

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, April 16, 2026
Commencing at 6:10 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
ROSIO PENA
GERALDINE PEREZ
MINDRY WATLEY

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

MIGUEL ORTIZ
ALTAGRACIA SAN MARTINO
VIVIAN O'DELL

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

TOMAS PANEQUE, ESQ.
Board Counsel

NEIL MAROTTA, ESQ.
Conflict Board Counsel

CARLOS VALLEJO, Board Secretary

HANAH DAVENPORT, PP, Consulting City Planner

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ALVARO ALONSO, ESQ.
Attorney for Applicant, 4531 Harrison
Place, LLC

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, Hortencia Calderon

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, Hung Fat, Inc.

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, OMG Holdings, LLC

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, Marco A. Chauca

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CALL TO ORDER

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SALUTE TO FLAG

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ROLL CALL

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Hortencia Calderon

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Marco A. Chauca

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BAUHOUSE NJ, LLC
2712 New York Avenue

WITNESSPAGE

MANUEL PEREIRAS

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NO

EXHIBITS

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HUNG FAT, INC.
1214-1216 Summit Avenue

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NO EXHIBITS MARKED

I N D E X

OMG HOLDINGS, LLC
821 24TH STREET

WITNESSPAGE

MANUEL PEREIRAS

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I N D E X

MARCO A. CHAUCA
411 18th Street

WITNESS

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EXHIBITS

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1 MR. VALLEJO: May I have your attention,
2 please.

3 Please take notice that on Thursday,
4 April 16, 2026, at 6:00 p.m. a regular meeting is
5 scheduled for the Union City Zoning Board of
6 Adjustment to be held at the Union City High
7 School, located at 2500 John F. Kennedy Boulevard,
8 Union City, New Jersey. Adequate notice of this
9 meeting has been provided as follows: Notice of
10 this meeting setting forth the time, date,
11 location, the agenda to the extent known was
12 forwarded to The Record, to The Star Ledger and
13 has been posted on the bulletin board in Union
14 City City Hall and has been available to the
15 public in the office of the municipal clerk, and
16 posted on ucnj.com, the website of the City of
17 Union City.

18
19 **ROLL CALL:**

20
21 MR. VALLEJO: Roll call for tonight's
22 meeting. Mr. Garcia.

23 CHAIRPERSON GARCIA: Present.

24 MR. VALLEJO: Mr Grullon.

25 VICE CHAIRPERSON GRULLON: Here.

1 MR. VALLEJO: Ms. Gutierrez.

2 MS. GUTIERREZ: Here.

3 MR. VALLEJO: Mr. Ortiz is absent.

4 Ms. Perez.

5 MS. PEREZ: Here.

6 MR. VALLEJO: Ms. Watley.

7 MS. WATLEY: Here.

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

9 Ms. Pena is absent at the time, is on
10 the way.

11 Ms. San Martino is absent.

12 We have five members present.

13 All right. Can everybody kindly rise to
14 salute the flag, please.

15

16 (Whereupon, the Pledge of Allegiance was
17 recited.)

18

19 * * * *

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1 **SWEARING IN OF MS. GUTIERREZ:**

2
3 MR. VALLEJO: Thank you. We're going to
4 change the order of tonight's agenda. We are
5 going to move -- oh, I'm sorry, first, we're going
6 to swear in Ms. Margarita Gutierrez. She was
7 reappointed by the governing body.

8 MR. PANEQUE: Repeat after me.

9 MS. GUTIERREZ: I, Margarita Gutierrez,
10 do solemnly swear that I will support the
11 Constitution of the United States and the
12 Constitution of the State of New Jersey, and that
13 I will bear true faith and allegiance to the same
14 and to the Governments established in the United
15 States and in this State, under the authority of
16 the people; and that I will faithfully,
17 impartially and justly perform all the duties of
18 the office, according to the best of my ability.
19 So help me God.

20 CHAIRPERSON GARCIA: Thank you,
21 Margarita.

22 * * * *

23
24
25

1 **BAUHOUSE NJ, LLC -**
2 **2712 NEW YORK AVENUE:**

3
4 (Mr. Paneque recused himself and Mr.
5 Marotta took his place as Board counsel.)

6
7 MR. VALLEJO: We're going back now to
8 what I mentioned, we changed the order of
9 tonight's agenda.

10
11 (Ms. Pena arrived.)

12
13 MR. VALLEJO: We're going first to
14 Bauhouse NJ, LLC. Ms. Pereiras.

15 MS. PEREIRAS: Thank you, Mr. Vallejo.
16 Good evening, Mr. Chairman, Counsel, Members of
17 the Board, may it please the Board, Bianca
18 Pereiras on behalf of the application for 2712 New
19 York Avenue. I previously submitted my
20 jurisdictional submissions to the Board at the
21 last meeting.

22 This is a very straight forward
23 application for a single family home, which is a
24 permitted use in the zone. The property itself is
25 fully conforming, the proposed design complies

1 with the vast majority of the ordinance
2 requirements, including coverage, setbacks and
3 parking. The relief requested is limited and
4 practical in nature, relating primarily to a side
5 yard variance and a technical classification as to
6 the height in stories.

7 We have one expert to testify before the
8 Board this evening and that is our architect, Mr.
9 Manuel Pereiras.

10
11 M A N U E L P E R E I R A S, after having been
12 duly sworn or affirmed, did testify as follows:

13
14 MR. PEREIRAS: Manny Pereiras,
15 P-E-R-E-I-R-A-S, with Pereiras Architects
16 Ubiquitous, located at 1116 Summit Avenue, Union
17 City, New Jersey.

18 CHAIRPERSON GARCIA: Soon 2200
19 Bergenline.

20 MR. PEREIRAS: Yes, soon.

21 MS. PEREIRAS: Hopefully very soon.

22 CHAIRPERSON GARCIA: We're very happy to
23 have you here, Mr. Pereiras.

24 MS. PEREIRAS: Mr. Pereiras, are you
25 familiar with the property at 2712 New York

1 Avenue?

2 MR. PEREIRAS: I am.

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

5 MR. PEREIRAS: I have.

6 MS. PEREIRAS: Would you kindly describe
7 the proposed construction for the Board?

8 MR. PEREIRAS: I'd be very happy to.
9 I'm actually extremely proud of this project, and
10 very happy to be before this Board. We're so used
11 to trying to put as much as we can on a site, we
12 have an applicant who is extremely considerate and
13 has allowed us to be extremely considerate in this
14 application.

15 This is a site where a two-family house
16 is permitted as-of-right, we're actually proposing
17 a one-family house. And it is overall conforming
18 and I'll walk you through the few variances that
19 we do have. We have a typical site that's
20 25-by-100, it conforms, both in lot width, lot
21 length. And in lot area, we have 2,500 square
22 feet.

23 Our front yard setback, we decided to
24 respect the existing side yard setback -- front
25 yard setback on New York Avenue, it's a repeating

1 front yard setback and we're keeping it in line
2 with the front yard setback of the neighborhood,
3 which is 8 foot 5 inches.

4 The side yard setback to the north,
5 we're providing 3 feet. The side yard setback to
6 the south, which is one of the reasons we're here
7 before you is a 0 foot side yard setback. And
8 that makes a lot of sense because there's a
9 repeating pattern of like this townhouse type of
10 look on New York Avenue. And we're keeping that
11 moving forward. So our house matches across and
12 continues New York Avenue.

13 And we have a rear yard, where 20 feet
14 is required, we're providing 26 feet 7 inches. So
15 we're providing a lot bigger of a rear yard than
16 what is required. We're providing some
17 landscaping in the front of the house, along that
18 side yard setback. We're providing beautiful
19 pavers along the front, too. And we have a curb
20 cut that is 18 feet wide, so that it's comfortable
21 for cars to come in and out.

22 Turning now to sheet Z02, the same
23 documents that were submitted to the Board, we see
24 all the floors of our building, including the
25 roof. The first floor is where we have what is

1 desperately needed in Union City, parking. We
2 have two parking spaces for the single family
3 house. And as you could see, there's ample room
4 in there so that the doors open comfortably and
5 the cars can maneuver in and out very comfortably.

6 It also creates a nice entrance. And
7 where you see it's a little bit different from
8 other houses that we've presented to you is this
9 box right here, that's an elevator. So this is
10 going to be a very nice single family house and we
11 have an elevator that leads to you all three
12 floors, and also an interior stair. And we're
13 proposing a rec room in the back that's going to
14 be open to the rear yard.

15 You go up a story, whether you take the
16 elevator or the stairs. And in normal houses, you
17 have the living spaces on the second floor. We
18 decided to do something a little bit different.
19 There's a bit of a view on the top floor, so
20 instead of having the living room on the second
21 floor, we're putting the living room on the third
22 floor. Since there's an elevator, it makes it
23 nice and comfortable.

24 So we take the elevator up to the third
25 floor and we have living space in the entire

1 floor. So there are no bedrooms on that floor, we
2 have a nice big kitchen, eat-in kitchen, that's
3 dining, a formal dining room, and then finally a
4 living room space off the back with a balcony that
5 faces the views.

6 Now, if you notice, we're not making any
7 balconies or extending beyond the building. What
8 we did is we made the building even smaller on the
9 third floor and set it back so that that balcony
10 is set back 6 feet and it's on the roof of the
11 floor below. So we have no balcony sticking out
12 beyond the building, it's all contained within the
13 building.

14 If you want to go to the bedrooms, you
15 can take the steps down or the elevator down
16 stairs and then we have our bedrooms. We have the
17 primary bedroom in the rear, it has a nice master
18 bath and beautiful walk-in closet. We have a
19 bedroom in the center, which is 10 by 13-10. And
20 we have a hall bathroom that's shared by them, a
21 laundry room, and then finally another bedroom
22 that is a suite itself. It has a bathroom and a
23 walk-in closet itself on New York Avenue.

24 And we have some additional outdoor
25 space that could use the views of New York City.

1 And we have a roof deck and we have the roof deck
2 set back three feet on the side, on the north
3 side, we have it set back 10 feet on the east, we
4 have it set back 10 feet on the west. And where
5 we were abutting the other building, that's where
6 we put our stair bulkhead and our elevator, right
7 against the other property. So it's well
8 protected and that is right up against that edge.

9 With the elevations of the building, I
10 think we designed a beautiful building, although I
11 always think that. It's another one of my babies.
12 And we did a small -- we did a rendering for you,
13 so that we could appreciate what this thing is
14 going to look like when it's built, if I could get
15 to it.

16 And as you could see in the height, we
17 were able to -- we could go higher, but we thought
18 it was important to match the height of the
19 adjacent building, so we're keeping that same
20 height of the adjacent building. We have our base
21 that has a pedestrian entry, our garage with a
22 beautiful door. We have the second floor with
23 some wood screening, we have a Juliette balcony on
24 the third floor, and this is all one floor with
25 clear story windows. We have beautiful trim

1 around the entire space to close it. What you see
2 there is the railings of the roof deck. So as you
3 could see it's stepped back 10 from the front, so
4 it's not really noticeable from New York Avenue,
5 it's very minor.

6 The side elevations. We have a
7 combination of siding and stucco. And the rear as
8 well, siding and stucco with nice large windows so
9 that we could take advantage of all the light that
10 we have since we have such a big rear yard
11 setback.

12 That concludes my testimony. I'm open
13 for your questions.

14 CHAIRPERSON GARCIA: Mr. Pereiras, a few
15 questions. First one is which one is the material
16 you're proposing in the side?

17 MR. PEREIRAS: So we propose stone or
18 brick on the base and the top will be either
19 stucco or metal panel.

20 CHAIRPERSON GARCIA: Okay. I don't
21 think those materials, they're not appropriate for
22 New York Avenue because everything is brick. I
23 mean it's -- you start to work from 2nd Street,
24 all the way up to 47th, 49th, everything is brick.

25 MR. PEREIRAS: There's a lot of brick.

1 CHAIRPERSON GARCIA: This is one of the
2 points that's going to be. Also a question that I
3 have is, Mr. Pereiras, why are you seeking
4 variance for the side yard when you have a lot
5 that is 25-foot wide?

6 MR. PEREIRAS: We felt it was
7 appropriate at this location.

8 CHAIRPERSON GARCIA: And it's only
9 one-family, you have enough space to provide at
10 least two feet. And you know what I mean, you
11 know me better, okay. You know that we always
12 looking for safety.

13 MR. PEREIRAS: Yep.

14 CHAIRPERSON GARCIA: And with the
15 opportunity that you have with the size of the lot
16 that you have there, I mean sacrifice two feet.
17 In an emergency, it's like --

18 MR. PEREIRAS: We could get the same
19 amount of area sacrificing those two feet, then
20 the building becomes longer and we cut back the
21 backyard. What we thought and the reason we think
22 it's appropriate for several reasons. Number one,
23 you see the adjacent buildings, their rear yards
24 end where our rear yard is. So we're keeping not
25 only that front yard setback that keeps beautiful

1 on New York Avenue, but for all those neighbors in
2 that neighborhood now they're going to have the
3 rear yard setback that's equal also and salvaging
4 those rear yards. So that way we're saving the
5 neighbors' backyards, we're saving that kind of
6 interior streetscape.

7 In addition, if you look at New York
8 Avenue, there's a clean rhythm. It's kind of like
9 a brownstone rhythm. It's with these brick
10 buildings that go through, that are abutting right
11 up against each other. We thought it was
12 appropriate that we continue that and it only
13 breaks after our building, where we're providing
14 the three foot access, so that we could have
15 circulation so that firefighters could get back
16 there to fight fires. We're giving them all that
17 side yard and be able to access these buildings
18 and the rear yards like that, rather than cutting
19 in two feet. Two feet, you can't fight a fire in
20 two feet, a fireman is not going to take a two
21 foot strip. It's only 24 inches with their gear,
22 it doesn't help the building, it doesn't help the
23 fire safety by separating those two feet and
24 getting back there.

25 The other thing that makes it a lot

1 better is if we do set it back two feet, we're
2 building out of wood frame. By putting it on the
3 property line, this becomes a different type of
4 construction. It becomes a masonry construction
5 and we're doing a CMU block wall. So that, from a
6 fire safety standpoint, is also very safe. So I'm
7 giving you a few very strong reasons. Number one
8 maintaining the rear yard setback across all New
9 York Avenue. Number two, maintaining the
10 aesthetic on New York Avenue of the rhythm.
11 Number three, fire safety is there. Firefighters
12 can't fight in a two foot area, we're giving them
13 three feet, we're giving them access in the back.
14 And number four, we're increasing that fire safety
15 of that wall by having it become a CMU block wall
16 that is extending the entire length of the
17 building the three stories and the parapet above,
18 so a fire can't even jump over on to the roof. It
19 really literally will stop a fire at its place.

20 CHAIRPERSON GARCIA: I don't buy none of
21 it, with all due respect. Beautification isn't
22 going to be first, then safety. As at least those
23 two feet, the fire department could fight the fire
24 with throwing water, whatever. I don't think like
25 beautification is for me, it's secondary at this

1 point. And if you recall that -- I mean you bring
2 to the table like all those brownstone together,
3 attached one another. But if you look back, those
4 brownstones probably were built back, what
5 100 years ago?

6 MR. PEREIRAS: Close, 1910, 1912, right
7 around there.

8 CHAIRPERSON GARCIA: Now that we have
9 the opportunity to provide more safety condition
10 to the location, I think it's a good time for your
11 client to provide more safety to that application,
12 that's my point.

13 The second one is -- I mean the third
14 one is can you go to the setback of the roof deck
15 please?

16 MR. PEREIRAS: Yes. On the west side,
17 which is New York Avenue side, we have a 10 foot
18 setback from the edge of the building. It's
19 actually the front edge of the wall so that means
20 it's 18 feet setback from the property line. On
21 the rear, it's set back 10 feet from the edge of
22 the building, which means it's 36 feet set back
23 from the property line on the east. And on the
24 north, it is set back 3 feet from the edge of the
25 building which is 6 feet from the property line.

1 CHAIRPERSON GARCIA: Okay. Can we --
2 okay. I'll ask you later, okay. Perfect. I have
3 no further questions. I don't know if any other
4 members have questions?

5 Do you have another witness?

6 MS. PEREIRAS: We do not.

7 MR. MAROTTA: I just have a question and
8 I don't know if it's a technicality. The
9 application and the planner's report talks about a
10 four-story building and the plans state a
11 three-story. So I don't know --

12 MR. VALLEJO: No, no, that's my bad.

13 MR. PEREIRAS: Just for clarity, it's a
14 three-story building proposed.

15 CHAIRPERSON GARCIA: That's what the
16 memo also indicates.

17 MR. VALLEJO: I think I gave you the
18 wrong memo.

19 CHAIRPERSON GARCIA: Proposed four-story
20 building and we have height.

21 MR. MAROTTA: I didn't know if the deck
22 was being called a story.

23 MR. PEREIRAS: Maybe for purposes of
24 clarity, we said four-story, but the roof isn't
25 considered a story, it's considered a bulkhead and

1 a roof deck.

2 MR. MAROTTA: Okay. If it wasn't, I was
3 going to recommend you amend your plans to call it
4 four.

5 MR. PEREIRAS: It's a roof deck and --

6 CHAIRPERSON GARCIA: It's only three
7 stories?

8 MR. PEREIRAS: Three-story plus the roof
9 deck.

10 MR. VALLEJO: It's only three.

11 MR. MAROTTA: If you were to provide a
12 side yard setback on the southern side of the
13 property, I guess to be compliant, it would be two
14 feet separation?

15 MR. PEREIRAS: Two feet would be
16 compliant, but then we would ask the Board to give
17 us the opportunity to redesign this because we're
18 going to go --

19 MR. MAROTTA: One more foot over on the
20 north?

21 MR. PEREIRAS: On the east, we're
22 probably go a lot because we're going to go
23 probably to the 20 foot limit, we would have to
24 review and redesign the plans.

25 MR. MAROTTA: Okay, just curious.

1 CHAIRPERSON GARCIA: And which one is,
2 Mr. Marotta, your suggestion is to vote today and
3 then bring revised plans or?

4 MR. MAROTTA: It's up to the Board. You
5 know, from a safety standpoint, which obviously is
6 the most important factor --

7 CHAIRPERSON GARCIA: You want to talk to
8 your client?

9 MR. PEREIRAS: Give us a two-minute
10 recess please.

11 CHAIRPERSON GARCIA: Two-minute break.

12

13 (Discussion held off the record.)

14

15 MR. VALLEJO: May I have your attention
16 please. Let's go back on the record. Ms.
17 Pereiras, please.

18 MR. PEREIRAS: Thank you so much for
19 that recess. We had the opportunity to speak to
20 our client. He is in agreement with the two foot
21 setback. What we'd like to do is set parameters
22 for what our building will be with the
23 modifications.

24 What we propose is a seven-foot front
25 yard setback. We propose a three-foot side yard

1 setback on one side and two-foot side yard setback
2 on the other. I'm actually thinking that we're
3 going to flip this. The south side will be the
4 three foot side, the north will be the two foot
5 side.

6 CHAIRPERSON GARCIA: Okay.

7 MR. PEREIRAS: And the rear yard, we're
8 proposing a 20-foot rear yard. So we're in
9 compliance in the rear yard, we're in compliance
10 in the front yard. We're in compliance in the
11 side yard setbacks. Everything is basically a
12 fully compliant building. What we're asking this
13 Board to do is to grant those, which is the same
14 resolution, but also our roof deck which is not
15 explicitly stated in the ordinance. So we ask for
16 the approval of that as well.

17 CHAIRPERSON GARCIA: Okay.

18 MS. PEREZ: What was the rear?

19 MR. PEREIRAS: Twenty.

20 MR. MAROTTA: You said the north would
21 be two?

22 MR. PEREIRAS: The north -- two feet on
23 one, three on the other. I ask for flexibility on
24 what we're doing because --

25 MR. MAROTTA: I just want to know --

1 MR. PEREIRAS: I'll give you the logic
2 why. I prefer -- the reason we put the building
3 next to it because we thought the continuity, all
4 the reasons I stated. Since we're not doing that
5 and we're putting space there, I'd rather give
6 both tenants -- both buildings privacy because the
7 building on the south has no windows. So if we
8 put our windows towards the south, now we have
9 privacy. And the building to the north is also
10 not looking into somebody else's windows. If
11 we're going to do a setback, I'd rather have the
12 windows on the south side, now everyone has their
13 privacy.

14 CHAIRPERSON GARCIA: Mr. Pereiras, I'm
15 also going to ask you for something.

16 MR. PEREIRAS: We'll revise our
17 application as well to be clear.

18 CHAIRPERSON GARCIA: I'm going to
19 recommend at least two feet setback of the roof
20 deck on the south side, next to the stairs.

21 MR. PEREIRAS: Yes, okay. The roof deck
22 will be on the -- the roof bulkhead will continue
23 to be on the property line. The roof deck will be
24 set back two feet.

25 CHAIRPERSON GARCIA: Also the same way

1 on the front by the elevator.

2 MR. PEREIRAS: Understood.

3 CHAIRPERSON GARCIA: Also going to be
4 break -- can we change the material on the front
5 facade for brick?

6 MR. PEREIRAS: We could do brick on the
7 first floor.

8 CHAIRPERSON GARCIA: You could do brick
9 inside of the floors with a frame.

10 MS. PEREZ: Could you show the picture
11 again? So you're saying on the bottom?

12 MR. PEREIRAS: So I'm going to provide a
13 little bit of color to this as well. We came --
14 we had just completed -- the same owner completed
15 beautiful houses on Cliff Street right now, the
16 houses --

17 CHAIRPERSON GARCIA: Cliff and 18th?

18 MR. PEREIRAS: Cliff and 18th, they
19 became award winning houses, the Architects League
20 of Northern New Jersey granted those houses as
21 their -- what they call the merit award. So it is
22 a kind of beautiful gem to have in Union City.
23 These houses were done extraordinarily beautiful.
24 I think it's my favorite project in Union City
25 right now. The same care will be done to this

1 house.

2 CHAIRPERSON GARCIA: Exactly the same?

3 MR. PEREIRAS: The same care and same
4 concept design, the Bauhouse idea --

5 CHAIRPERSON GARCIA: Are you using the
6 same material on the facade?

7 MR. PEREIRAS: No, we're going to use
8 similar materials, not the same. The frame will
9 be the same -- yeah, it's really the same
10 materials.

11 CHAIRPERSON GARCIA: So you'll have in
12 your application in the first floor, you have
13 brick, right?

14 MR. PEREIRAS: Yes.

15 CHAIRPERSON GARCIA: No.

16 MR. PEREIRAS: We could do brick on the
17 first floor and I'll update that for the --

18 CHAIRPERSON GARCIA: What do you have in
19 the inside of the frame?

20 MR. PEREIRAS: It's a panelized system,
21 whether it's stucco or metal panels.

22 CHAIRPERSON GARCIA: No stucco, please.

23 MR. PEREIRAS: No stucco, okay.

24 CHAIRPERSON GARCIA: You don't have
25 stucco in that building.

1 MR. PEREIRAS: Yeah.

2 CHAIRPERSON GARCIA: In Cliff?

3 MR. PEREIRAS: We have some stucco.

4 CHAIRPERSON GARCIA: Little, probably
5 7 percent of the facade is stucco.

6 MR. PEREIRAS: Right.

7 CHAIRPERSON GARCIA: Okay. I face those
8 two houses from my house, from my apartment. In
9 front of that is the lot that used to be Port
10 Authority.

11 MR. PEREIRAS: That's correct.

12 CHAIRPERSON GARCIA: Okay. Any member
13 of the public wants to step forward? Seeing none,
14 close to the public. I'm going to make my motion
15 to grant this application with the stated
16 condition of the material in the front, brick on
17 the first floor, no stucco, three and two side
18 setback, 20 foot in the rear, seven foot in the
19 front this. The two foot in the roof deck. I
20 think that was all the stated condition, right,
21 Mr. Marotta?

22 MR. MAROTTA: Correct.

23 CHAIRPERSON GARCIA: I make my motion to
24 grant this application.

25 MS. GUTIERREZ: Second.

1 MR. VALLEJO: Motion by Mr. Garcia.

2 CHAIRPERSON GARCIA: Revised plans.

3 MR. PEREIRAS: And can the resolution
4 state the terrace as well? For the building
5 department, the terrace.

6 MR. MAROTTA: The terrace will be
7 sitting on the floor -- roof of the floor below.

8 MR. PEREIRAS: Yes.

9 MR. VALLEJO: Motion on the table to
10 approve the application by Mr. Garcia and seconded
11 by Ms. Gutierrez with the conditions. Roll call
12 on the motion.

13 Mr. Garcia.

14 CHAIRPERSON GARCIA: Yes.

15 MR. VALLEJO: Mr. Grullon.

16 VICE CHAIRPERSON GRULLON: Yes.

17 MR. VALLEJO: Ms. Gutierrez.

18 MS. GUTIERREZ: Yes.

19 MR. VALLEJO: Ms. Perez.

20 MS. PEREZ: Yes.

21 MR. VALLEJO: Ms. Watley.

22 MS. WATLEY: Yes.

23 MR. VALLEJO: Ms. Pena.

24 MS. PENA: Yes.

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

1 Revised plans, no less than ten days before the
2 next hearing date, please.

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4 (Mr. Marotta left the dais and Mr.
5 Paneque returned.)

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1 **4531 HARRISON PLACE, LLC -**

2 **4535 HARRISON PLACE:**

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4 MR. VALLEJO: We're moving now back on
5 the regular agenda. We're going now to 4531
6 Harrison Place, LLC. Mr. Alonso, please.

7 Let the record reflect Mr. Garcia
8 recused on this application. Mr. Alonso?

9 MR. ALONSO: Alvaro Alonso on behalf of
10 the applicant. This is a request for an
11 extension, I'm asking for a 18-month extension.
12 The reason is that originally this application was
13 approved in May of 2023, the approvals are good
14 for two years. Back in May 2023, it extended
15 through May of 2025.

16 This was a legalization application at
17 the time, which meant that we had some issues with
18 the building department for violations, my client
19 was trying to address those. There were some
20 extensive requirements that were put on by the
21 building department, including fire sprinklers,
22 which is expensive. While my client was trying to
23 work through that, she encountered some personal
24 issues which further complicated the process.
25 Ultimately, she determined that she couldn't

1 afford to move forward with this project and she
2 decided she was going to abandon it.

3 In the meantime, she was able to come
4 around, she got the money needed. She hired her
5 architects, got her construction drawings, has
6 filed for permits. And they're ready to issue the
7 permits; however, the approvals expired. So the
8 building department asked us to come back to get
9 an extension.

10 The reason I'm asking for 18 months is
11 because since it expired in May of '25, I need to
12 retroactively extend it through May of '26, and
13 then the additional six months instead of a full
14 year, just to allow the building department to
15 review the permit application and just issue the
16 permits.

17 VICE CHAIRPERSON GRULLON: Mr. Alonso,
18 she's ready to proceed now, you say?

19 MR. ALONSO: Yes, the permit application
20 was filed. Unfortunately, they couldn't accept it
21 because the resolution had expired. So once we
22 have a resolution extending it, then they'll
23 accept the application and it should start the
24 process.

25 VICE CHAIRPERSON GRULLON: So this is

1 the first request for extension?

2 MR. ALONSO: Yes, it is.

3 MR. PANEQUE: Let's make a correction on
4 that. So the original resolution was memorialized
5 on May of 2023.

6 MR. ALONSO: Correct.

7 MR. PANEQUE: That would have given your
8 client a two year window for which that resolution
9 would have been valid. She never came in for the
10 first extension.

11 MR. ALONSO: Correct.

12 MR. PANEQUE: So I believe we should
13 bifurcate this request for an extension. And
14 let's have a bifurcated vote where this Board will
15 vote on granting you, retroactively, a one-year
16 extension, which would be your first year
17 extension from May of 2025 to May '26.

18 MR. ALONSO: Which is next month.

19 MR. PANEQUE: And then in effect it will
20 expire next month. So since we're already about
21 to toll that one, your second part of your
22 application is to have an additional six months?

23 MR. ALONSO: That's correct.

24 MR. PANEQUE: And that will be
25 sufficient time, Mr. Alonso?

1 MR. ALONSO: That will be sufficient.
2 Hopefully, we'll have the resolution by the next
3 meeting and then the application will be complete
4 for the permitting process.

5 MR. PANEQUE: Okay. So as a
6 recommendation to this Board, I would suggest that
7 we have two votes, first a vote on the issue of
8 extending, as a matter of right, the first year,
9 which would carry them through May of this year.
10 And then on the second part, Mr. Alonso is
11 requesting it would be six months?

12 MR. ALONSO: Six months.

13 MR. PANEQUE: Six months. Let's carry
14 it through the end of December.

15 MR. ALONSO: That's fine.

16 MR. PANEQUE: Gives you about seven
17 months or so. So it would be a second extension
18 through December 31st. If, by any chance, your
19 client runs into an issue and will not have
20 permits by December 31st, make a note to come in
21 by around, I would say October or November.

22 MR. ALONSO: Absolutely.

23 MR. PANEQUE: All right.

24 VICE CHAIRPERSON GRULLON: The first
25 vote is extending the expired application for one

1 year?

2 MR. PANEQUE: The first vote, it hasn't
3 technically expired because it would carry them
4 through May of 2026. So when he comes in now,
5 he's only getting that first year extension from
6 May of '25 through May of '26. And then since
7 technically, he would have come in for the second
8 one, he's taking care of that tonight as well and
9 having the second part extended through
10 December 31, 2026.

11 MR. ALONSO: Yes.

12 MR. PANEQUE: So Mr. Vice Chairman, the
13 first -- Ms. Vice Chairman, the vote could be to
14 have a vote on the first year extension. Let's
15 call for the vote on that.

16 If you so chooses to approve this.

17 MS. GUTIERREZ: Yes.

18 MR. VALLEJO: Can I have a motion?

19 MS. GUTIERREZ: Motion.

20 MR. VALLEJO: Motion by Ms. Gutierrez
21 for an extension to May 2026.

22 MS. WATLEY: Second.

23 VICE CHAIRPERSON GRULLON: Second.

24 MR. VALLEJO: Second by Mr. Grullon.

25 Roll call on the motion. Mr. Grullon.

1 VICE CHAIRPERSON GRULLON: Yes.

2 MR. VALLEJO: Ms. Gutierrez.

3 MS. GUTIERREZ: Yes.

4 MR. VALLEJO: Ms. Perez.

5 MS. PEREZ: Yes.

6 MR. VALLEJO: Ms. Watley.

7 MS. WATLEY: Yes.

8 MR. VALLEJO: Ms. Pena.

9 MS. PENA: Yes.

10 MR. VALLEJO: Can I have a motion for
11 the second, six months, until December 31, 2026.

12 MS. GUTIERREZ: To December 31, 2026.

13 MR. VALLEJO: Motion by Ms. Gutierrez.

14 VICE CHAIRPERSON GRULLON: Second.

15 MR. VALLEJO: Seconded by Mr. Grullon.

16 Roll call on the motion.

17 Mr. Grullon.

18 VICE CHAIRPERSON GRULLON: Yes.

19 MR. VALLEJO: Ms. Gutierrez.

20 MS. GUTIERREZ: 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: Five in favor, motion
3 pass, both extensions.

4 MR. ALONSO: Thank you very much. Have
5 a good evening.

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7 (A short recess was taken.)

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1 **HORTENCIA CALDERON -**
2 **733 22ND STREET:**

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4 MR. VALLEJO: Next application on
5 tonight's agenda --

6 MR. PANEQUE: We have a request for
7 adjournment first.

8 MR. VALLEJO: Which one first?

9 MR. PANEQUE: 733 22nd Street, number 4.

10 MR. VALLEJO: Hortencia Calderon.

11 MR. PANEQUE: If you could call that,
12 but don't give out the plans. Let the record
13 reflect as follows:

14 I've been provided by Ms. Pereiras with
15 a certification as to publication and service
16 indicating that notice of tonight's hearing at
17 this location, the Union City High School, with
18 respect to the property located at 733 22nd Street
19 was provided to all property owners within the
20 200-foot radius.

21 I have a copy of the notice that was
22 also sent out, as well as an affidavit of
23 publication from The Record indicating that notice
24 was published on April 1, 2026. The notice
25 indicates that at this location on tonight's

1 agenda, the application will be heard for the
2 property, 733 22nd Street.

3 I've also been provided with a list from
4 the tax assessor's office noting all property
5 owners within the 200-foot radius. This list has
6 a date of April 1, 2026.

7 And, finally, I've been provided with
8 the certified mail receipts with a postmark date
9 of April 6, 2026.

10 Based on the documentation that has been
11 provided by Ms. Pereiras, this Board has
12 jurisdiction to proceed and hear this matter.

13 Ms. Pereiras, I understand you have an
14 application, a request?

15 MS. PEREIRAS: Yes, counsel. Bianca
16 Pereiras on behalf of the applicant. I was
17 approached earlier by Mr. Mayerovic who is
18 standing to my right who is an attorney and
19 represents the neighboring property.

20 He has respectfully requested that we
21 carry this matter so that we can dialogue
22 regarding a sewer matter. And while I don't
23 believe that that affects this zoning application
24 at all, my client has consented. And as a
25 professional courtesy to my colleague here, we are

1 asking the Board to carry this matter to next
2 month's meeting.

3 MR. MAYEROVIC: That's correct. There
4 are -- my client says that he just got the notice
5 and if it was sent out certified mail on April
6 6th --

7 MR. PANEQUE: It would still be within
8 the statutory guidelines, Mr. Mayerovic.

9 MR. MAYEROVIC: There's no way -- I
10 mean, I understand, but there's no human way --
11 there's no human way that a property owner is
12 going to get ten days notice of the application.

13 MR. PANEQUE: The statute indicates that
14 the notice must be sent out ten days prior to the
15 hearing. So in this case, April 6th would have
16 been the deadline to postmark it.

17 I understand exactly what you're telling
18 me, logistically, the notice would have taken a
19 few days to get there, so ten days, but ten days
20 to mail it out, not ten days for him to receive
21 it. That's what the statute says.

22 MR. MAYEROVIC: I understand, that's
23 okay, that's okay. But there's credibility when
24 my client says I just got the notice, you know.

25 MR. PANEQUE: It was never in doubt.

1 MR. MAYEROVIC: And I'm looking at the
2 mail. Thank you very much. Thanks, everybody.

3 MR. PANEQUE: Hasn't been adjourned yet.

4 MR. MAYEROVIC: I'm sorry.

5 CHAIRPERSON GARCIA: Ms. Pereiras,
6 you're waiving the statutory limit?

7 MS. PEREIRAS: I do.

8 CHAIRPERSON GARCIA: I make my motion to
9 adjourn this application to May 14th.

10 MR. VALLEJO: May 14, 2026.

11 MS. GUTIERREZ: Second.

12 MR. VALLEJO: Motion by Mr. Garcia,
13 seconded by Ms. Gutierrez. Roll call on the
14 motion.

15 Mr. Garcia.

16 CHAIRPERSON GARCIA: Yes.

17 MR. VALLEJO: Mr. Grullon.

18 VICE CHAIRPERSON GRULLON: Yes.

19 MR. VALLEJO: Ms. Gutierrez.

20 MS. GUTIERREZ: 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: Six in favor, motion
3 passes.

4 MR. PANEQUE: Thank you. If anyone is
5 here on the application for 733 22nd Street, this
6 application is being carried to the May 14th
7 hearing, no further notices. So you will not
8 receive any notice.

9 MR. MAYEROVIC: Thank you very much.
10 Mr. Chairman, my apologies, I didn't want to be
11 presumptuous of anything.

12 CHAIRPERSON GARCIA: No, no. Take care,
13 Mr. Mayerovic.

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1 **HUNG FAT, INC. -**
2 **1214-1216 SUMMIT AVENUE:**

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4 MR. VALLEJO: We're going to move to
5 next application, Hung Fat, LLC, 1214-1216 Summit
6 Avenue. Ms. Pereiras, please.

7 MR. PANEQUE: For the record, let the
8 record reflect as follows:

9 I've been provided by Ms. Pereiras with
10 a certification as to publication and service
11 indicating that notice of tonight's hearing with
12 respect to the property at 1212-1216 Summit Avenue
13 in Union City was provided to all property owners
14 within the 200-foot radius of the property in
15 question.

16 I've also been provided with a copy of
17 the notice that went out. Said notice indicates
18 that at this location, the Union City High School,
19 on April 16th, at 6:00 p.m. the Board will be
20 presented with the application with respect to the
21 property in question.

22 I've also been provided with an
23 affidavit of publication from The Record
24 indicating that the notice was published on April
25 2, 2026, and a copy of the notice that was

1 published indicates that the Board will hear this
2 application at tonight's meeting at the Union City
3 High School and the application is with respect to
4 the property located at 1212-1216 Summit Avenue.

5 I've also been provided with a list of
6 all property owners within the 200-foot radius of
7 the property in question. Said list was done by
8 the Union City tax assessors with a date of
9 April 1, 2026.

10 And, finally, I have a set of certified
11 mail slips with a postmark date of April 6, 2026.

12 Based on the documentation that has been
13 provided, this Board has jurisdiction to proceed
14 and hear this matter.

15 MS. PEREIRAS: Thank you very much.
16 Bianca Pereiras on behalf of the application.
17 This is a property that we're all very, very
18 familiar with. This housed the Summit Theatre for
19 many, many years. And in fact, this project has
20 come before the Board in the past. In fact, this
21 Board previously approved an application to modify
22 this existing structure to maintain the commercial
23 units on the ground floor, provide parking
24 on-site, and provide ten residential units.

25 Originally, our application allowed for

1 four stories. We are coming back before the Board
2 this evening because while we want to maintain the
3 residential units, the parking and the commercial
4 components, our client would like to modify or
5 reduce the vertical impact of this building. And
6 instead of four stories, we're actually looking to
7 just create one additional story for a total of
8 three.

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

13

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

15

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

18 MS. PEREIRAS: Mr. Pereiras, are you
19 familiar with 1214-1216 Summit Avenue?

20 MR. PEREIRAS: I am.

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

23 MR. PEREIRAS: Yes, I have.

24 MS. PEREIRAS: Would you kindly walk the
25 Board through the proposal?

1 MR. PEREIRAS: I'd be very happy to.
2 I'm intimately familiar with this site, it's half
3 a block away from my office, half a block away
4 from where I grew up. I went to this theatre
5 countless, countless times. Every one of my first
6 dates was in this theatre and I know it
7 intimately.

8 CHAIRPERSON GARCIA: Mr. Pereiras, can
9 you move just a little bit so that the --

10 MR. PEREIRAS: Can you see it? Great.

11 As counsel mentioned, this is a little
12 bit of an odd application because we already got
13 approvals for a bigger building. We're actually
14 just reducing a story off of the building and
15 keeping the same number of units. Because it's a
16 little bit unusual in that sense, I prepared a
17 different set of documents from what we normally
18 present to you.

19 In order to be very clear, I created two
20 sets of everything, what was approved previously
21 and what we're proposing now. So that we can go
22 step by step and really understand what those
23 differences are.

24 As far as the site, nothing changes on
25 the site. Our basement becomes practically the

1 same thing. There's a few modifications to the
2 structure of the basement. But here's where we
3 start seeing -- actually, still not really any
4 significant changes on the ground floor.

5 What you see here is what was approved
6 on the right-hand side and what we're proposing on
7 the left-hand side. You could see that it's
8 almost exactly the same plan, we're still
9 proposing a driveway entrance off of Summit
10 Avenue, we're proposing a new curb cut entrance
11 with parking in the rear.

12 We're demolishing the rear portion of
13 the Summit Theatre. We are keeping the wall along
14 the edge. And we actually -- that is a new
15 concept that we weren't thinking of before. A lot
16 of the neighbors actually already rely on the wall
17 of the building and they have structures built up
18 against it. And they've asked us not to tear it
19 down, the first few feet of it. So that we're
20 keeping good neighbors on the side and keeping
21 them happy and I'll explain that more when we get
22 to the building elevations and you can see the
23 height of the building.

24 But we're tearing the building down from
25 here to the back. And what we're doing by doing

1 so, we're providing parking spaces. We have 17
2 parking spaces here, which is exactly the same as
3 the parking spaces that were provided previously.
4 We have in order to provide ADA compliance, we're
5 taking the space on the bottom left hand corner,
6 and that becomes a studio apartment. That studio
7 apartment is the same exact size, same style as
8 that existing there. We have a trash room located
9 here, same location. We have our stairs located
10 in the same way. So essentially this is the same
11 plan, except we're keeping that wall to be good
12 neighbors with the neighbors that requested that.

13 Here, we actually start seeing some
14 differences, this is the second floor. To the
15 right is what was approved. To the left is what
16 we're proposing here. If you notice on the
17 right-hand side, we have very, very large two
18 bedroom apartments, four of them. What we did
19 here is we kept the ones in the back, two bedroom
20 two bedroom. And then in the front, instead of
21 having two two bedrooms, we're proposing one
22 two-bedroom in the middle and then a one-bedroom
23 and a one-bedroom on the two sides. So instead of
24 four units on this floor, we have five units on
25 this floor.

1 On sheet Z06 here, we see again the
2 previously approved, what we were proposing.
3 Again there were four units on that floor. They
4 were two bedroom units and now we have two
5 bedroom, two bedroom, one bedroom, one bedroom,
6 and two bedroom in the middle. So we have again
7 five units instead of the four that we had before.

8 And then finally we have the fourth
9 floor. Previously we were approved for another
10 four units that were two bedroom apartments and
11 now, we're proposing nothing. So we're chopping
12 off a floor from our design.

13 So just to summarize that, we had ten
14 units approved, before they were -- nine of them
15 were two bedroom units. Now we still are
16 proposing ten units and four of them are now one
17 bedrooms instead of being two bedrooms. So we
18 reduced four bedrooms from this project, we
19 reduced one story from this project.

20 Turning now to the elevations, the
21 bottom is what was approved and what we're
22 proposing is here. It's literally one story
23 smaller on the elevation. And our rendering shows
24 that one story smaller. And the side elevations,
25 this is what was approved before. Here, the only

1 difference is we're keeping that wall that is
2 existing there, the first 11 feet of it.

3 This is the rear elevation. It's
4 identical, doesn't change in any way. And this is
5 the opposite side, again, the same thing. We're
6 keeping that existing block wall instead of
7 demolishing it.

8 And that concludes my testimony. It's a
9 really a straightforward project. It made more
10 sense for the applicant to make it one story
11 smaller. We even had discussions at the previous
12 meeting when it was approved about the height. So
13 it is even more conforming. And I think it's a
14 great project and I ask for your consideration.

15 CHAIRPERSON GARCIA: Mr. Pereiras, can I
16 have the size of the two apartments that was
17 approved in the prior application?

18 MR. PEREIRAS: Sure. So the studio on
19 the ground floor didn't change in size, it was
20 518 square feet, it continues to be 518 square
21 feet. On the second floor apartment, let's go one
22 by one. Apartment 202 remains the same size, it
23 was -- it's very close. It was 1,277, it's
24 actually a little bit bigger now, it's
25 1,304 square feet. Apartment 204 was 1,262; now,

1 it stays exactly the same, 1,262. Apartments 201
2 and 203 were each 1,083 and 1,238, those were
3 modified to become three apartments. The two
4 bedroom is 976, we have one bedroom that's 524 and
5 the other one bedroom is 705. And the areas are
6 the same for the floor above.

7 VICE CHAIRPERSON GRULLON: Could you go
8 over the third floor, the sizes of the apartment?

9 MR. PEREIRAS: I'll do the same thing on
10 the third floor.

11 VICE CHAIRPERSON GRULLON: You're only
12 proposing four apartments.

13 MR. PEREIRAS: Oh, yeah, that's right.
14 Let's go over it one by one. Thank you, Mr.
15 Grullon. Apartment 302 is 1,286, apartment 304 is
16 1,252, apartment 303 is 662 square feet, one
17 bedroom. And then apartment 301 is 1,365, three
18 bedroom. Thanks for clarifying.

19 MS. PEREZ: It's three bedroom?

20 MR. PEREIRAS: So we have one three
21 bedroom.

22 CHAIRPERSON GARCIA: On the third floor?

23 MR. PEREIRAS: On the third floor.

24 CHAIRPERSON GARCIA: And you are not
25 changing any setback from the prior?

1 MR. PEREIRAS: Correct. All the
2 setbacks are the same. The only thing that's
3 different on the exterior of the building is that
4 wall in the rear yard that the neighbors asked us
5 not to tear down.

6 CHAIRPERSON GARCIA: Any other
7 questions?

8 MS. PEREZ: It's one unit, five units,
9 four units?

10 MR. PEREIRAS: Correct.

11 CHAIRPERSON GARCIA: One, five, four.

12 MR. PEREIRAS: Yes, one, five, four.

13 CHAIRPERSON GARCIA: And you have the
14 same amount of parking that was approved?

15 MR. PEREIRAS: The parking is exactly
16 the same, the units are the same. We're actually
17 reducing bedrooms, so we have one bedroom less.

18 CHAIRPERSON GARCIA: Okay.

19 MS. PEREZ: And the roof is just a roof?

20 MR. PEREIRAS: The roof is just a roof,
21 mechanical equipment, that's all that's up there.

22 CHAIRPERSON GARCIA: Okay. Do you have
23 any other witness?

24 MS. PEREIRAS: We do have another
25 witness, Mr. Dougherty, who previously testified

1 on this application. Considering we're reducing
2 the intensity, I'll defer to the Board if you'd
3 like to hear his testimony.

4 CHAIRPERSON GARCIA: What do you
5 recommend in this particular case, since they
6 downsized the application?

7 MS. DAVENPORT: I think I would defer to
8 counsel. I think -- I was not part of the last
9 hearing, but since it was approved, if it's my
10 assumption that the positive and negative criteria
11 were met. And since there's a reduction in the
12 height, which makes it more conforming and there
13 are no additional exterior changes or changes
14 in -- there are no additional --

15 MR. PEREIRAS: It's one story smaller.

16 MR. PANEQUE: Okay. Ms. Pereira --

17 CHAIRPERSON GARCIA: Thank you.

18 MR. PANEQUE: Thank you. Although I
19 understand that this is actually a downsizing
20 application, but we have to approach this
21 application on a de novo basis, as if it was being
22 presented anew. Since you're requesting a (d)(1)
23 use variance, case law is very clear that you must
24 have a planner's testimony. And this is directed
25 to Mr. Dougherty. Mr. Dougherty, we don't need,

1 you know, a full five course meal, we'll settle
2 for a quick breakfast. But wait, before we
3 proceed, I do have a question of Mr. Pereiras,
4 just as a point of clarification.

5 Mr. Pereiras, on the rear elevation, if
6 you could go to that page because you said they're
7 both identical, but aren't you cutting down one
8 floor in the rear elevation as well?

9 MR. PEREIRAS: We are.

10 CHAIRPERSON GARCIA: If we could.

11 MR. PEREIRAS: It's one floor less.
12 This is three stories, this is four stories.
13 You're completely correct, Counsel.

14 MR. PANEQUE: Just want to make --

15 MR. PEREIRAS: Just to be very clear,
16 that block wall is also in front of this. For
17 clarity, we don't show it. But the block was not
18 here and it is here.

19 MR. PANEQUE: That's the block wall that
20 basically is the perimeter of the rear of the
21 property.

22 MR. PEREIRAS: It was the existing frame
23 of the old hippodrome.

24 MR. PANEQUE: Thank you for clearing
25 that up now. If we could just have Mr. Dougherty

1 give us planning testimony in a nutshell.

2

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

6

7 MR. DOUGHERTY: Alexander Dougherty,
8 D-O-U-G-H-E-R-T-Y, professional planner. My
9 licenses are current and in good standing.

10 CHAIRPERSON GARCIA: Our pleasure to
11 have you here.

12 MR. DOUGHERTY: Really to keep it brief,
13 as the board planner indicated, this is kind of a
14 downsize, but we are here for a use variance. The
15 essence of a use variance is what makes this site
16 particularly suited for a use that's not permitted
17 in the zone.

18 I just, you know, to recap what we
19 talked about last time, we are in the CN zone,
20 which is your neighborhood commercial. We are
21 trying to retain some vibrancy by keeping that
22 retail here. Part of this use variance is really
23 the unit count configuration and the unit located
24 on the first floor. That first floor unit is an
25 ADA accessible unit. In the planning world, we

1 don't get too many options to consider every
2 member of our community. These are one of the few
3 that get overlooked. So bringing that ADA unit
4 here as part of the project, this is a strategic
5 location to ensure we account for the ADA unit.
6 With that being said, the drive aisle here really
7 does separate the commercial units from the
8 location of that ADA unit, so good adequate
9 separation here. We bring the ADA, so having the
10 unit on the ground floor is part of the use
11 variance, as well as the amount of units on the
12 floors above.

13 As you've heard, the Board previously
14 approved the ten-unit project. This is still a
15 ten-unit project, but what this does here, in my
16 professional opinion, it adds a diversified
17 housing choices and options. Instead of this all
18 being just twos, now we have some ones, and we
19 have some twos, and we have some threes. So a
20 good mix of housing choices and options for a
21 growing community.

22 But what's important about this site is
23 what makes the site suitable. You need a minimum
24 lot area of 2,500 square feet in the CN zone and
25 you can do a retail with three units above. This

1 is nine thousand, eighteen hundred square feet.
2 So when we look at this project, it is
3 substantially oversized. And I think when we
4 talked about this last time, we're pretty much
5 right on par with if we looked at each of the lots
6 separately, we were about one over because each of
7 the lots could hold three, which would bring a
8 total of nine, the ADA was really the uptick.

9 But when we talk about this, as Manny,
10 indicated, we reduced the bedroom count, which is
11 that warm body otherwise occupying the space. So
12 I think we're right on par with the density and
13 the unit makeup, when we look at the sight
14 holistically. But it's an oversized property,
15 which I think makes it particularly suited. It's
16 an adaptive reuse, we keep an iconic, beloved
17 structure in the community and repurpose it and
18 bring it back to its vibrancy.

19 I do not believe when we look at this
20 project we have any negative effects by way of
21 approving this, as I stated before. That growing
22 housing choices and options. We have an
23 opportunity to bring this building into compliance
24 with building and best engineering practices. We
25 can advance many purposes of the Municipal Land

1 Use Law, particularly purpose I for desirable
2 visual environment; purpose A, promoting the
3 public health, safety, morals, and general
4 welfare. And certainly for more efficient use of
5 land, which I believe is purpose M. Also we're
6 going to be under on the lot coverage and the
7 impervious coverage for the building, as well as
8 the impervious. Building coverage is 80 percent,
9 this will be at 64. Impervious coverage is
10 100 percent allowable, this project will bring it
11 down to 76. So a lot of benefit, we're keeping
12 the site breathable, it can flow, it can
13 circulate.

14 There's a parking deficiency, but I
15 believe that is mitigated by the fact we're here
16 on Summit, we have bus route 83, 85, and 87. We
17 need 23 parking, we'll have 19. And we have those
18 amenities at your doorstep as there are many
19 commercial establishments within walking distance
20 on Summit. So impact wise, we're bringing
21 vehicles on site and we have that walkability and
22 function. If we were to bring this back to a
23 movie theatre or something of the likes, there's
24 no parking on site. So there would be a lot more
25 of an issue of intensity there.

1 So all in all, I think it's a healthy
2 balance, I don't see this eroding the intent of
3 the zone plan or any negative effects within the
4 neighborhood.

5 With that, I'll conclude, certainly a
6 lot more positives, the site is particularly
7 suitable for this. And the modifications I think
8 are well done to provide that diversity of housing
9 choices. I'll conclude.

10 CHAIRPERSON GARCIA: I don't have any
11 questions. Basically we already went through last
12 time.

13 Mr. Pereiras, are you also using the
14 same facade on everything, same material?

15 MR. PEREIRAS: So, yes, this is an
16 adaptive reuse building. We actually have what
17 we're discovering to be a beautiful facade. There
18 are some portions of the brick that's damaged,
19 there's also some panelized, like plastic, that
20 was put on the first floor. We're removing all
21 that, restoring the brick, as it shows in the
22 rendering. We're restoring a lot of the cornice
23 as best as possible.

24 And then what we have on top is a fiber
25 cement panel on top, it's lighter structure. I

1 don't have the ability to really bring brick up
2 there unless it's introducing a lot more
3 structure. This project was reduced because of
4 the finance to reduce another floor. So we have
5 this fiber cement panel. As you could see, it's
6 stepped back a little bit, keeping that historic
7 facade as the prominent face of it. And that is
8 like a secondary note to it.

9 CHAIRPERSON GARCIA: No access to the --
10 how many foot you have separate?

11 MR. PEREIRAS: Very little. Here,
12 there's nothing. It's at the edge of the cornice.
13 And where the center piece is, it's about a foot
14 and a half just step.

15 CHAIRPERSON GARCIA: No access to that
16 the foot and a half?

17 MR. PEREIRAS: No, there's no space
18 really.

19 CHAIRPERSON GARCIA: Any member of the
20 public want to step forward?

21 MS. NELSON: Rosemarie Nelson. Good
22 that they can't put a patio or anything on the
23 front or a rooftop on the roof.

24 Where those windows are, is that the
25 apartment, the studio apartment or --

1 MR. DOUGHERTY: That's the ADA unit.

2 MS. NELSON: Two windows?

3 MR. DOUGHERTY: The only one on the
4 ground floor and the commercial to the right. So
5 this will be like the primary entrance for the
6 residential floors, keeping the commercial
7 activity separate.

8 CHAIRPERSON GARCIA: Do we have the
9 previous resolution?

10 MS. NELSON: Also, you said about the
11 basement, it's not -- is it storage?

12 MR. PEREIRAS: Storage.

13 MS. NELSON: Not that it will be rented
14 out?

15 MR. PEREIRAS: No.

16 VICE CHAIRPERSON GRULLON: Mr.
17 Pereiras --

18
19 (Discussion held off the record.)

20
21 MR. DOUGHERTY: Mr. Chairman, I think
22 the last time we talked about this, the big
23 elephant in the room was it might have been a
24 little too tall. So this modification, from my
25 recollection is kind of what the primary issue was

1 last time.

2 CHAIRPERSON GARCIA: Any member of the
3 public?

4 MS. STANCATI: Juliana Stancati,
5 J-U-L-I-A-N-A S-T-A-N-C-A-T-I. Why is the
6 bedroom, the three bedroom on the third floor?

7 MR. PEREIRAS: Why?

8 MS. STANCATI: Yeah.

9 MR. PEREIRAS: It's way the bathrooms
10 stack up, it's easier from a construction
11 standpoint, where I divert them. But it could
12 have been done on the second floor, third floor
13 was --

14 MS. NELSON: Just the noise level of
15 children, they'll be making noise.

16 MS. STANCATI: Okay.

17 CHAIRPERSON GARCIA: Any other
18 questions? Seeing none, close to the public. Any
19 other questions?

20 Taking in consideration that the
21 impact -- that this application is downsizing the
22 impact of the previous approval, I'm going to make
23 my motion to grant the application.

24 MR. VALLEJO: Motion on the table to
25 grant the application by Mr. Garcia. Any second

1 on the motion?

2 MS. GUTIERREZ: Second.

3 MR. VALLEJO: 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. Pena.

16 MS. PENA: Yes.

17 MR. VALLEJO: Six in favor, motion

18 passes.

19 MS. PEREIRAS: Thank you all very much.

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1 **OMG HOLDINGS, LLC -**
2 **821 24TH STREET:**

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4 MR. VALLEJO: Next application on
5 tonight's agenda, OMG Holdings, LLC, 821 24th
6 Street. Ms. Pereiras, please.

7 MS. PEREIRAS: Bianca Pereiras on behalf
8 of OMG Holdings. As the Board may recall, we had
9 presented an application to you last month, at
10 which time the Board made some very good and
11 helpful suggestions about some modifications that
12 you wanted to see in the building. We provided
13 the Board with revised drawings, so we'll have our
14 architect address the modifications and the
15 changes that were created. Mr. Pereiras.

16
17 M A N U E L P E R E I R A S, previously sworn:

18
19 MR. PEREIRAS: Manny Pereiras, I
20 recognize I am still under oath.

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

23 MR. PEREIRAS: I am.

24 MS. PEREIRAS: Would you kindly walk the
25 Board through the changes that were requested and

1 that you've prepared?

2 MR. PEREIRAS: Happily. The
3 modifications were basically verbatim what the
4 Board requested. We increased the side yard
5 setback. This is the building literally across
6 the street, we increased the side yard back on the
7 west to a full two feet. And we made this --
8 instead of it being a three-family house, it is a
9 two-family house.

10 It accomplished everything the Board was
11 seeking to do by having only four cars and being
12 compliant with the ordinance in parking, now, we
13 have 9-by-18 spaces and extra room to open the car
14 doors very, very comfortably. So we have the four
15 spaces there. Apartment number one is a small two
16 bedroom apartment, not really small, it's 1,086
17 square feet, but it's two bedroom. The primary
18 bedroom in the back, secondary bedroom that is
19 10-10 by 16-6.

20 The second apartment is now two levels
21 duplex, you have the living space on the second
22 floor which is kitchen, living room, dining room,
23 the primary bedroom on that floor. And then if
24 you take the stairs up to the second floor of that
25 apartment, you have two additional bedrooms and a

1 family room along the front. So this becomes a
2 three-bedroom apartment. So in total, we have a
3 two-bedroom apartment and a three-bedroom
4 apartment.

5 To understand how the separation is on
6 the doors, you go in the stairs on the first level
7 or take the elevator. The stairs lead you to the
8 first apartment. If you want to keep taking the
9 stairs up, you have a door at this landing that
10 separates the second apartment. And then it's an
11 open stair from that second apartment, no more
12 doors so. It's all open with that duplex area.
13 So you only have two doors, one at the second
14 floor and one for the first floor apartment, and
15 they're duplex units.

16 We have the roof deck. The roof deck is
17 limited for that duplex apartment and they have
18 access to the roof deck. That roof deck is set
19 back how we always do, three feet on one, three
20 feet on other, 6 foot 8 on the front. And the
21 back, it's nestled against the bulkhead. And that
22 bulkhead is 7 feet 4 inches thick. And those are
23 the changes that we propose.

24 CHAIRPERSON GARCIA: And now your
25 drawing is perfect now, it's to the east side or

1 the windows to the --

2 MS. PEREZ: The elevator, it takes you?

3 MR. PEREIRAS: It takes you to all four
4 floors, not the roof.

5 MS. PEREZ: And then like, if you live
6 on the first floor, what stops you from just going
7 into the next apartment?

8 MR. PEREIRAS: So it's like a cape. So
9 you have to -- you press the button with your fob,
10 your fob will take you to that floor. You
11 basically swipe the fob, it takes you to the
12 second floor. You don't have to press a button.

13 MS. PEREZ: No access with the elevator
14 to the roof because?

15 MR. PEREIRAS: No. Just because the
16 cost and we didn't want the facade to look too
17 tall.

18 CHAIRPERSON GARCIA: Any other,
19 questions guys? Any member of the public wants to
20 step forward? Close to the public.

21 I make my motion to grant this
22 application.

23 MS. GUTIERREZ: Second.

24 MR. VALLEJO: All right, give me two
25 seconds, please. Motion on the table to grant

1 this application by Mr. Garcia, seconded by Ms.
2 Gutierrez. Roll call on the motion.

3 Mr. Garcia.

4 CHAIRPERSON GARCIA: Yes.

5 MR. VALLEJO: Mr. Grullon.

6 VICE CHAIRPERSON GRULLON: Yes.

7 MR. VALLEJO: Ms. Gutierrez.

8 MS. GUTIERREZ: Yes.

9 MR. VALLEJO: Ms. Perez.

10 MS. PEREZ: Yes.

11 MR. VALLEJO: Ms. Watley.

12 MS. WATLEY: Yes.

13 MR. VALLEJO: Ms. Pena.

14 MS. PENA: Yes.

15 MR. VALLEJO: Six in favor, motion
16 passes.

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MARCO A. CHAUCA -
411 18TH STREET:

MR. VALLEJO: We're moving to the last application on tonight's agenda, Marco A. Chauca, 411 18th Street. Ms. Pereiras, please.

MR. PANEQUE: Let the record reflect as follows:

I've been provided by Ms. Pereiras with a certification as to publication and service with respect to the property at 411 18th Street. Said certification indicates that notice was given to all property owners within the 200-foot radius.

I've also been provided with a copy of the notice that was given, giving notice of the application with the property in question at this location, the Union City High School, on today's date at 6:00 p.m.

I've also been provided with the affidavit of publication from The Record indicating that notice was given on April 4, 2026, as well a copy of the notice that was published in the newspaper. Said notice indicates that at this location on today's date at 6:00 p.m. the Board will hear the application with respect to this

1 property.

2 I've been provided also with a copy of
3 the 200-foot list from the Union City tax
4 assessor's office, noting all properties within
5 the 200-foot radius of 411 18th Street, with a
6 date of April 6, 2026.

7 And, finally, I have a set of certified
8 mail receipts with a postmark date of April 6,
9 2026.

10 Based on the information that has been
11 provided by Ms. Pereiras, this Board has
12 jurisdiction to proceed and hear this matter.

13 MS. PEREIRAS: Bianca Pereiras on behalf
14 of the applicant, Marco Chauca, for property at
15 411 18th Street. The property in question is an
16 existing two-family home. We are in a slightly
17 undersized a lot, where a typical lot in Union
18 City has 2,500 square feet, we're at 2,402 square
19 feet, which triggers a lot of the variances that
20 we're requesting this evening.

21 What we're requesting is do an addition
22 to the rear of this property. The property will
23 remain a two-family home. We will have one expert
24 to testify before the Board and that is our
25 architect, Mr. Manuel Pereiras.

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

MR. PEREIRAS: Still Manny Pereiras, I recognize I am still under oath.

MS. PEREIRAS: Mr. Pereiras, are you familiar with 411 18th Street?

MR. PEREIRAS: I am.

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

MR. PEREIRAS: Yes, I did.

MS. PEREIRAS: Would you kindly walk the Board through your drawings please?

MR. PEREIRAS: I'd be very happy to. This is an existing two-family house. The Chauca family lives on the second story of this house and they rent the first story. The second story of the house, as you can see here in the existing conditions drawing, sheet Z03, that second story has two bedrooms, one of them being only 7 by 9foot 3 and they have multiple children. And they don't fit in that space. But economically they haven't been able to move down. What they're looking to do, they have been able to secure a loan to do an addition, so they can continue

1 renting that first floor. And their family can
2 live comfortably on the second floor.

3 What we're proposing to do is a rear
4 addition to this two-family house. Turning to the
5 site plan, we are being as conforming as possible.
6 We are setting back our building three feet on the
7 south side -- it is actually the east side of our
8 building. We are setting on the second floor
9 three foot setback on that side as well. There's
10 an existing one-story frame there that sits on the
11 existing property line. So our addition is
12 stepping in from that. However, in this portion
13 we're matching the existing side yard. There are
14 no windows on that property. There is a window
15 here, that's why we're setting back three feet
16 from that property on that rear portion of the
17 building. And our rear yard is still more than
18 what's required. We have a rear yard of 27 feet
19 6 inches.

20 So going over the bulk requirements, we
21 are slightly undersized, as counsel, mentioned on
22 lot area, we're 2,402 square feet. A minimum
23 width is in the front 24.11 feet, in the rear, it
24 gets bigger, it's 25.45, but it's an odd-shaped
25 lot. So we are not conforming in that. We are

1 conforming in lot depth.

2 We have an existing nonconforming when
3 it come to front yard. We are on the property
4 line in the front yard, we're not making any
5 modifications to that. The side yards are
6 preexisting, almost nothing. There's .23 feet on
7 one side and zero on the other. We're proposing,
8 in our addition areas, 3 foot 1 on both sides and
9 zero on one side for a portion, the way I
10 described. So that's a preexisting nonconformity
11 that we are expanding on.

12 The building height, three stories are
13 permitted, we're staying at two stories. The
14 maximum building height, you're allowed to go up
15 to 38 feet, we're at 29. Building coverage,
16 65 percent is permitted; we're at 65 percent with
17 our addition. The maximum lot coverage, 90
18 percent is permitted, we're almost completely
19 covered, we're at 98 percent. That's a variance
20 we're requesting. And parking, four parking
21 spaces are required. Unfortunately, there's no
22 way of creating any parking spaces on this site,
23 that's actually one of the first things they
24 wanted. But when they realized they would lose
25 the living room on the first floor, they would

1 lose the entire space if they created parking,
2 they thought that that was too much of a hardship,
3 so no parking is provided on this building. The
4 frontage remains the same.

5 And I'd like to walk you through with
6 the proposal. Starting with the second floor
7 because this is the Chauca residence where they're
8 going to live, you run up the stairs. There are
9 two existing bedrooms in the front, we have the
10 living space and now they have two bedrooms. One,
11 they're creating for themselves in the back, which
12 is a nice size, 15 by 13. And then their son is
13 going to be living at this bedroom, which is 11-2
14 by 9-8.

15 Since we're building that second floor,
16 they're building the first floor as well and
17 they're adding a master suite, which is actually
18 family members are going to be moving in here.
19 Bedroom and bathroom on the first floor level as
20 well.

21 I'd like to note that they have this
22 space in front of the front of the building they'd
23 like to create a balcony in that front space.
24 That is the existing roof, they're just going to
25 be utilizing it, putting a railing around it so

1 they could utilize it, and have some outdoor space
2 in the front.

3 Here we see the front elevation. This
4 is the existing brick frontage. This is the
5 existing facade with the existing cornice,
6 existing siding. All we're doing is creating a
7 larger opening so that people could step out here,
8 moving one of the windows and creating a railing
9 around it.

10 On the side elevation, we see the
11 portions of our addition. This is flush against
12 the other building, this is the new siding along
13 the back. And this is the addition right here,
14 the L shape that we show here. And then the
15 railing that we're proposing and the same on the
16 opposite sides. And that concludes my testimony.

17 CHAIRPERSON GARCIA: That expansion, Mr.
18 Pereiras, will add how many more bedroom?

19 MR. PEREIRAS: We're adding three
20 bedrooms in total. Two for the apartment above
21 and one for the apartment below.

22 CHAIRPERSON GARCIA: How many do you
23 have on the second floor?

24 MR. PEREIRAS: We have a total of four.

25 CHAIRPERSON GARCIA: How many you have

1 right now?

2 MR. PEREIRAS: Right now, two. Although
3 one is very, very small, it's practically a
4 closet.

5 CHAIRPERSON GARCIA: And you're going to
6 convert it into four?

7 MR. PEREIRAS: So we're keeping the
8 front ones exactly the same way and we're adding
9 two bedrooms in the back.

10 CHAIRPERSON GARCIA: But what about the
11 small one, what are you going to do with the small
12 one?

13 MR. PEREIRAS: The small one we had as
14 existing. Our building department is very
15 particular about that. We kept it as existing.
16 They're not going to be using it as a bedroom,
17 that's what their -- that's going to become the
18 closet for this bedroom. If you want, we could
19 label it differently, call it a closet.

20 CHAIRPERSON GARCIA: Can we create like
21 a closet there?

22 MR. PEREIRAS: Yes.

23 CHAIRPERSON GARCIA: And accept that as
24 three-bedroom unit?

25 MR. PEREIRAS: Absolutely, we can do

1 that.

2 CHAIRPERSON GARCIA: Okay. And the
3 first floor going to be three bedroom also?

4 MR. PEREIRAS: Correct.

5 CHAIRPERSON GARCIA: You're adding one.

6 MR. PEREIRAS: No, no, the first floor
7 is more bedroom. It is lot more bedrooms. We're
8 adding one bedroom, but the first floor has
9 existing one and two, two bedrooms.

10 CHAIRPERSON GARCIA: So, yes, you're
11 going to be three --

12 MR. PEREIRAS: So three bedroom and
13 three bedroom.

14 CHAIRPERSON GARCIA: Right. So you're
15 adding basically just two bedrooms?

16 MR. PEREIRAS: Correct. Because we're
17 getting rid of the smaller one.

18 CHAIRPERSON GARCIA: Right. And
19 regarding the setback, currently, you don't have
20 setback?

21 MR. PEREIRAS: On the west side.

22 CHAIRPERSON GARCIA: On the west side,
23 you don't have setback?

24 MR. PEREIRAS: Correct. So a portion of
25 our building is going to be right on the line and

1 then we're turning in and we're going to be three
2 foot away from the adjacent property.

3 CHAIRPERSON GARCIA: The proposal,
4 you're going have the setback?

5 MR. PEREIRAS: Correct, on the second
6 floor.

7 CHAIRPERSON GARCIA: And no possible way
8 to add any parking space?

9 MR. PEREIRAS: No, no parking. The
10 applicants actually very much wanted that, but two
11 reasons. Number one, structurally, they would
12 lose all 18 feet, which basically they would lose
13 these two rooms. And it was just too expensive
14 for them.

15 CHAIRPERSON GARCIA: And you mentioned
16 that the second floor, they're going to have
17 access to, like, a front porch?

18 MR. PEREIRAS: That's correct.

19 CHAIRPERSON GARCIA: They're going to
20 come from where, from the bedroom?

21 MR. PEREIRAS: Yes. From the bedroom,
22 we have a sliding glass door in the bedroom.

23 CHAIRPERSON GARCIA: And how you
24 planning to -- do you have the design of that
25 roof?

1 MR. PEREIRAS: Yes. See the plan, it's
2 going to be glass railing all around, and then
3 just make it a solid deck.

4 CHAIRPERSON GARCIA: And you're going to
5 go through right by the line, you didn't put any
6 setback?

7 MR. PEREIRAS: Correct, I did not.

8 CHAIRPERSON GARCIA: How big is that --

9 MR. PEREIRAS: The balcony, the entire
10 balcony is 19-3 wide by 8 foot 10.

11 CHAIRPERSON GARCIA: Can we work it out
12 7-10?

13 MR. PEREIRAS: Yeah, we can do that,
14 just set back another foot from the edge.

15 CHAIRPERSON GARCIA: Please.

16 MR. PEREIRAS: We can do that.

17 CHAIRPERSON GARCIA: Anyone have any
18 further questions?

19 VICE CHAIRPERSON GRULLON: The
20 elevations, the siding, are they going to have
21 different color or matching color?

22 MR. PEREIRAS: It's all going to match
23 in the house, we only darkened it so we could
24 understand the different --

25 VICE CHAIRPERSON GRULLON: Everything

1 will be one color?

2 MR. PEREIRAS: Yes, everything will be
3 one color.

4 CHAIRPERSON GARCIA: In the third floor,
5 that going to -- they're going to remove the small
6 bedroom or the second?

7 MR. PEREIRAS: On the second floor
8 apartment.

9 CHAIRPERSON GARCIA: Yes.

10 MR. PEREIRAS: They're going to remove
11 the small bedroom. Just a point of clarification
12 so the record says this, when we get to the
13 building department, we don't put siding when it's
14 right up against the adjacent building. So this
15 area is going to be a stucco wall, that's going to
16 get tilted up. So just for clarity on the record,
17 our construction official is going to look for
18 this. This little portion which is on the
19 property line will be stucco. The rest of the
20 building will be siding.

21 CHAIRPERSON GARCIA: Okay.

22 MR. PANEQUE: Mr. Chairman, the balcony,
23 you're making a condition that the size of the
24 balcony be reduced?

25 CHAIRPERSON GARCIA: Reduced to 19 foot

1 3 inches by 7-10.

2 And also, Mr. Pereiras, since you're
3 eliminating the small bedroom, convert it into a
4 closet, then you're going to eliminate that door?

5 MR. PEREIRAS: Yes, we could do that. I
6 mean normally we would put a door for a closet any
7 way.

8 CHAIRPERSON GARCIA: The exterior door.

9 MR. PEREIRAS: This one, yeah, we could
10 remove it.

11 CHAIRPERSON GARCIA: The one that goes
12 to the deck.

13 MR. PEREIRAS: Oh, yeah, okay. We could
14 do that.

15 CHAIRPERSON GARCIA: Any member of the
16 public? Seeing none, close to the public. No
17 more questions?

18 I'm going to make my motion to grant
19 this application with the condition of elimination
20 of the small bedroom on the second floor.

21 MS. GUTIERREZ: Second.

22 CHAIRPERSON GARCIA: Also the size of
23 the terrace, and it's going to be three and three?

24 MR. PEREIRAS: Right.

25 CHAIRPERSON GARCIA: Make my motion to

1 grant it.

2 MR. VALLEJO: Motion on the table to
3 grant the application by Mr. Garcia, seconded by
4 Ms. Gutierrez.

5 MS. GUTIERREZ: With all the conditions.

6 MR. VALLEJO: With all the conditions.

7 Roll call on the motion.

8 Mr. Garcia.

9 CHAIRPERSON GARCIA: Yes.

10 MR. VALLEJO: Mr. Grullon.

11 VICE CHAIRPERSON GRULLON: Yes.

12 MR. VALLEJO: Ms. Gutierrez.

13 MS. GUTIERREZ: Yes.

14 MR. VALLEJO: Ms. Perez.

15 MS. PEREZ: Yes.

16 MR. VALLEJO: Ms. Watley.

17 MS. WATLEY: Yes.

18 MR. VALLEJO: Ms. Pena.

19 MS. PENA: Yes.

20 MR. VALLEJO: Six in favor, motion
21 passes.

22 MS. PEREIRAS: Thank you all very much.

23 MR. VALLEJO: Revised plans required.

24 MR. PEREIRAS: Yes.

25 * * * *

1 **ADOPTION OF MINUTES:**

2
3 MR. VALLEJO: All right. Now we're
4 going to approval of previous meeting minutes from
5 March 12, 2026. Can I have a motion?

6 CHAIRPERSON GARCIA: Motion.

7 MR. VALLEJO: Motion by Mr. Garcia.
8 Seconded by?

9 MS. PENA: Second.

10 MR. VALLEJO: By Ms. Pena. Roll call on
11 the motion.

12 Mr. Garcia.

13 CHAIRPERSON GARCIA: Yes.

14 MR. VALLEJO: Ms. Perez.

15 MS. PEREZ: Yes.

16 MR. VALLEJO: Ms. Watley.

17 MS. WATLEY: Yes.

18 MR. VALLEJO: Ms. Pena.

19 MS. PENA: Yes.

20 MR. VALLEJO: Four in favor, motion
21 passes.

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1 **ADOPTION OF RESOLUTIONS:**

2 1. Jersey Property Holding, LLC 1113 Bergenline
3 Avenue Block: 53, Lots: 15 & 16. The applicant
4 proposes to construct a three-story, mixed-use
5 building with commercial space, 12 parking spaces
6 on the ground floor and six residential units on
7 the upper floors. The approval resolution was
8 memorialized on May 8, 2025.

9
10 MR. VALLEJO: Now, we're moving to
11 resolutions. We have three resolutions on
12 tonight's agenda. Resolution number one, Jersey
13 Property Holding, LLP, 1113 Bergenline Avenue.
14 Can I have a motion?

15 CHAIRPERSON GARCIA: Motion.

16 MR. VALLEJO: Motion by Mr. Garcia.

17 MS. WATLEY: Second.

18 MR. VALLEJO: Seconded by Ms. Watley.

19 Roll call on the motion.

20 Mr. Garcia.

21 CHAIRPERSON GARCIA: Yes.

22 MR. VALLEJO: Ms. Gutierrez.

23 MS. GUTIERREZ: Yes.

24 MR. VALLEJO: Mr. Grullon.

25 VICE CHAIRPERSON GRULLON: Yes.

1 MR. VALLEJO: Ms. Perez.

2 MS. PEREZ: Yes.

3 MR. VALLEJO: Ms. Pena.

4 MS. PENA: Yes.

5 MR. VALLEJO: Ms. Watley.

6 MS. WATLEY: Yes.

7 MR. VALLEJO: Six in favor, motion
8 passes.

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1 **ADOPTION OF RESOLUTIONS:**

2 2. Joseph Gaudio 509-511 18th Street. Block: 91
3 Lot: 10. Preexisting mixed use building
4 consisting of 4 residential and 1 office (owner's
5 use). Proposed use to convert to 6 units and 1
6 office. Withdrawn

7
8 MR. VALLEJO: Resolution number two,
9 Gaudio, 509-51118th Street, this application was
10 withdrawn at the previous meeting. Can I have a
11 motion?

12 CHAIRPERSON GARCIA: Motion.

13 MS. WATLEY: Second.

14 MR. VALLEJO: Motion by Mr. Garcia,
15 seconded by Ms. Watley. Roll call on the motion.
16 Mr. Garcia.

17 CHAIRPERSON GARCIA: Yes.

18 MR. VALLEJO: Ms. Perez.

19 MS. PEREZ: Yes.

20 MR. VALLEJO: Ms. Watley.

21 MS. WATLEY: Yes.

22 MR. VALLEJO: Ms. Pena.

23 MS. PENA: Yes.

24 MR. VALLEJO: Four in favor, motion
25 passes.

1 **ADOPTION OF RESOLUTIONS:**

2 3. International Management LLC, 2501 Bergenline
3 Avenue. Block: 142 Lot: 23. The applicant
4 proposes the legalization of two (2) residential
5 units and an existing church in an existing
6 mixed-use building. Approved

7
8 MR. VALLEJO: All right, number three,
9 International Management, LLC, 2501 Bergenline
10 Avenue. This application was approved at the
11 previous meeting. Can I have a motion?

12 CHAIRPERSON GARCIA: Motion.

13 MR. VALLEJO: Motion by Mr. Garcia.
14 Seconded by?

15 MS. WATLEY: Second.

16 MR. VALLEJO: Ms. Watley. Roll call on
17 the motion.

18 Mr. Garcia.

19 CHAIRPERSON GARCIA: Yes.

20 MR. VALLEJO: Ms. Perez.

21 MS. PEREZ: Yes.

22 MR. VALLEJO: Ms. Watley.

23 MS. WATLEY: Yes.

24 MR. VALLEJO: Ms. Pena.

25 MS. PENA: Yes.

1 MR. VALLEJO: Four in favor, motion
2 passes.

3 * * * *

ADJOURNMENT :

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

MS. GUTIERREZ: Motion.

MR. VALLEJO: Motion by Ms. Gutierrez.

MS. WATLEY: Second.

MR. VALLEJO: Seconded by Ms. Watley.

All in favor?

(All Board Members indicate in the affirmative.)

MR. VALLEJO: The ayes have it. Let the record show that the meeting has ended. Thank you and good night, everybody.

(The meeting was adjourned at 8:05 p.m.)

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