
10 remediation to get it to the point where we're
11 even able to come before this Board today.

12 It's a unusual site, it's an undersized
13 lot, whereas 2,500 square feet are required in our
14 district, we are 1,923 square feet. This is shy
15 and it's a smaller lot than normal, however, it
16 has a very nice and interesting characteristic.
17 Because even though it's only 64.33 feet in depth,
18 our width actually allows us to do a lot and make
19 this a little bit of a different application from
20 normal.

21 So we are at 30 feet wide and at 30 feet
22 wide it gives us a lot of flexibility in having
23 stairs and potentially parking. We are asking for
24 a side yard setback today, we have zero side yard
25 setback. That's also a function of the

1 particularities of this site. Right next door to
2 us, we have a low garage, dilapidated low garage
3 and we're proposing to have our building on that
4 property line with that garage because it really
5 doesn't affect any neighbors other than the garage
6 that's right up against it. And where there is an
7 existing building with windows, that's where we're
8 setting back our building from that side, to give
9 them ample air and light into those windows on the
10 side and creating an ample side yard so that
11 people could fight fires and firefighters could
12 fight fires through that side yard.

13 Our front yard setback, we are
14 prevailing. We are cutting the difference between
15 the two buildings on our site. So we are going to
16 have a 3 foot front yard setback, which is in line
17 with slightly behind the garages that are to the
18 west and a little bit forward from the building
19 that's to the east.

20 Our rear yard is on the property line
21 along the back. The site is slightly skewed, but
22 we're at zero on the rear yard setback as well.

23 As far as lot coverage because we have
24 an undersized lot, we're at 85.53 percent of our
25 lot coverage. That's a variance and our planner

1 is going to speak a little bit more about that.
2 That's our building coverage and our lot coverage
3 is 97.86. However, we're providing landscaping
4 where it counts. So we're providing a landscaping
5 berm right in the front of the house along here
6 and another one over here. And we're proposing
7 one site tree in front of the house. And we're
8 proposing a new curb cut so we could have
9 vehicular access to the ground floor of this to
10 park the house with.

11 We are proposing two means of egress for
12 this house. One stair that's located in the front
13 right hand corner and one stair in the rear right
14 hand corner that dumps out to that side yard to
15 give you access out. The front of the house is
16 actually through -- entrance to the house is
17 actually through the side yard that allows us to
18 have an elevator as well, so that the applicants
19 of the house who have mobility issues can get to
20 their apartments above.

21 The ground floor is dedicated fully to
22 parking. We have six cars in this, so as you
23 could see, each apartment, apartment 1, it has
24 parking 1A and 1B. Apartment 2 has 2A and 2 B.
25 Apartment 3 has 3A and 3B, parked in tandem with

1 each other. The parking space, as you see defined
2 here, we drew lines into the parking area so that
3 it's clearly defined at 36 feet in depth. Ample
4 and comfortable enough to have two cars in tandem.
5 We have an area for trash on that area as well, on
6 the ground floor as well.

7 Moving up to the first apartment floor,
8 we have the elevator that leads you into a living
9 room, dining room, kitchen area. And that area
10 then leads to the more private areas of the house,
11 where they are two bedroom apartments. The
12 secondary bedroom is 15-6 by 11-8 and the primary
13 bedroom is 15-6 by 11-8. There are two bathrooms
14 and the primary has a walk-in closet as well. It
15 is the same floor plan repeated three times.

16 And then finally there is a roof
17 portion. Since there is no rear yard, there's a
18 roof deck so that the inhabitants could enjoy some
19 open air. And that roof deck has the condensers
20 and we set it back well for the Board. It's set
21 back three feet from the edge of the building on
22 one end it's set back 8 foot 4 in the other and
23 it's set back in the front an additional 5 feet
24 8 inches. So it's set back on all the sides and
25 it's set back in the rear 7 feet 4 inches from the

1 rear.

2 For the elevations of the building, I
3 prepared a rendering. Counsel, would you like me
4 to mark that as exhibit A-1.

5 MR. A. PANEQUE: Yes, I would. Thank
6 you very much.

7 MR. PEREIRAS: For the record, I am
8 marking the rear of the drawing A-1 and providing
9 today's date, today's the 12th?

10

11 (Rendering marked A-1 for
12 identification.)

13

14 MR. PEREIRAS: On the top right hand
15 corner rear. Here, we can see a facade what we're
16 proposing. I think it's a very attractive
17 building, but I think that of all my babies. We
18 have majority brick, so as you could see the
19 entire base of the building is brick. And that
20 brick goes up all the four stories. We have a
21 garage door that's ample enough that fits the cars
22 comfortably. And then nice large windows in the
23 front with panels behind it, as the facade
24 material. So it's very simple, very clean. And
25 as you can see it's butting right up against the

1 garages on one side. And we have the space next
2 to the house on the other. It is appropriate in
3 size and height. Because it's facing the high
4 school, which is an enormous building. And it
5 kind of really fits into the character of the
6 neighborhood. It doesn't really affect any of the
7 neighbors negatively in any way. And that
8 concludes my presentation.

9 CHAIRPERSON GARCIA: Mr. Pereiras, which
10 one is the normal size of the parking spaces?

11 MR. PEREIRAS: 9-by-18, sir.

12 CHAIRPERSON GARCIA: So you're going to
13 have six tandem parking in three parking spaces in
14 25 feet?

15 MR. PEREIRAS: Yes, sir.

16 CHAIRPERSON GARCIA: Okay.

17 MR. PEREIRAS: It is tight, we don't
18 question that.

19 CHAIRPERSON GARCIA: Also you're
20 requesting rear setback, right?

21 MR. PEREIRAS: We are.

22 CHAIRPERSON GARCIA: So pulling in the
23 southwest corner of the property, you have zero
24 setback; is that right?

25 MR. PEREIRAS: That's correct.

1 CHAIRPERSON GARCIA: And you have 3 foot
2 setback in the east side of the property?

3 MR. PEREIRAS: And zero on the west.

4 CHAIRPERSON GARCIA: What size are the
5 units?

6 MR. PEREIRAS: They are 1,243 square
7 feet, two bedrooms.

8 CHAIRPERSON GARCIA: Okay. What is
9 adjacent to the south property, south side of the
10 property?

11 MR. PEREIRAS: The south side, there's
12 the backyard to a house.

13 CHAIRPERSON GARCIA: And the west side
14 of the property, where you don't have any setback,
15 you have a garage, but that garage is part of
16 the --

17 MR. PEREIRAS: Correct.

18 CHAIRPERSON GARCIA: Are you requiring
19 height variance?

20 MR. PEREIRAS: We are, it's a (d)(6)
21 height variance and we have a planner ready to
22 testify. I think it's justified because of the
23 high school right across the street. It kind of
24 fits into the neighborhood, there's also the
25 taller buildings around on the block.

1 CHAIRPERSON GARCIA: Okay. In addition,
2 they have an elevator all the way up, correct?

3 MR. PEREIRAS: That's correct.

4 CHAIRPERSON GARCIA: I have no further
5 questions for now. Do you want to bring?

6 MS. PEREIRAS: I'm happy to --

7 MS. SAN MARTINO: Can I ask something?
8 We know the parking space are tight, why we need
9 to make six and not reduce those spaces and it's
10 not tight anymore? You know what I mean, instead
11 of six, could be four and --

12 MR. PEREIRAS: Understood. And, you
13 know, a parking space in Union City is extremely
14 valuable. I know many people who squeeze into
15 tighter spaces because it's a lot easier than
16 getting on the street. So we thought it was very
17 important for every apartment to have to parking
18 spaces.

19 MS. SAN MARTINO: I prefer to have
20 comfortable parking space than every time be
21 scared when I get up and somebody scratch my car.

22 MR. PEREIRAS: It's a good point and
23 we're listening to you.

24 MS. PEREZ: Can I see that rendering?

25 MR. PEREIRAS: Yes. Not in the

1 rendering, because we didn't want it to clutter up
2 the rendering so you can see it, we'll have a tree
3 in the front in this position right here.

4 MS. PEREIRAS: We'll call our planner.

5

6 A L E X A N D E R D O U G H E R T Y, after
7 having been duly sworn or affirmed, did testify as
8 follows:

9

10 MR. DOUGHERTY: Alexander Dougherty,
11 D-O-U-G-H-E-R-T-Y. Professional planner, licenses
12 are good and current.

13 CHAIRPERSON GARCIA: Our pleasure having
14 you here.

15 MS. PEREIRAS: Thank you very much.

16 MR. DOUGHERTY: So I want to apologize
17 because I don't have my typical exhibits, with
18 this being on for last month and all the snow and
19 the likes of that.

20 CHAIRPERSON GARCIA: Let me tell you,
21 none of the Board know this area, so --

22 MR. DOUGHERTY: It's right over there.
23 So for purposes, there are some larger buildings,
24 but yes, we are asking for the two big elephants
25 in the room, a use variance for three-family in a

1 two-family zone as well as the height variance.
2 And I think when we talk about the height, the
3 (d)(6), when we talk about height variances in
4 that regards, we want to make sure we're not out
5 of character, the alfalfa sticking in the room,
6 we're not blocking any scenic sites in that
7 regards, does it work? And this height variance
8 is really a functionality of the parking at the
9 ground floor with that additional unit. That's
10 really the functionality of it.

11 As you've heard, it's an undersized lot.
12 And it's not a minor undersized lot, it's pretty
13 substantially undersized. I would say from a
14 planning standpoint 2,500 square feet is what you
15 need, we're at 1,923. So we're pretty limited.
16 The benefit of this -- and this is kind of where I
17 think spawned a three-family, 25-foot lots are the
18 required width. We're at 30, so your typical
19 parking stall at 7-Eleven, you know, commercial is
20 9-by-18, it's a commercial parking stall. So we
21 have the ability to do 27, you know, feet there
22 with the foundation. The architect and I were
23 talking about it, so we can fit three. We feel
24 it's tight, but it's comfortable. It's three
25 commercial sized. We don't have a rear yard, it's

1 shallow in lot depth, as the architect testified
2 to.

3 So when we talk about a conventional
4 two-family house or a single family house, you
5 know, sticking within the buildable envelope, this
6 becomes a really small structure. So to maximize,
7 you know, the livability here and the benefits of
8 having a wider lot, we can park it and we can have
9 that roof element there. Because the rear yard
10 setback, when we look at that, we need a rear yard
11 setback of 20 feet. If we were to put 20 feet and
12 on chop off the back of that building, and then
13 our lot depth is already at 64, we're talking
14 what, 44 foot depth of a house, it becomes pretty
15 shallow pretty quick. So this is not your typical
16 residential house in that as well, it's not your
17 typical residential neighborhood. It's right
18 across the street from the high school, it's
19 pretty active, there's some mixed use in the area.

20 So from a planning standpoint, can it
21 work in this neighborhood fabric, I believe it
22 can. This may need to be massaged, we'll leave it
23 to the Board and the architect to kind of outline
24 that. But, the nature of the undersized lot
25 presented a different kind of residential

1 structure here. The width being 30 gave us an
2 opportunity to maximize parking and to bring that
3 on-site.

4 With that being said, the use variance
5 three-family, I think can work here. It's a
6 functionality of the site, it's site specific.
7 We're putting populations right next to our civic
8 centers, our schools, next to our downtown. We
9 have amenities within the neighborhood.

10 For purposes of that, the height as well
11 I think can work, we're not blocking any scenic
12 views. There's larger structures in the area,
13 there's the high school right across the street
14 and a parking deck as well. When we talk about
15 the overall existing variances, it's inherently
16 related to the nature of the lot. I would
17 classify that more as a hardship. The
18 practicality of building within that buildable
19 envelope, I think, would bring a less desirable
20 product to the community. When we talk about a
21 new residential build, staying within the
22 buildable footprint, I think would produce a
23 superior product overall.

24 So whether it's a two-family or
25 one-family, from a planning standpoint, I believe

1 relief is going to be asked for some setbacks, for
2 some coverage, just to have a respectable, modern
3 home, consumer expectations, and living
4 arrangements today.

5 But when I look at this application,
6 each unit is two bedrooms, with a kitchen, with a
7 living room. Do I believe this an
8 overdevelopment? I do not. You know, when we
9 talk about this is the opportunity from a planning
10 standpoint, the missing middle. We go from the
11 ones right to the large apartments, those twos,
12 threes and fours are hard to find, especially at a
13 modest size. Not everybody needs a three- or
14 four-bedroom unit, not everybody wants a
15 one-bedroom. The two-bedroom units, I believe, is
16 tastefully placed, especially next to a school.
17 This could be staffing that lives there that work
18 in the school. It could be, you know, students,
19 growing family, they're going to the school.

20 But for purposes of the application we
21 are asking for some relief. I think when we look
22 at it, we are putting residential in a residential
23 neighborhood. We're putting populations in
24 appropriate locations, we're filling that missing
25 tooth, the void in the streetscape. And Union

1 City High School is an impressive high school,
2 it's the center, I would like to think, of the
3 community. So from a planning standpoint, filling
4 that void I think is a benefit. Everybody in the
5 community drives passed the site, walks passed the
6 site, they see it, there's just a gap here.

7 To the point, from a positive
8 standpoint, I believe we can advance purpose A, we
9 can advance certainly purpose I, desirable visual
10 environment. I believe we can also advance
11 purpose G, sufficient space in appropriate
12 locations, variety of uses. If we were going to
13 put a three-family consisting of all two-bedrooms
14 next to a school, right here in this dynamic, I
15 think, works. When we talk about purpose M as
16 well, to encourage and coordinate the various
17 public and private procedures with a view of
18 lessening such costs and more efficient use of
19 land. And the reason I want to say the
20 three-family works here, this is a busy
21 neighborhood, it's not a quiet neighborhood. So
22 you have a lot of boots on the ground, a lot of
23 people walking around and a lot of vehicles coming
24 around. So adding that three-family here, I
25 think, works with the beehive energy that's

1 focused around the high school.

2 From a negative standpoint, we are
3 asking for those relief again interrelated to the
4 lot size and the lot depth here. The side yard
5 setback, I think, is tastefully done. It's a
6 garage, there's no residential structure there.
7 Having that on the other side with the windows and
8 adjacent to the other structure I think is
9 tastefully done. The rear yard setback, I would
10 argue whatever structure is here is going to need
11 a rear yard setback. Compliance, I think really
12 diminishes the quality of that potential
13 residential home. You don't want to walk in the
14 front door and go right out the back, a 40-foot
15 deep house is pretty shallow.

16 With that, I would also argue from
17 negative standpoint, we can park it. We all know
18 the streets are congested, parking is an issue, we
19 can park the site. As the architect shows in the
20 plans, 9-by-18 is, you know -- and the only people
21 that are going to be parking here are those that
22 live there. So as far as you're intimate with the
23 turns and the maneuvers you need to do in and out.

24 So we can park it. I believe it's
25 appropriately sized for the lot. I think it's

1 tasteful, certainly advancing purpose I. As far
2 as reconciling with the master plan, when we talk
3 this, it is residential. Do I think it's going to
4 erode the intent of the zone and the master plan,
5 no. I think this is a unique site, a unique
6 property. It's undersized, let's make the most
7 efficient use out of it. It doesn't hold the same
8 character as a fully sized residential lot in a
9 residential zone. So it should be looked at
10 differently.

11 So with that, I'll conclude. I see some
12 potential benefits here from a planning standpoint
13 when we talk about the building coverage and lot
14 coverage, new buildings have to meet all
15 applicable modern and engineering best practices,
16 so stormwater management in that regards. So as
17 far as it being lot coverage and building
18 coverage, we can accommodate that through best
19 engineering practices through the construction
20 department.

21 CHAIRPERSON GARCIA: Thank you. I have
22 no further questions. I have a question for Mr.
23 Pereiras, also for our planner. No setback on the
24 west side where the windows are, how come they're
25 going to have windows there if there's no setback?

1 MR. PEREIRAS: We have a setback where
2 we have windows, three foot setback.

3 MR. DOUGHERTY: Against the garage.

4 MR. PEREIRAS: The east side -- I'm
5 sorry, you're 100 percent correct. The west side
6 we have no windows and it's zero setback. It's
7 east side, we have three foot setback with
8 windows.

9 CHAIRPERSON GARCIA: This is completely
10 wrong because this is front of the building and
11 you have the bedroom on that side.

12 MR. PEREIRAS: This is completely wrong.
13 It was flipped. I'm not sure how that happened,
14 you're 100 percent correct, Mr. Chairman. It's
15 embarrassing. We -- yeah, the bedrooms are
16 flipped to the -- they must be flipped to the
17 other side.

18 CHAIRPERSON GARCIA: But the elevator
19 going to be which side? I have to flip the
20 complete design or just --

21 MR. PEREIRAS: So the bedrooms are the
22 only thing I'm going to have to flip to this side.
23 The one stair is going to be flipped to the other,
24 side but the bedrooms will be flipped to this
25 side.

1 CHAIRPERSON GARCIA: I like the
2 application, however, I mean, for three units in
3 that lot, I mean I could recommend two units.
4 Going to go for duplex, I don't mind the highlight
5 because the height, like you mentioned before as
6 well as the planner, you have the high school with
7 a higher height than your application.

8 But I think if you come to like two
9 units, if you want to have a duplex, two duplex or
10 one duplex, okay. I think it's a time for you to
11 probably give me two foot setback on the west side
12 and reduce it to four parking spaces. This way
13 you have enough space for the people to park
14 because I know they're going to be really, really
15 tight. Let me tell you, it's a practice, you
16 know. I already went through that. And two or
17 three car, where I used to live, I live now in a
18 building and I have kind of a large SUV and it's
19 really, really tight.

20 That's going to be my recommendation
21 like to shrink two feet, okay. I'm going to
22 request that in the rear.

23 MR. PEREIRAS: In the rear, the house
24 next to us is also to the same size, so we're
25 matching the house.

1 CHAIRPERSON GARCIA: At least, if you
2 give me the -- maintain on the east side, two on
3 the west side, reduce it to two units, you could
4 play with duplex or no, it's up to you and your
5 client. And come with four parking spaces, okay,
6 that's my recommendation.

7 I don't know what other Member of the
8 Board wants to have another question or another
9 suggestion, but I think going to be the best for
10 everybody, also for your client.

11 MR. PEREIRAS: We hear you, Mr.
12 Chairman, we hear the Board's recommendations,
13 too. We actually are in agreement and we're happy
14 to comply and make those changes. And we ask for
15 the opportunity -- well, just to be clear on the
16 record, we're going to set back this side to two
17 feet, we're going to eliminate two parking spaces.
18 And then our fourth floor, every apartment -- all
19 the bedrooms are going to be switched to the west
20 side -- to the east side. And the apartment
21 number three will be eliminated. And in its place
22 instead of the kitchen and the dining room, this
23 will become three bedrooms and it will be duplex
24 with this floor, which actually fits the family's
25 needs very well.

1 CHAIRPERSON GARCIA: Okay. Mr. Paneque,
2 question. Can you -- because they present it like
3 that, can you -- can we vote next meeting and you
4 bring the resolution as well, so we'll adopt it?
5 Because you have all the notes, but I prefer to
6 see how it's going to be, the complete layout,
7 before we vote, but you have all the notes. You
8 know exactly -- if we vote today, you know, you're
9 going to put resolution, but I prefer to carry to
10 next month, but bring the resolution also to adopt
11 it because we have all the facts. But at least
12 all the Members of the Board have the opportunity
13 to visually realize what the --

14 MS. PEREZ: Can you explain --

15 MR. A. PANEQUE: So we're carrying it,
16 but preparing the resolution so we can but.

17 MS. PEREIRAS: We appreciate the
18 courtesy.

19 MR. A. PANEQUE: Let me review the
20 changes.

21 MS. PEREZ: That's what I was --

22 MR. A. PANEQUE: We're changing it to a
23 two-family duplex, three feet on the east side
24 yard setback, correct?

25 MR. PEREIRAS: That's preexisting, the

1 three feet. We're modifying the west to be a two
2 foot side yard.

3 MR. A. PANEQUE: So two feet on the
4 west, eliminating two parking spots, so we're
5 having four parking spots?

6 MR. PEREIRAS: Yes.

7 MR. A. PANEQUE: Apartment 3 is
8 eliminated, which I guess goes with the two-family
9 duplex?

10 MR. PEREIRAS: So the second floor and
11 the third floor are going to become one apartment.
12 So that I'm going have the kitchen, dining room,
13 living space on floor number three and on floor
14 number four, it's going to be bedrooms.

15 MS. PEREZ: Three bedrooms?

16 MR. PEREIRAS: It's going to three
17 bedrooms on the fourth floor, one bedroom -- we'll
18 probably do one bedroom on the third floor.

19 CHAIRPERSON GARCIA: And you're going to
20 with five bedrooms?

21 MR. PEREIRAS: Yes.

22 CHAIRPERSON GARCIA: Two in apartment
23 number one and three in apartment number two that
24 they're going to be duplex, you're only going to
25 have one duplex?

1 MR. PEREIRAS: Correct, only one duplex.

2 MS. PEREIRAS: Three bedrooms on the
3 duplex or four?

4 MR. PEREIRAS: So, no, there will be a
5 total of --

6 MS. PEREZ: Does it matter with the
7 parking how many bedrooms?

8 CHAIRPERSON GARCIA: It doesn't.

9 MR. PEREIRAS: Just so that we have the
10 record, it would be a total -- it could be five
11 bedroom apartment, that would be very nice.
12 Because we could keep these two and then add
13 another one in place of the living room, dining
14 room. So it would be a comfortable three bedroom.
15 Remember, the building is becoming two feet
16 shorter.

17 MR. A. PANEQUE: So a total of five
18 bedrooms?

19 MR. PEREIRAS: Five bedroom and the one
20 is being -- living room is being swapped on the
21 third floor with the bedroom.

22 MS. PEREIRAS: Yes.

23 MR. DAVIS: And the building height will
24 be the same?

25 MS. PEREIRAS: Yes.

1 MS. PEREZ: Would you say that again?

2 MR. PEREIRAS: Apartment one will have
3 two bedrooms. And then apartment two will have --

4 CHAIRPERSON GARCIA: Can do.

5 MR. PEREIRAS: -- five bedrooms.

6 CHAIRPERSON GARCIA: Can you do four?

7 MR. PEREIRAS: Yes.

8 CHAIRPERSON GARCIA: With an office or
9 whatever?

10 MR. DOUGHERTY: You have six now
11 proposed, and you'll have six later.

12 MR. A. PANEQUE: The plans need to be
13 flipped, right?

14 CHAIRPERSON GARCIA: They have to be
15 flipped.

16 MR. PEREIRAS: The bedrooms will be
17 facing the east side.

18 MS. PEREZ: Does it matter now that you
19 have a setback?

20 MR. PEREIRAS: It has to be three feet
21 setback for windows and we only have two feet on
22 the west.

23 MR. VALLEJO: The revised plans have to
24 be submitted.

25 CHAIRPERSON GARCIA: Yeah, have to be

1 submitted.

2 MR. VALLEJO: And they have --

3 MS. PEREIRAS: We will submit at least
4 ten days in advance and we'll make sure to get a
5 copy to the planner right away.

6 CHAIRPERSON GARCIA: Okay. I make my
7 motion to adjourn this application to next
8 meeting.

9 MR. VALLEJO: That will be April 16th,
10 same place. Motion on the table to adjourn this
11 application --

12 MS. PEREZ: I second that.

13 MR. VALLEJO: -- by Mr. Garcia, seconded
14 by Ms. Perez. Roll call on the motion.

15 Mr. Garcia.

16 CHAIRPERSON GARCIA: Yes.

17 MR. VALLEJO: To adjourn.

18 CHAIRPERSON GARCIA: Yes.

19 MR. VALLEJO: Mr. Ortiz.

20 MR. ORTIZ: Yes.

21 MR. VALLEJO: Ms. Perez.

22 MS. PEREZ: Yes.

23 MR. VALLEJO: Ms. Watley.

24 MS. WATLEY: Yes.

25 MR. VALLEJO: Ms. Pena.

1 MS. PENA: Yes.

2 MR. VALLEJO: Ms. San Martino.

3 MS. SAN MARTINO: Yes.

4 MR. VALLEJO: Six in favor, motion pass.

5 This application has been adjourned for
6 April 16th, 2026, revised plans required with all
7 the conditions. Thank you.

8 * * * *

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PUBLIC HEARING -
INTERNATIONAL MANAGEMENT LLC -
2501 BERGENLINE AVENUE:

MR. VALLEJO: Okay. We're moving now to item number 3, International Management, LLC, 2501 Bergenline Avenue. Ms. Pereiras?

MR. A. PANEQUE: Let the record reflect I've been provided with an affidavit that states that on February 27th, personal notice of tonight's meeting was given to all property owners within 200 feet of 2501 Bergenline Avenue, Union City, New Jersey 07087.

A legal affidavit from The Star Ledger that notice was published on March 2, 2026, of today's hearing.

The notice given to all property owners of today's meeting.

Certified mail receipts postmarked February 27, 2026.

And the list of property owners to be served with notice of today's hearing.

Based on the documentation that has been provided, this Board has jurisdiction to hear this matter.

1 MS. PEREIRAS: Thank you, Counselor.
2 Bianca Pereiras on behalf of the
3 applicant for property at 2501 Bergenline Avenue.
4 This property is located in the CN commercial
5 zone. We have an existing mixed use, three-story
6 building right on the corner of 25th and
7 Bergenline. This application is coming before you
8 to legalize two apartments as well as an assembly
9 or church space located on the ground floor.

10 We have two experts to testify before
11 the Board this evening and we'll begin our
12 presentation this evening with our architect, Mr.
13 Manuel Pereiras.

14
15 M A N U E L P E R E I R A S, previously sworn:

16
17 MR. PEREIRAS: Manny Pereiras, I
18 recognize I am still under oath.

19 MS. PEREIRAS: Mr. Pereiras, are you
20 familiar with the property at 2501 Bergenline
21 Avenue?

22 MR. PEREIRAS: I am.

23 MS. PEREIRAS: Did you prepare the
24 drawings that are before the Board this evening?

25 MR. PEREIRAS: I have.

1 MS. PEREIRAS: Would you kindly walk the
2 Board through the application?

3 MR. PEREIRAS: I'd be very happy to.
4 It's actually the second time I've prepared the
5 same drawings. This project, almost the exact
6 same project, came before this Board many years
7 ago. However, there weren't sufficient funds to
8 move forward and go through the building
9 department process at that time. And so the
10 approvals expired and we're here before you today.

11 We are dealing with existing conditions,
12 we are not proposing to make any changes to the
13 site plan. We are lucky enough to have an
14 oversized lot, we have 29 wide whereas 25 is
15 required. We have 100-foot depth, that meets the
16 minimum. And we have a total square footage of
17 2,900 square feet, so that's more than the
18 2,500 square feet that we have in our lot.

19 We have previous existing conditions of
20 zero setback on all sides except for the --
21 including on Bergenline Avenue. There are four
22 preexisting site trees along 25th, one on
23 Bergenline Avenue. And we're not looking to make
24 any changes to the site. In fact, we're not
25 looking to make any changes to the building as

1 well, except to bring it into conformance with
2 code and to bring it to life safety conditions.

3 There is other ground floor, a
4 commercial space along the front and a church in
5 the back. The church in the back has been there
6 for well over 20 years. And, unfortunately, it's
7 not recognized at the building department. And
8 the floors above, each floor plate is divided into
9 two. An apartment in the front which is
10 737 square feet single bedroom, and an apartment
11 in the back which is 669 square feet, two
12 bedrooms. And the same thing on the floor above.
13 Those apartments have been there for over 40
14 years. Unfortunately, they haven't been
15 recognized by the Union City building department
16 either, so we're bringing that into conformance
17 today, hopefully.

18 If this Board were to deem it approved,
19 then we have to go through the permit process.
20 The permit process is actually going to be very
21 expensive for the applicant because we have a
22 mixed use, multifamily building, we need to
23 provide a fire suppression system. So we are
24 going to be creating a new fire suppression system
25 throughout the entire building, that is an

1 extremely safety condition. I've said this before
2 on this Board, there have been zero deaths in the
3 United States in sprinklered buildings due to
4 fire. There's been other deaths like due to smoke
5 and other things, but not to fire. That's an
6 unbelievably and extremely wonderful statistic.
7 So that fact alone of creating a sprinkler system
8 in the building creates a wonderful benefit for
9 the neighborhood and an important life safety
10 feature.

11 In addition to that, we're going to be
12 upgrading fire separations between the hallways.
13 We're going to be upgrading all miscellaneous
14 things, including a fire alarm system. So we're
15 going to have a 110-volt fire alarm system that's
16 interconnected within the apartments. And we're
17 going to have a low voltage system for the common
18 areas.

19 Beyond that, other than these life
20 safety issues, we're not proposing any changes.
21 We're looking to this Board to help us legalize a
22 condition that's there. There are families living
23 in all these apartments, we do not want to
24 displace them. We have photographs of these
25 conditions in the following pages. We have here

1 each of the apartments with photographs of each
2 and every single one of them. We have photographs
3 of the church space and the store along the front.
4 And just for extra measure, we showed also the
5 basement conditions, which is just being used for
6 storage. And we propose to continue using that
7 for storage.

8 There are a few other features that are
9 important to talk about that we will need to bring
10 into compliance, too, which is handicapped
11 accessibility. The church space will need to
12 start complying with handicapped accessibility to
13 the extent that it can. So the bathroom is going
14 to be enlarged in certain ways, grab bars, things
15 of that nature. We're going to be seeking a
16 variation from the building department for
17 accessibility questions on the apartments.
18 Because we have four apartments, that triggers
19 federal standards. But we have provided a design
20 here on sheet Z03, if it's contemplated, if it's
21 not permitted. We don't want to displace tenants,
22 but we have that in case it's necessary from the
23 building department standpoint and that concludes
24 my testimony.

25 CHAIRPERSON GARCIA: Currently, you're

1 requesting going from two to four, right?

2 MR. PEREIRAS: So it looks like the
3 building department used to see this as one big
4 apartment per floor, back in the 1970s. And at
5 some point either in the late '70s or early '80s,
6 it was divided into two apartments. And that's
7 what we're looking to legalize.

8 CHAIRPERSON GARCIA: As per building
9 department memo, you have two units and one
10 commercial structure?

11 MR. PEREIRAS: That's correct.

12 CHAIRPERSON GARCIA: I'm going to ask
13 probably to the planner or to the attorney: They
14 are requesting to legalize two units and legalize
15 the church, so they're going from two residential
16 to four and from two commercial -- one commercial
17 to two commercial with two different uses?

18 MR. DAVIS: Yeah, I think it's important
19 to be very clear for the record about everything
20 that's going to be contained within this property.

21 CHAIRPERSON GARCIA: Right. I am
22 correct, that's what you're requesting?

23 MR. PEREIRAS: Absolutely correct.

24 CHAIRPERSON GARCIA: You're requesting
25 use and you're requesting legalization of the two?

1 MR. PEREIRAS: So use variance is
2 triggered for multiple reasons. Number one, it's
3 triggered because it's a church. So a church is a
4 conditional use in the zone, we don't meet the
5 conditions of the use, we don't meet the parking
6 requirements, we don't meet multiple requirements
7 for the church. So we have use variance for the
8 church. In addition to that, the way the
9 ordinance in Union City is written, in Bergenline
10 Avenue, it is the CN zone, it says that it is
11 commercial on the ground floor and three
12 apartments above. It's very specific to three
13 apartments. We are now creating four apartments,
14 so there's technically a use variance for the
15 number of units as well. So we have a use
16 variance that is triggered because of the church
17 and a use variance that is triggered because of
18 the number of residential units.

19 MS. PEREIRAS: And we do have a planner
20 to refine that.

21 CHAIRPERSON GARCIA: Just for the
22 record, we're requesting two to four and two
23 commercial on the first floor?

24 MR. PEREIRAS: Correct. More than two
25 commercial, it's specifically a church because

1 that's not...

2 CHAIRPERSON GARCIA: Okay, thank you.

3 MS. PEREIRAS: Mr. Dougherty.

4

5 A L E X A N D E R D O U G H E R T Y, previously
6 sworn:

7

8 MR. DOUGHERTY: Alex Dougherty. I
9 recognize I am still under oath. So going into a
10 little bit further detail about the "D" variances
11 here. We had a (d)(1) because the CN zone says
12 three residential apartments, so we have that
13 (d)(1) for that fourth additional residential.
14 And then as Manny indicated and the planner's
15 report, you know, touches on just briefly, we have
16 what we call (d)(3), a conditional use variance.
17 I'll start with the conditional use. What's
18 interesting about conditional uses is we've
19 contemplated this use in the zone, we just put
20 certain conditions on it. And for churches,
21 places of worship, I would also kind of bring the
22 Board to a point, these are what we call
23 inherently beneficial, places of worship, communal
24 gathering, that regards, Sica was expanded upon to
25 include places of worship. There's a case, Sica

1 use mental hospital professional and he got
2 denied. But certain uses are inherently
3 beneficial to the public good. Later, it was
4 expanded upon, certain uses, day cares, mental
5 institutions, hospitals, schools, places of
6 worship, and religious gatherings.

7 This is on Bergenline Ave., it's on the
8 corner. This church has been here, it's always
9 been here. It's in the public realm, it's not
10 hidden by any stretch of the imagination, it's
11 been here.

12 As Manny kind of opened, this
13 application was before this Board some time ago,
14 unfortunately, it expired due to financing. But
15 this church has been here, these units have been
16 here. We are in that CN zone. When we talk about
17 the commercial neighborhood zone, we have a
18 storefront right on Bergenline Avenue, right on
19 the corner, we're meeting the intent. We have the
20 residences above, the population that services
21 these businesses, that walk to these businesses,
22 have them there, they keep our commercial corridor
23 alive. Those populations are here.

24 For purposes, places of worship from a
25 planning standpoint, I'd much rather see them in a

1 commercial zone versus residential because they
2 tend to gather a crowd, they gather the followers
3 of that religion and they come. So keeping the
4 busy beehive narrative, when we go to church, we
5 come out, we're in the downtown. We're at, you
6 know, a place to grab, you know, some food or some
7 drinks or to pick up my dry cleaning, whatever the
8 case may be. We're here, we're not in a
9 residential neighborhood, kind of off put. But
10 for purposes we can't park it. There's no parking
11 on-site, the structure existed well before I was
12 even born, it's existed this way forever. The
13 church has been here for many years. These
14 apartments have been here for many years.

15 We're here to kind of revisit an
16 expired, you know, approvals. For purposes of the
17 apartments, looking at the floor plan, I like to
18 think they were here legitimately, just by way of
19 some of the ones I've seen coming before the
20 Board. It's not in the basement, it's right on
21 the second floor, it's right on the third floor.
22 You have one apartment, you have the other; you
23 have one apartment, you have the other.

24 It's there, it's worked. People are
25 living here, so any negative effects that would

1 otherwise come as a result, they've been absorbed.
2 This has been here, it's existed here. I see a
3 lot of benefits, recognizing the church, place of
4 worship, advancing purpose A, the morals and
5 general welfare of the community.

6 I would also say we have appropriate --
7 purpose E, appropriate populations in appropriate
8 locations. We are in that neighborhood corridor.
9 These units existed, they're moderately sized. I
10 wouldn't say they're tight, you have your
11 kitchens, you have your two bedrooms, you have
12 your stairs, the ingress, egress. They're there.
13 By functionality, I would say, you know, to remove
14 let's say one of the units to comply with that
15 three over one commercial vision, you're just
16 going to make one apartment larger. The warm
17 bodies that would otherwise reside here don't
18 necessarily change. Right, with the two bedroom,
19 we take the demising wall down that separates the
20 units, those bedrooms are still there. They just
21 give another family an opportunity to have a
22 house. So we're meeting that growing population
23 and that housing demand by recognizing these units
24 are here.

25 I don't see from a planning standpoint

1 any benefit to removing one of those units just to
2 expand the other one. Because those units are in
3 the building footprint, they're there.

4 So with that, I would say that this is a
5 unique application, it should be looked at
6 carefully. It's existed here for many, many, many
7 years. By way of this application going forward,
8 we do have a parking deficiency. It's right on
9 the corner, it's walkable, it's in your downtown,
10 you have the bus lines right here on Bergenline.
11 But the planner's report you know says, I think,
12 we're deficient by parking by eight and I'll defer
13 to the board planner. But there's no parking
14 on-site. There never has been, going forward
15 hopefully, there won't need to be if the building
16 stays strong.

17 But this is an opportunity to bring the
18 building up to compliance codes. As Manny said,
19 meet those ADA requirements for the members of the
20 community that require that. I would say this is
21 more efficient uses of land for purpose M,
22 Municipal Land Use Law. We're able to provide for
23 that commercial activity along Bergenline Avenue,
24 a place of worship, as well as residential, that
25 additional unit to meet those housing demands and

1 growing expectations of the community, the
2 diversified housing choices.

3 I don't see any negative here, given the
4 fact the property existed. It's been before this
5 Board sometime ago. We're revisiting that to kind
6 of -- statutory revisit the expired as of right.
7 I don't know how this application gets better by
8 way of removing a unit, just makes one unit
9 larger.

10 I would say that the church itself is a
11 function of the community. It's been there, it's
12 been serving the community. And, you know, the
13 conditions that would otherwise be contemplated
14 for the church, though aren't met, the church is
15 functioning. If the conditions hindered the
16 church's ability to function, this application
17 wouldn't include a church. It would probably
18 include another commercial storefront.

19 With that said, whether it's a church
20 today, that use doesn't change the building
21 interior programming. If the church were ever to
22 leave, that space can still be a function of the
23 CN corridor by way of a commercial space. So
24 today, the community needs it as a church,
25 20 years from now, it may need it as a business.

1 But the building itself doesn't get altered in a
2 way to prevent revision of the CN corridor of a
3 commercial storefront or office on that first
4 floor.

5 So when we talk about the overall intent
6 of the zone, the master plan, I don't see this
7 eroding that. I think it's a hybrid approach.
8 Again, we've contemplated this use here, we just
9 put conditions on it. Unfortunately, we're not
10 meeting those conditions. Those conditions were
11 never met, the church has been operating there.
12 And, again, it's on a prominent corner, it's not
13 hidden in the back alley to get there, it's right
14 in the open.

15 So with that, I'll conclude this is
16 really legalization of these uses that are here.
17 It's a big site, it's a big building, there's a
18 lot going on here. But it's been that way for
19 sometime. So I'll conclude I see opportunities
20 for positive housing, choices, religious
21 operations. And I see little to no negative
22 effects given its longevity here. We can advance
23 many purposes of Municipal Land Use Law without
24 eroding the intent of the CN zone. With that I'll
25 conclude.

1 CHAIRPERSON GARCIA: You don't have
2 any -- you don't see any like possibility to
3 like -- probably the question for you, but that's
4 okay -- to add any parking spaces or something?
5 You don't want to do any structural?

6 MR. PEREIRAS: We're not modifying the
7 building in any way. There's no opportunity to
8 create any parking without really destroying the
9 church that's there and has been there for 20
10 years, and an important part of this community.

11 CHAIRPERSON GARCIA: You don't want to
12 replace -- I mean relocate any of the tenants?

13 MR. PEREIRAS: We're not. We're working
14 within that space. The only thing that concerns
15 me is that we have -- we're a little bit at the
16 mercy of the Union City building department with
17 ADA compliance and whether we need to modify a
18 bathroom. Worst case scenario, that bathroom
19 might be down for a week and we might have to
20 relocate at tenant for a week. But that -- you
21 know, our goal is not to really kick them out of
22 the home.

23 MR. DOUGHERTY: If I may, Mr. Chairman,
24 to add to that. Given the function, different
25 uses here, I would argue that this might be one of

1 the few buildings because of a place of gathering
2 and assembly that the building codes, you know,
3 and safety elements are going to be top of the
4 line because you have the element of the church.
5 But when we talk about the other uses going on, I
6 think one of the more important things that I
7 forgot to mention. It's an oversized lot. So if
8 there was a lot to accommodate these additional
9 uses, it would be an oversized lot, 2,500 is
10 requirement, we're nearly -- we're exactly 2,900,
11 nearly 3,000. So I'll kind of conclude that.

12 MS. SAN MARTINO: What about when you
13 were saying in the church, you need to like redo
14 the bathroom to make it -- that is one or you need
15 to redo the bathroom in the apartment, too?

16 MR. PEREIRAS: Technically, we need to
17 do one apartment and the church.

18 MR. DOUGHERTY: The zone allows for
19 three apartments.

20 CHAIRPERSON GARCIA: What is the access
21 of the church, by 25th?

22 MR. PEREIRAS: 25th street.

23 CHAIRPERSON GARCIA: So you don't have
24 to get in through the lobby?

25 MR. PEREIRAS: They enter -- they have

1 two doors on 25th Street. So they meet the egress
2 requirements as well.

3 CHAIRPERSON GARCIA: Okay. Any other
4 questions?

5 MR. DAVIS: I have one, Mr. Chairman.
6 Is there any anticipated change to the commercial
7 space tenant wise or --

8 MR. PEREIRAS: None. The tenant stays
9 the same. They've been there for many, many years
10 as well.

11 CHAIRPERSON GARCIA: Any other
12 questions?

13 MS. PEREZ: What is the other commercial
14 space?

15 MR. PEREIRAS: It's a bodega, religious
16 artifacts.

17 MS. PEREZ: Is it associated with the
18 church?

19 MR. PEREIRAS: No.

20 CHAIRPERSON GARCIA: Any member of the
21 public wants to step forward?

22 Seeing none, close to the public.

23 I'm going to make my motion to grant
24 this application. Any second?

25 MS. PEREZ: I'll second.

1 MR. VALLEJO: Seconded by Ms. Perez.
2 Roll call on the motion.
3 Mr. Garcia.
4 CHAIRPERSON GARCIA: Yes.
5 MR. VALLEJO: Mr. Ortiz.
6 MR. ORTIZ: Yes.
7 MR. VALLEJO: Ms. Perez.
8 MS. PEREZ: Yes.
9 MR. VALLEJO: Ms. Watley.
10 MS. WATLEY: Yes.
11 MR. VALLEJO: Ms. Pena.
12 MS. PENA: Yes.
13 MR. VALLEJO: Ms. San Martino.
14 MS. SAN MARTINO: Yes.
15 MR. VALLEJO: Six in favor, motion pass.
16 MS. PEREIRAS: Thank you all very much.
17 CHAIRPERSON GARCIA: Manny, Mr.
18 Pereiras?
19 MR. PEREIRAS: Yes.

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PUBLIC HEARING:

BAUHOUSE NJ, LLC -

2712 NEW YORK AVENUE:

MR. VALLEJO: Moving to Item Number 4
Bauhouse NJ, LLC 2712 New York Avenue. Ms.
Pereiras, please.

MR. A. PANEQUE: Let the record reflect
I've been provided with an affidavit stating that
on February 27, 2026, personal notice of tonight's
meeting was given to all property owners within
200 feet of 2712 New York Avenue, Union City, New
Jersey 07087.

A legal affidavit from The Star Ledger
that notice was published on March 2, 2026.

The notice given to all property owners.
Certified mail receipts postmarked
February 27, 2026.

The list of the property owners to be
served with notice.

Therefore, this Board has jurisdiction
to hear this application.

Before this Board does here this
application, I'll state for the record that my
office has had dealings with the applicant on this
matter and, therefore, there is a conflict of

1 interest and for that reason, I am not able to
2 proceed with representing the Board as the
3 attorney on this application.

4 CHAIRPERSON GARCIA: Ms. Pereiras, can
5 we ask you for a favor to adjourn it to next
6 meeting? And then we're going to bring another
7 attorney for the Board.

8 MS. PEREIRAS: I understand the
9 conflict, so I have no objection.

10 CHAIRPERSON GARCIA: Do you waive the
11 statutory?

12 MS. PEREIRAS: Yes.

13 CHAIRPERSON GARCIA: I make a motion to
14 adjourn this application for April 16th.

15 MR. VALLEJO: Motion on the table to
16 adjourn to April 16th by Mr. Garcia. Any second
17 on the motion?

18 MR. ORTIZ: Second.

19 MR. VALLEJO: Seconded by Mr. Ortiz.
20 Roll call on the motion.

21 Mr. Garcia.

22 CHAIRPERSON GARCIA: Yes.

23 MR. VALLEJO: Mr. Ortiz.

24 MR. ORTIZ: Yes.

25 MR. VALLEJO: Ms. Perez.

1 MS. PEREZ: Yes.

2 MR. VALLEJO: Ms. Watley.

3 MS. WATLEY: Yes.

4 MR. VALLEJO: Ms. Pena.

5 MS. PENA: Yes.

6 MR. VALLEJO: Ms. San Martino.

7 MS. SAN MARTINO: Yes.

8 MR. VALLEJO: Six in favor, motion pass.

9 MS. PEREIRAS: Thank you, everyone.

10 Have a good night.

11 CHAIRPERSON GARCIA: Thank you.

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1 **ADOPTION OF RESOLUTIONS:**

2 1. 512 19th Street, LLC. 512 19th Street. Block:
3 103 Lot: 27. The applicant proposes to legalize 2
4 one-bedroom apartments in the basement of an
5 existing six family dwelling: There will be a
6 total of eight units. Approved

7
8 MR. VALLEJO: We're moving to
9 resolutions now. We have two resolutions on
10 tonight's agenda. 512 19th Street, LLC. And it
11 was approved at the previous meeting. Can I have
12 a motion to memorialize this resolution?

13 CHAIRPERSON GARCIA: Motion.

14 MR. VALLEJO: Motion by Mr. Garcia.

15 MR. ORTIZ: Second.

16 MR. VALLEJO: Seconded by Mr. Ortiz.

17 Roll call on the motion. Mr. Garcia.

18 CHAIRPERSON GARCIA: Yes.

19 MR. VALLEJO: Mr. Ortiz.

20 MR. ORTIZ: Yes.

21 MR. VALLEJO: Ms. Perez.

22 MS. PEREZ: Yes.

23 MR. VALLEJO: Ms. Watley.

24 MS. WATLEY: Yes.

25 MR. VALLEJO: Four in favor, motion pass.

1 **ADOPTION OF RESOLUTIONS:**

2 2. Ihar Pikaliuk - 2412 New York Avenue - Block
3 139 Lot: 7. The applicant proposes to legalize a
4 one-bedroom apartment in the basement of an
5 existing three family dwelling; there will be a
6 total of four units. Approved

7 MR. VALLEJO: All right. We're going to
8 resolution number two, Ihar Pikaliuk, 2412 New
9 York Avenue. Can I have a motion?

10 MS. WATLEY: Motion.

11 MR. VALLEJO: Motion by Ms. Watley.

12 Seconded by?

13 MR. ORTIZ: Second.

14 MR. VALLEJO: Mr. Ortiz. Roll call on
15 the motion. Mr. Garcia.

16 CHAIRPERSON GARCIA: Yes.

17 MR. VALLEJO: Mr. Ortiz.

18 MR. ORTIZ: Yes.

19 MR. VALLEJO: Ms. Perez.

20 MS. PEREZ: Yes.

21 MR. VALLEJO: Ms. Watley.

22 MS. WATLEY: Yes.

23 MR. VALLEJO: Four in favor, motion
24 pass.

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1 **ADJOURNMENT :**

2
3 MR. VALLEJO: There being no other
4 applications on tonight's agenda, can I have a
5 motion to close tonight's meeting? Motion by?

6 MS. PEREZ: Motion.

7 MS. WATLEY: Second.

8 MR. VALLEJO: Motion by Ms. Perez,
9 second by Ms. Watley. All in favor?

10
11 (All Board Members indicate in the
12 affirmative.)

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14 MR. VALLEJO: The ayes have it. Let the
15 record indicate the meeting has ended. Thank you
16 and good night, everyone. See you April 16th.

17
18 (Whereupon the meeting was adjourned at
19 7:15 p.m.)

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C E R T I F I C A T E

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.

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700