

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, May 14, 2026
Commencing at 6:07 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
MIGUEL ORTIZ
GERALDINE PEREZ
MINDRY WATLEY

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

ROSIO PENA
ALTAGRACIA SAN MARTINO
VIVIAN O'DELL

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

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Board Counsel

CARLOS VALLEJO, Board Secretary

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Attorney for Applicant, Ichiban Village, Inc.

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, 2005 Investment
Corp., LLC

BIANCA PEREIRAS, ESQ.
Attorney for Applicant, Rehana Latif

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JFK REALTY
4614 Kennedy Boulevard

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NO

EXHIBITS

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1 MR. VALLEJO: May I have your attention
2 please. Please take notice that on Thursday,
3 May 14, 2026, at 6:00 p.m., a regular meeting is
4 scheduled for the Union City Zoning Board of
5 Adjustment to be held in the Union City High
6 School located at 2500 John F. Kennedy Blvd.,
7 Union City, New Jersey.

8 Opening statement: Adequate notice of
9 this meeting has been provided as follows:

10 Notice of this meeting setting forth the
11 time, date, location, the agenda to the extent
12 known, was forwarded to The Record, The Star
13 Ledger, and has been posted on the bulletin board
14 in the City Hall, has been made available to the
15 public in the office of the municipal clerk, also
16 has been posted on the Union City city website at
17 ucnj.com.

18 Before we call roll for tonight's
19 meeting, can we kindly rise to salute the flag.

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

23
24 MR. VALLEJO: Thank you.
25

ROLL CALL:

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

CHAIRPERSON GARCIA: Yes, present.

MR. VALLEJO: Mr. Grullon is on the way, absent at this time.

Ms. Gutierrez.

MS. GUTIERREZ: Present.

MR. VALLEJO: Mr. Ortiz.

MR. ORTIZ: Present.

MR. VALLEJO: Ms. Perez.

MS. PEREZ: Present.

MR. VALLEJO: Ms. Watley.

MS. WATLEY: Here.

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

Ms. Pena is absent.

Ms. San Martino is absent.

Let the record indicate there are five members present.

ADOPTION OF MINUTES:

MR. VALLEJO: All right. First, we're going to approve previous meeting minutes of April 16, 2026. Can I have a motion?

CHAIRPERSON GARCIA: Motion.

MR. VALLEJO: Motion by Mr. Garcia.

MS. GUTIERREZ: Second.

MR. VALLEJO: Seconded by Ms. Gutierrez.

Roll call on the motion.

Mr. Garcia.

CHAIRPERSON GARCIA: Yes.

MR. VALLEJO: Ms. Gutierrez.

MS. GUTIERREZ: Yes.

MR. VALLEJO: Ms. Perez.

MS. PEREZ: Yes.

MR. VALLEJO: Ms. Watley.

MS. WATLEY: Yes.

MR. VALLEJO: Four in favor, motion pass.

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

3
4 MR. VALLEJO: All right. We're moving
5 to the first item on tonight's agenda, Hortencia
6 Calderon, 733 22nd Street. Ms. Pereiras, please.

7 MS. PEREIRAS: Thank you. Good evening,
8 Counsel, Mr. Chairman, Members of the Board. May
9 it please the Board, Bianca Pereiras on behalf of
10 Hortencia Calderon for property at 733 22nd
11 Street. As the Board may recall, we submitted our
12 jurisdictional proofs at the last meeting and
13 jurisdiction was obtained by this Board.

14 The application before the Board this
15 evening is to legalize a basement apartment as
16 well as converting an existing commercial space
17 into residential on the first floor for a total of
18 five residential units on-site. We're not
19 proposing any new construction or expansion of the
20 building footprint. We're only looking to
21 legalize an apartment and convert commercial to
22 residential.

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

1 Pereiras.

2

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

5

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

10 MS. PEREIRAS: For purposes of the
11 record, I ask the Board accept Mr. Pereiras.

12 CHAIRPERSON GARCIA: Our pleasure to
13 have you, Mr. Pereiras.

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

15 MS. PEREIRAS: Mr. Pereiras, are you
16 familiar with the property located at 733 22nd
17 Street?

18 MR. PEREIRAS: I am.

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

21 MR. PEREIRAS: They were prepared under
22 my direct supervision.

23 MS. PEREIRAS: Would you kindly walk the
24 Board through the proposed project.

25 MR. PEREIRAS: I'd be very happy to. As

1 Counsel said, this is a preexisting building.
2 What we're doing to the exterior is in every way
3 improving what's there. What's there is a little
4 awkward, it's a strange building and we're making
5 a lot of changes to make it much better and
6 definitely much safer.

7 The property is an undersized property,
8 2,500 square feet are required, we're at
9 1,629 square feet. So there's an existing
10 nonconformity for lot area and that is due to both
11 the width and the length. The width is 19 feet
12 6 inches and the length is 80 feet. So we have
13 those three preexisting nonconformities.

14 And the building is going to stay the
15 same as what the footprint is, except the front
16 yard, we're actually making it a lot better. If
17 you look here in comparison, there is a structure
18 in the front of this building that sticks out over
19 the property line. We're proposing to demolish
20 that structure and create window wells so that
21 there's no obstruction into the public
22 right-of-way. In addition to that, there are
23 existing steps along the front of the building
24 that gives you access to both the apartments and
25 the commercial space that's there. None of that

1 meets code today and those steps go straight up to
2 a -- from the property line straight up to the
3 doorway. So there's nowhere to -- like room to
4 maneuver, it's very unsafe.

5 So what we're looking to do is demolish
6 those steps and keep our construction within the
7 property line. So we're creating a landing in
8 front of the doorway and creating the steps to the
9 side. So now instead of having those wide steps
10 that don't meet code, we're creating comfortable
11 steps that do meet code in every way and
12 demolishing that structure that's in the front.

13 The front yard setback is prevailing,
14 the rear yard setback is 10 feet, it's an existing
15 nonconformity. The lot coverage and lot area is
16 also existing nonconformities.

17 Turning now to the existing conditions.
18 We see, dashed, the conditions of the basement
19 apartment. That basement apartment was there,
20 there was a sewer issue and other issues, so it
21 has been partially demolished to address those
22 things. We're looking to create that into a safe
23 legal apartment. There's an existing apartment on
24 the ground floor, this is a little bit elevated
25 from the ground floor, along the back left rear.

1 And there's a commercial space, that commercial
2 space is very awkward, hasn't been rented very
3 well. And we're looking to change that into
4 residential. And then there are two apartments,
5 one on the second floor and one on the third
6 floor, those we're proposing no changes to those
7 apartments. Those are existing apartments.

8 And these are the existing conditions of
9 the facade. You see the structure that's located
10 in the front, you see those steps. And when we
11 turn now to the proposed conditions on the
12 right-hand side of the page, we see that structure
13 is gone. It creates beautiful windows, so it
14 continues an actually attractive facade. We have
15 the window wells below and we have the steps on
16 the site, so you can go into properly and meet all
17 code requirements.

18 Turning to the floor plans, we see in
19 the basement, now we have a fully code compliant
20 basement. We're meeting the height criteria. The
21 entrance is through the same entrance as all the
22 other apartments on the ground floor. And we're
23 creating -- re-creating the kitchen in the same
24 place where it's at, fixing the bathroom and the
25 rest is one big open space, studio. The entire

1 square footage is 448 square feet, maintaining the
2 same footprint of what it had before, and creating
3 a code compliant door.

4 On the floor plan that we're proposing,
5 that ground floor apartment, which is a few steps
6 above ground, that will become now an ADA
7 compliant apartment, so we're going to have an ADA
8 compliant kitchen, an ADA compliant bathroom. And
9 this will become one big studio apartment and that
10 is 609 square feet. The existing apartment
11 remains the same on that floor. And the other two
12 apartments on the floors above also remain the
13 same.

14 As a matter of photographs, we have
15 photographs of the entire conditions throughout
16 this building. We have two pages of photographs
17 showing each of the apartments and the conditions
18 that they're in, they're pretty well kept
19 apartments. And then we also have the basement
20 apartment, which as we said before, has been
21 partially demolished in order to address all the
22 sewer issues that they had with the units.

23 From a life safety standpoint, the
24 correction and the legalization of these
25 apartments create a much safer situation. The

1 apartments will have a two-hour fire separation
2 between the apartments and the rest of the
3 building. There will be a domestic line sprinkler
4 system introduced, which adds to the safety of the
5 building tremendously against fire. There will be
6 an upgraded fire alarm system throughout the
7 building and there are upgraded fire ratings
8 throughout the stairwells. Everything is going
9 meet and be code compliant, whereas you have an
10 older building that is currently not code
11 compliant. This significantly brings it up to
12 code and safety features, and really by doing so,
13 protects the entire neighborhood. And that
14 concludes my testimony today. I'm open for
15 questions.

16 CHAIRPERSON GARCIA: You have another
17 expert?

18 MS. PEREIRAS: We do.

19 CHAIRPERSON GARCIA: Mr. Pereiras, are
20 you going to do any change in the facade?

21 MR. PEREIRAS: Yes. So there are
22 several important things that we're doing. If you
23 look at the old facade, there is an extremely ugly
24 metal structure with glass in front of it that is
25 very awkward and sits on the property line, that

1 is going to be demolished. In its place, we're
2 going to make beautiful windows that have kind of
3 the same historic fabric as the windows above.
4 The building is actually very attractive, but it's
5 just covered up. So we're creating those windows
6 down below.

7 In addition to that, we're fixing up the
8 stairs that look hope and don't meet code and
9 we're creating beautiful stairs on the side there
10 as well as the window wells. So that's the extent
11 of our facade work.

12 CHAIRPERSON GARCIA: And you're going to
13 maintain the same material on the first level that
14 you have on the second and third level?

15 MR. PEREIRAS: Yeah, it's really there.
16 What we're doing is removing that structure that's
17 in front of it.

18 CHAIRPERSON GARCIA: Just the structure?

19 MR. PEREIRAS: Okay. And the windows
20 will look the same as the windows above with the
21 same material, same pattern, make it look
22 attractive.

23 CHAIRPERSON GARCIA: Any chance are you
24 going to -- are you going to maintain the same
25 footprint?

1 MR. PEREIRAS: So it's actually going to
2 become smaller from a physical standpoint because
3 that structure is gone and what remains there is
4 the window well below it. So the well remains
5 there for emergency exit for the apartment in the
6 basement, but the structure itself is going to be
7 removed. So the building actually has a
8 smaller -- a greater front yard setback.

9 CHAIRPERSON GARCIA: In Z04, where you
10 propose front elevation?

11 MR. PEREIRAS: Yes.

12 CHAIRPERSON GARCIA: You're showing kind
13 of stairs, how are those going to work? This is
14 inside, I mean on the ground?

15 MR. PEREIRAS: So I'll walk you through
16 it. So it's a little funny and strange, that's
17 one of the reasons we're removing it. The stairs
18 on the existing, you walk into a door and you have
19 stairs that bring you down. Nothing is code
20 compliant, nothing is there, but that's how you
21 got to the illegal basement unit before.

22 We're going to make this code compliant.
23 The entrance is going to be through the building,
24 like every other unit and that becomes a window
25 well. So all that gets removed and now you don't

1 have those steps.

2 MR. VALLEJO: Mr. Pereiras, allow me a
3 second. Let the record reflect Mr. Gullon joined
4 the meeting. Now we have six members. Thank you.
5 Go ahead, Mr. Pereiras.

6 MR. PEREIRAS: It's easier understood in
7 floor plan. So you had the previous steps going
8 down through here, you had a door with the steps.
9 And now what we're proposing to do is eliminate
10 that. I know that there are steps there, those
11 lines are left over, there are no lines there any
12 more, those steps are being removed.

13 CHAIRPERSON GARCIA: So the -- this is
14 what, Z05?

15 MR. PEREIRAS: Yeah, that's Z05.

16 CHAIRPERSON GARCIA: Z05, so what you're
17 showing there are going to be eliminated?

18 MR. PEREIRAS: There's no steps, it's
19 just a window well.

20 CHAIRPERSON GARCIA: Just a window. I
21 have no further questions.

22 MS. PEREIRAS: I'd like to invite our
23 planner.

24

25 A L E X A N D E R D O U G H E R T Y, after

1 having been duly sworn or affirmed, did testify as
2 follows:

3
4 MR. DOUGHERTY: Alexander Dougherty,
5 professional planner. My licenses are good and
6 current.

7 CHAIRPERSON GARCIA: More than happy to
8 have you here.

9 MR. DOUGHERTY: Thank you. So this was
10 one from, if the Board recalls, last month, that
11 we carried. Visited the site, we have an office
12 space on the ground floor. There is an existing
13 legal three apartments and there was the apartment
14 that was in the basement that's been there for
15 some time, as the architect testified to. The
16 plan really is to get rid of the commercial space,
17 make that an apartment as well as legalize the one
18 on the ground floor.

19 With that being said, we are here for
20 the use variance. When we talk about this
21 project, one of the components here is, you know,
22 getting rid of that office space that commercial
23 space would in theory lessen the parking demand
24 and the intensity of the site. Those that
25 otherwise live here are those that would be coming

1 to the site versus having patrons, staff, and
2 outside public visiting the site.

3 Canvassing the neighborhood, there's a
4 lot of mixed use in the area. We have a liquor
5 store, a restaurant right on the corner, couple
6 buildings down a little bit larger, they're
7 residential in nature. I don't believe this is
8 out of character with the confines of the
9 immediate neighborhood here. And we are right on
10 that commercial corridor where we're putting
11 populations next to the amenities and foot traffic
12 to support the corridor.

13 We are asking for the use variance and I
14 would argue from a suitability standpoint, we
15 don't have commercial here. This is a -- we're
16 asking for legalization and the conversion of the
17 commercial so we would go from essentially three
18 to five units here. But these units are spacious,
19 they work. This neighborhood works, we're not on
20 the main corridor, we're two buildings in really
21 from the corner. I don't think we're going take
22 away from the zone intent.

23 I would argue what we can do is advance
24 purposes of the Municipal Land Use Law for
25 adequate safety, purpose A, general welfare. We

1 have a chance to get in there, legalize the
2 apartments make sure they're safety, provide the
3 diversified housing choices options. We have
4 studios and two bedrooms, so we have some options
5 for the population, the growing community.

6 I would argue as well we have an
7 opportunity to kind of enhance the overall site
8 itself, get rid of that storefront, you know, make
9 it blend more in line with the existing street
10 pattern. Because again the commercial is really
11 on the corner, not really more on 22nd here, it's
12 more on the main drag there. So I would argue
13 advancing purpose I for desirable visual
14 environment and supporting the downtown intent.

15 With that, I don't believe we're going
16 to erode the intent of the zone plan here. The
17 site has that basement apartment, existed for some
18 time. Any issues with that, the neighborhood
19 would have absorbed those by now. And any issues
20 with parking and the intensity here, in my
21 professional opinion, would be less intense now
22 getting rid of the office space and keeping that
23 as a residential unit.

24 Again modest in size, not a large unit.
25 I think it's an appropriate space here. And I

1 think the site can flow and function. I would
2 argue we also have the appropriate populations in
3 appropriate locations. And the site is
4 particularly suited for this use. You know,
5 getting rid of the commercial space is, I think,
6 appropriate given this is on the interior on 22nd
7 and not on the corner.

8 So with that, I'll conclude. Many
9 benefits here, little to no detriments. Parking,
10 none on-site, have never existed. We're getting
11 rid of a use that would otherwise draw a higher
12 parking demand.

13 CHAIRPERSON GARCIA: Knowing that this
14 is like an expansion of nonconforming, as per your
15 expertise, do you understand that is more
16 beneficial for the area to convert it completely
17 in multiple family?

18 MR. DOUGHERTY: I do because the
19 population here supports the corridor, which is
20 two buildings away. To bring that corridor up the
21 street, I think, is kind of, you know, a little
22 bit more intense. And the nonconformity here, to
23 bring it residential -- I apologize I forget the
24 street one over, it's a larger residential
25 building right there, residential all around,

1 mixed use all around. I certainly think we're
2 well in character with the neighborhood. It's
3 just that parking demand again. And getting rid
4 of the commercial I think is a benefit because
5 those residents can walk and hit the corridor
6 versus bringing cars and populations to the
7 immediate site.

8 CHAIRPERSON GARCIA: Any other
9 questions? Mr. Pereiras. Thank you, Mr.
10 Dougherty.

11 Basically you're going to have two units
12 in the first floor?

13 MR. PEREIRAS: That's correct, one is
14 the existing unit, which we're not touching at
15 all, that has one bedroom in the back. And the
16 other one is a commercial space that we're
17 converting into a studio.

18 CHAIRPERSON GARCIA: Okay. And
19 legalization of the basement?

20 MR. PEREIRAS: That's correct.

21 CHAIRPERSON GARCIA: And all of the --
22 everything is preexisting condition basically?

23 MR. PEREIRAS: We're repairing a lot of
24 it, but yes.

25 CHAIRPERSON GARCIA: And what is not

1 existing condition is an expansion of the existing
2 condition?

3 MR. PEREIRAS: That's correct, sir.

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

6 MR. VALLEJO: Can you refresh a little
7 bit the application, so Mr. Gullon can vote on
8 the application?

9 MR. PEREIRAS: Absolutely. So we have
10 previous existing building with an illegal
11 basement apartment. And on the ground floor,
12 there is a commercial unit that is pretty much
13 vacant. We're converting that commercial unit
14 into residential. It will be studio, ADA
15 compliant apartment. And then the basement we are
16 legalizing here in this application.

17 So you're going to go -- the first floor
18 also has a second unit in the back, we're not
19 touching that. The second floor has an apartment,
20 the third floor has an apartment, we're not
21 touching those either. There is a structure in
22 the front of the building that previously gave
23 access to the basement. We're removing that and
24 making it into a window well for compliance.
25 That's pretty much it.

1 VICE CHAIRPERSON GRULLON: Okay, it's
2 clear. Thank you.

3 MR. PEREIRAS: Thank you, Mr. Vallejo.

4 MR. VALLEJO: Thank you.

5 MR. DOUGHERTY: It's also good sound
6 planning practices because it's right on the
7 street, to identify those vacant storefronts and
8 make more efficient use and adaptive reuse of the
9 space. In this particular case for housing.

10 CHAIRPERSON GARCIA: Any member of the
11 public want to step forward? Seeing none, close
12 to the public.

13 I'm going to make my motion to grant
14 this application understanding that according to
15 the memos of Mr. Spatz that not a nonconforming,
16 because 2,500 square foot, and it's only 1629, but
17 it's preexisting. Mr. Pereiras, you don't want to
18 go higher, you're not doing nothing with height?

19 MR. PEREIRAS: Nothing, that stays the
20 same.

21 CHAIRPERSON GARCIA: So still, it's
22 preexisting, the height is preexisting condition,
23 too. Since all that are preexisting, you're going
24 to provide a better housing for the community, I
25 think is enough for me to make my motion to grant

1 the application with no condition.

2 MS. GUTIERREZ: I'll second.

3 MR. VALLEJO: Motion to approve the
4 application by Mr. Garcia, seconded by Ms.
5 Gutierrez. Roll call on the motion to approve
6 this application.

7 Mr. Garcia.

8 CHAIRPERSON GARCIA: We also going to
9 need revised plans with the correction of the --

10 MR. PEREIRAS: The steps.

11 MS. PEREIRAS: Sure.

12 CHAIRPERSON GARCIA: Yes.

13 MR. VALLEJO: Mr. Grullon.

14 VICE CHAIRPERSON GRULLON: Yes.

15 MR. VALLEJO: Ms. Gutierrez.

16 MS. GUTIERREZ: 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: Six in favor, motion pass.

24 MS. PEREIRAS: Thank you all very much.

25 * * * *

1 **JFK REALTY -**

2 **4614 KENNEDY BOULEVARD:**

3
4 MR. VALLEJO: We're moving now to
5 application number two, JFK Realty, 4614 Kennedy
6 Boulevard.

7 MS. PEREIRAS: Bianca Pereiras on behalf
8 of 4614 Kennedy Boulevard. We had previously
9 obtained approvals regarding this property back on
10 April 11th --

11 CHAIRPERSON GARCIA: I'm sorry.

12
13 (Discussion held off the record.)

14
15 MS. PEREIRAS: We had previously
16 obtained approvals from this Board in April of
17 2024 to construct a twelve-unit multifamily
18 building. That building has been fully
19 constructed. Due to some site configurations that
20 were not anticipated prior to construction, we are
21 coming before this Board for limited modifications
22 to our resolution, specifically there's some stare
23 and grade-related adjustments necessitated by the
24 site elevations, as well as some refinements to
25 the facade material.

1 We have our architect here today to
2 certify that the changes that we're proposing do
3 not affect in any way the prior approval from this
4 Board and we're not triggering any new variances.
5 Mr. Pereiras.

6
7 M A N U E L P E R E I R A S, previously sworn:

8
9 MR. PEREIRAS: Manny Pereiras, I
10 recognize I am still under oath.

11 MS. PEREIRAS: Mr. Pereiras, would you
12 refresh the Board's memory regarding this approval
13 and what the changes are we're proposing tonight?

14 MR. PEREIRAS: I'd be very happy to.
15 We're here before you for two reasons. When we
16 were constructing this structure, we were
17 excavating and the house next door had a very
18 shallow footing. And those footings were sitting
19 on very large boulders. Those boulders, we cannot
20 remove comfortably without damaging the existing
21 house. So what we decided to do was -- and this
22 was all with -- working with the Union City
23 building department, working with the inspectors,
24 the structural engineers, the geotechnical
25 engineers, and myself, we decided to leave the

1 boulder in place.

2 And what we did is we created steps and
3 made the concrete higher. This is at the side
4 yard of the house, those three feet that we had,
5 instead of it being at the level of the sidewalk,
6 it's a little bit taller. In order to do that and
7 make it work and still have access to the back, we
8 created steps. Those steps are located right
9 here. This is the southwest corner of the
10 property. And it really doesn't change the
11 building. In my professional opinion, it's not
12 even a zoning issue, but we want complete clarity.
13 And that's why we're here before the Board. So
14 instead of that being flat going back, in the back
15 of the building, it's a few steps going up. So
16 that's the first reason we're here before the
17 Board.

18 The second reason is due to the facade.
19 And as you guys know, we do a lot of buildings and
20 it is rare that it actually comes out so perfectly
21 close to the rendering. I have an exhibit to my
22 left, this is a colored photograph on the top and
23 a rendering, the same rendering that we presented
24 before the Board on the bottom. For purposes of
25 the record, I submitted two copies of that to Mr.

1 Vallejo for the record. It's the same image that
2 I have here to my left.

3 So when we presented this project before
4 the zoning board, we presented this rendering.
5 This is the final building. The reason we're here
6 is because of this stuff around the perimeter.
7 When we went to get that material, there was an
8 extremely long lead time that would have taken and
9 delayed the project months, in addition to it
10 being extremely costly. So instead of building it
11 with metal panels, which is what is on the
12 approved documents, we built that portion with
13 stucco, a Roman hard stucco.

14 Now, in general, Union City often
15 prefers stucco to metal panels. It is the
16 material of choice. I never expected this to be
17 an issue, but it wasn't identified properly in the
18 architectural drawings. And that's why we're here
19 today.

20 Instead of using a metal panel around
21 the trim, we built it out of stucco. Now, it
22 gives us the same endurance, it's actually better
23 as stucco. It is better against fire as well
24 because when we're working with metal panels,
25 they're sandwiched with insulation. This is hard

1 stucco that does not go on fire. So it is a
2 better building from a construction standpoint.
3 It's a better building from a life safety
4 standpoint. The only difference is instead of it
5 being a metal panel, it is a stucco panel around
6 that perimeter. But the look is still there, it
7 looks exactly the same as how we presented it to
8 you. And our intentions were always to make it a
9 beautiful building that made sense and works well.
10 And this is simply a construction change that I do
11 not think affected this Board, but we're here
12 today to correct that.

13 And that concludes my testimony and I am
14 open to any questions you may have.

15 CHAIRPERSON GARCIA: Mr. Pereiras, do
16 you have the plans that were approved?

17 MR. PEREIRAS: Yes. What we did, for
18 the submission to make it very clear, is that --
19 actually, no what we did is we just showed the
20 existing elevation. Nothing really changes on the
21 elevation, except instead of it being called metal
22 panel, it is now called California stucco, but the
23 elevation stayed the same. And of course the
24 stairs that we were talking about on the side are
25 added.

1 CHAIRPERSON GARCIA: Okay. Let me ask
2 you a question. Why in the plans at Z04, what you
3 presented today, you have the elevation as
4 proposed site elevation? You were showing two,
5 four, six, eight windows and in the other one on
6 the third level, you show six windows?

7 MR. PEREIRAS: On which one, I'm sorry?

8 CHAIRPERSON GARCIA: Z04, this is the
9 new one?

10 MR. PEREIRAS: Okay. Which is the old?

11 CHAIRPERSON GARCIA: This is the old
12 one.

13 MR. PEREIRAS: You're questioning the
14 windows back here?

15 CHAIRPERSON GARCIA: These windows why
16 you only have six and you have eight here?

17 MR. PEREIRAS: I actually don't know
18 why.

19 CHAIRPERSON GARCIA: I have more
20 question for you, why you have this facade, the
21 front first floor when you have this one was
22 approved? Mr. Pereiras, I have an issue here.

23 MR. PEREIRAS: I don't see --

24 CHAIRPERSON GARCIA: With all due
25 respect, I have an issue here with your client. I

1 don't know if you remember back on 521 10th
2 Street, why we came here to listen or to hear a
3 request for an amendment that is already done,
4 okay. That's my question. Why -- you mentioned
5 also in your statement, and that's something I
6 want I want to see when I talk to the building
7 department, that the steps that you put on the
8 southwest, you also -- I mean your knowledge to
9 the building department about those and now you
10 have to come here to approve that --

11 MR. PEREIRAS: Yeah.

12 CHAIRPERSON GARCIA: -- when I know the
13 building department is giving you issue for those
14 steps.

15 MR. PEREIRAS: There are multiple
16 inspectors.

17 CHAIRPERSON GARCIA: This is something
18 like we have to create precedent because let me
19 tell you something also, when I saw -- I usually
20 do my homework before I come here. As soon as I
21 see this, I went right away to 521 10th Street,
22 realtor.com, I know this is a different client.

23 MR. PEREIRAS: Different client, I
24 wasn't --

25 CHAIRPERSON GARCIA: You know what, you

1 know how they're selling that? Three day in the
2 corridor and they put division in there.

3 MR. PEREIRAS: They're doing what?

4 CHAIRPERSON GARCIA: They are selling
5 the units as a condominium, we approved as a
6 corridor on top of the garage.

7 MR. PEREIRAS: Yeah.

8 CHAIRPERSON GARCIA: And they're selling
9 the units with a deck there.

10 MR. PEREIRAS: That's a matter of
11 policing --

12 CHAIRPERSON GARCIA: It's another
13 application and I remember that -- I forget to
14 print out the resolution or the transcript, but in
15 the transcript, it also stated going to be the
16 last application, amended resolution that we're
17 going to accept after the fact, okay.

18 This is something really, really
19 disrespectful to the Board to come here after the
20 fact, after they change the material, you don't
21 think it was better to come here to the Board to
22 request an amendment to the resolution before, to
23 use those material? How many times this
24 application came to this Board? It was denied
25 before with 20 something units, right?

1 MR. PEREIRAS: Not from me.

2 CHAIRPERSON GARCIA: No, no, I'm telling
3 you on this one, I'm telling you. Mr. Pereira
4 this is not -- again, this is not against you, I'm
5 talking to -- in reality, you have to do whatever
6 the applicant tell you.

7 MR. PEREIRAS: Mr. Chairman --

8 CHAIRPERSON GARCIA: Your client --

9 MR. PEREIRAS: -- I hear everything
10 you're saying and it makes perfect sense. I'd
11 like to make a few statements because I think it's
12 very important from the Board's standpoint and
13 from your standpoint. So from me, as a
14 professional, neither of the two reasons we're
15 coming before this Board should be a purview of
16 this Board. And I'll explain that right now.

17 If I have a house on the block and I
18 have metal panels on my house and if I wanted to
19 change those metal panels and put stucco up, I
20 don't come before this Board. I don't need to
21 come before this Board, I get my permit and I get
22 my stucco. If I have steps that need to be done
23 on my side yard, I don't need to come before this
24 Board. I go straight to get permits and I get my
25 steps and are done before this Board. There are

1 things that are important to this Board and there
2 are things that go straight to permit.

3 Now, we didn't do any of this work
4 blindly. I was part of it, I was a consultant on
5 it. The inspectors were aware of everything that
6 happened throughout this project. The Union City
7 building department inspectors were aware of the
8 steps and approved it. They were aware of the
9 stucco and the sheathing that we were doing and
10 prepping and they approved it. When it came to
11 the last inspector, which wasn't present at the
12 other ones, he wanted to be cautious. And he
13 says, well, this isn't the same, but these are not
14 fundamental zoning issues.

15 It's actually very different than the
16 other application on 10th Street, which I regret
17 even representing that client because I wasn't the
18 architect on that project, I wasn't involved on
19 that project. I'm not happy with what happened
20 afterwards on that project. I regret I did it as
21 a compromise because I was asked to as a favor and
22 I regret doing that.

23 This is my project. This is something
24 that I worked on. This is something that we spent
25 a lot of money and work and time to make something

1 beautiful for the town. And we never wanted to
2 disrespect this Board in any way. This was done
3 very specifically to look right, to do what Union
4 City wants, to have the materiality that Union
5 City prefers because Union City always prefers
6 stucco over the metal panels. So it is not
7 something that we're doing as disrespect. And I
8 hope you understand and know that, Mr. Chairman,
9 that I would never do this out of disrespect. It
10 is something that, in my professional opinion, is
11 actually the right thing moving forward. We
12 wanted to get the project done, we wanted to get
13 it complete.

14 We could have argued in court that this
15 is not a zoning issue. I don't want to argue with
16 Union City, I don't want to be the bad guy. We're
17 working and playing nice and coming to this Board
18 and explaining exactly the situation what happened
19 and why it happened. And we feel it is acceptable
20 in this situation. And, Mr. Chairman, I hope you
21 agree. And if you don't, I respectfully
22 understand.

23 CHAIRPERSON GARCIA: Completely agree
24 with you that it's not a zoning issue, so it's not
25 a zoning issue, I'm agreeing with you. So I'm

1 going to send it back to the building department
2 to discuss with them. Because it's not a zoning
3 issue. I don't want to deny, I don't want to
4 approve. I'm going to send it back to the
5 building department.

6 Or if you want, bring it back to the
7 building department for next meeting, we can do
8 it. Because it's not a zoning issue, I'm going to
9 send it back to the building department.

10 MR. PEREIRAS: Okay.

11 CHAIRPERSON GARCIA: Agree with me?

12 Because it's not a zoning issue.

13 MR. PEREIRAS: I agree. I agree and
14 actually --

15 CHAIRPERSON GARCIA: No reason for the
16 Board to change the resolution.

17 MR. PEREIRAS: I agree completely and I
18 think -- I agree with that statement.

19 CHAIRPERSON GARCIA: I'm going to send
20 it back.

21 MR. PEREIRAS: Before we make a
22 decision, can I have both counsels talk to each
23 other and make sure we're not causing any
24 problems? Maybe like a three minute break?

25 CHAIRPERSON GARCIA: I could take the

1 three minute break.

2

3 (Whereupon a short recess was taken.)

4

5 CHAIRPERSON GARCIA: Back on the record.

6

7 MR. A. PANEQUE: Okay. So myself and
8 counsel for the applicant had an opportunity to
9 speak. This application is being brought today
10 for a request for an additional amendment.

11 However, as the Chairman stated, there was a
12 previous order of this Board that there would be
13 no further amendments.

14 This application, however, has no
15 variances involved in the application. So from a
16 zoning standpoint, there are no amendments being
17 made here. These are requests for approval of
18 permits, which would be sent to the building
19 department; and thus, this Board does not have
20 jurisdiction to make a determination on this
21 matter. For that reason, we are neither
22 approving, denying, adjourning this matter. We
23 are allowing the building department to continue
24 with their approval of the requests made in this
25 application.

MS. GUTIERREZ: Do we need to vote?

1 MR. A. PANEQUE: No vote is needed
2 because there's no jurisdiction to make a
3 determination on this application.

4 * * * *

**APNAGHAR PROPERTY MANAGEMENT, LLC -
1909 NEW YORK AVENUE:**

MR. VALLEJO: All right. Next application on tonight's agenda is Apnaghar Property Management, LLC, 1909 New York Avenue. Ms. Pereiras please.

MS. PEREIRAS: Thank you, Mr. Vallejo. Bianca Pereiras on behalf of the applicant for property at 1909 New York Avenue. This is in regards to a previous approval that was granted by this Board for a legalization of one unit for a total of three units at this property. This was approved by the Board back in April of 2023.

Unfortunately, due to some financial constraints, the applicant was unable to pull the permits within the statutory two year period. So we're coming before this Board this evening because the applicant is ready to proceed with permits and he's looking for an extension.

We're actually looking for two extensions. The first year extension would expire around this time, so we're seeking the first year extension, as well as a second year extension getting us through April of 2027. Again, the

1 applicant is fully ready. He has construction
2 documents and is ready to pull the permits and he
3 has all the financing in place to do the work
4 that's contemplated by the approval.

5 So we respectfully request two
6 extensions from this Board.

7 CHAIRPERSON GARCIA: It is the first
8 time?

9 MS. PEREIRAS: This is our first time
10 requesting, but we are requesting a first one
11 extension as well as our second because we're
12 already getting into the second.

13 CHAIRPERSON GARCIA: And is your client
14 ready to move?

15 MS. PEREIRAS: He is ready to proceed,
16 he has all the financing in place, as well as the
17 construction documents.

18 CHAIRPERSON GARCIA: Okay. I make my
19 motion to grant this extension.

20 MS. GUTIERREZ: Second.

21 MR. VALLEJO: Motion on the table to
22 grant the extension by Mr. Garcia, seconded by Ms.
23 Gutierrez. Roll call the motion.

24 Mr. Garcia.

25 CHAIRPERSON GARCIA: Yes.

1 MR. VALLEJO: Mr. Grullon.
2 VICE CHAIRPERSON GRULLON: Yes.
3 MR. VALLEJO: Ms. Gutierrez.
4 MS. GUTIERREZ: 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: Six in favor, motion pass.
12 MS. PEREIRAS: Thank you all very much.

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1 **ICHIBAN VILLAGE, INC. -**
2 **2614 SUMMIT AVENUE:**

3
4 MR. VALLEJO: We're moving to Ichiban
5 Village, Inc., 2614 Summit Avenue. Ms. Pereiras,
6 please.

7 MR. A. PANEQUE: Let the record --

8 CHAIRPERSON GARCIA: Can you give me two
9 minutes?

10
11 (Whereupon a short recess was taken.)

12
13 MR. VALLEJO: Back on the record.

14 MR. A. PANEQUE: Let the record reflect
15 that I've been provided with an affidavit stating
16 that on May 4, 2026, personal notice of tonight's
17 meeting was given to all property owners within
18 the 200-foot radius of 2614 Summit Avenue, Union
19 City, New Jersey, 07087.

20 A legal affidavit from The Record and
21 The Herald News, which states that notice was
22 published on April 30, 2026, of today's meeting.

23 The personal notice given to all
24 properties owners within the 200-foot radius.

25 The certified mail receipts postmarked

1 May 4th.

2 The list of all property owners within
3 the 200-foot radius.

4 Accordingly, this Board has jurisdiction
5 to hear this matter.

6 MS. PEREIRAS: Thank you very much,
7 Counsel. Bianca Pereira on behalf of the
8 applicant for 2614 Summit Avenue. The property in
9 question is an existing two-story mixed use
10 building containing commercial warehouse on the
11 ground floor, with two apartments above. We're
12 looking to significantly modernize the structure,
13 maintaining the commercial component on the ground
14 floor, providing parking on-site, as well as
15 modernizing the two existing apartments by
16 creating a third story.

17 We have two experts to testify before
18 the Board this evening. And we'll begin our
19 presentation with our architect, Mr. Manuel
20 Pereira.

21
22 M A N U E L P E R E I R A S, previously sworn:

23
24 MR. PEREIRAS: Manny Pereira, I
25 recognize I am still under oath.

1 MS. PEREIRAS: Mr. Pereiras, are you
2 familiar with 2614 Summit Avenue?

3 MR. PEREIRAS: I am.

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

6 MR. PEREIRAS: I have.

7 MS. PEREIRAS: Would you kindly describe
8 the proposed project for the Board?

9 MR. PEREIRAS: I'd be very happy to. As
10 a matter of housekeeping, I have two easels to my
11 left. The easel to the extreme left are the same
12 documents that were submitted to the Board and
13 available at the secretary's office. The second
14 easel is a three dimensional rendering of the
15 proposed look of this building. And we handed
16 that copy of that to Mr. Vallejo, a 11-by-17
17 smaller copy of that.

18 I put the drawings skewed because we
19 have an audience today. We have the property
20 owners, which I have to say, I work with a lot of
21 people, this is one of my favorite groups ever to
22 work with. They have been so responsive, part of
23 the entire process, and an absolute pleasure. I'm
24 very happy to present for them today. It's a
25 family owned business that I'm going to get and

1 describe a little bit more later.

2 We also have the neighbors on 27th and
3 Summit Avenue. They live in the house immediately
4 next to this. And speaking to them before this, I
5 got to know a little bit more history. So I knew
6 the house they lived in was Joe Jeannette's house,
7 Joe Jeannette is a great historical figure from
8 Union City, he was born in Union City, back then
9 it was called West Hoboken. He was a boxer in the
10 early turn of the century. Most people say he was
11 probably one of the best boxers that ever existed.
12 Unfortunately, he was never a heavyweight because
13 he was a person of color and that was not
14 permitted back then. But most people say he was
15 undisputedly one of the best boxers ever.

16 The property that we have today was
17 adjoining that. And I just found out now that it
18 actually had a door that went through. And on the
19 second floor, Joe Jeannette would go into his
20 boxing arena on the second floor of that building.
21 So it's a beautiful piece of history that I'm glad
22 they shared with me.

23 What we have here is a family-owned
24 business. If you go to a party and they are
25 serving sushi, that sushi gets prepared somewhere

1 and gets delivered there. That's what this family
2 does, that's what Ichiban does. They prepare the
3 sushi in a facility, pack it up and take it to the
4 party or the corporate event or the school to
5 serve it.

6 What we're proposing here is to create
7 that space where they could prep those things in
8 that first floor. And on the second floor, and
9 the third floor, it is their residence. So it's a
10 family-owned business, they have two families,
11 parents and daughter. And they're living each on
12 their own floor. So we're creating an
13 owner-occupied building that is a family business.
14 It's exactly what Union City wants. It's
15 something admirable and beautiful. I'm very happy
16 to be part of the project.

17 Starting with the site, we have an
18 oversized property, 2,500 square feet is what's
19 required, we could put a two-family house, we
20 could put commercial, we could do a lot on 2,500
21 square feet. We're at 4,507 square feet. The
22 minimum lot width is 25, we are at 45.20, so it's
23 a large site. The depth of the property is
24 100 feet. We have existing conditions and we're
25 not looking to expand this footprint in any way.

1 However, we're making the site a lot better, we're
2 introducing landscaping. So where there is an
3 opportunity to introduce landscaping, we're
4 creating landscaping along the front of the
5 building, which really beautifies the
6 neighborhood, makes it a lot nicer in an area that
7 is missing landscaping.

8 Turning now to the second page, Z02, we
9 see the existing conditions of what we have there.
10 We have a large manufacturing warehouse. This is
11 the potential for a lot of trucks moving in and
12 out, a lot of manufacturing abilities in there.
13 And what we're looking to do is convert that into
14 a much less intensive use. And we see that
15 there's two apartments already existing on the
16 second floor. So we're not increasing the use of
17 this property in any way, we're actually
18 decreasing the use of this property.

19 You would also notice, there is nowhere
20 to provide parking on this building as well.
21 We're changing that as well, because we know
22 parking is important, we're creating parking. So
23 as you could see here, we have a paved landscape
24 in the front, the vehicle entryway, which is the
25 same vehicle entryway that was there, that was a

1 loading zone for the manufacturing plant, we're
2 keeping that and providing two cars on one side
3 over here and two cars here. Each of the cars
4 could go in and out without having to maneuver
5 anything out of the way, so it's comfortable
6 parking for four cars. And, remember, we have two
7 apartments up there for the family. So each of
8 the apartments are fully parked with two parking
9 spaces each, four parking spaces total.

10 The back of the property is their
11 cooking and prepping facility. We have a kitchen
12 across the entire back. We have an ADA bathroom
13 along there. We have food prep areas with four
14 long tables, so that all the food prep happens
15 there. And then we have a walk-in freezer and a
16 walk-in refrigerator so that they could keep their
17 goods there and their deliveries.

18 Deliveries happen very simply. We have
19 all this huge open space, so cars could come in
20 for deliveries off the street, very comfortable.
21 They could load the vans very comfortably and go
22 out, so that they could go to the parties and the
23 events.

24 We are also introducing an elevator.
25 The family wants to be comfortable and be able to

1 go upstairs to their apartments without having to
2 go through stairs, so we're introducing an
3 elevator. You take the elevator or stair that is
4 existing and it takes you to the second floor and
5 we have a very beautiful apartment. It's a
6 2,513-square foot apartment. Again, the family is
7 doing it for themselves, a beautiful, open layout
8 of living room, dining room, kitchen area, open
9 floor plan. And then you have two large bedrooms
10 in the back, one that's 15-by-14, with walk-in
11 closets, beautiful bathroom. And the other
12 bedroom that also has a shared bathroom and a
13 small walk-in closet. And then they have an
14 office area as well that does not have a bathroom.
15 There's also a powder room on that floor as well.

16 You could take the stairs and continue
17 going up to the third floor or you could take the
18 elevator and the elevator has another apartment
19 with two bedrooms as well. One of them being
20 larger, 17-10-by-20 feet with its walk-in closet
21 and nice master bath. And then the second
22 bedroom, which is 13-by-16. And again same
23 concept, open layout. And then along the front of
24 that apartment is a third bedroom and a den for a
25 home office.

1 We do have recreation areas. Since they
2 don't have a rear yard, we are creating a rooftop
3 area. That rooftop area is accessed from the
4 apartments and has access from both the elevator
5 and the stairs. And it's well set back from the
6 entire building. So from the rear yard, it's set
7 back 20 feet. From the side yard to the north,
8 it's set back 4 feet, 8 inches. From the front
9 facade, it's set back 25 feet, so you don't see it
10 at all. And from the side yard to the south, it's
11 is set back 13 foot 7. And that roof deck is 24-8
12 by 41 feet. So it is within the building and well
13 set back from the rest of the building.

14 From a facade standpoint, the building
15 currently is taller in the front than it is to the
16 back. We're going to square everything up and
17 make that third floor. So the side profiles of
18 the building are here. And since we learned our
19 lesson before, right now, we're showing brick,
20 that is actually going to be block because
21 construction wise it makes sense to make that out
22 of block, it's a waterproof block, on both sides
23 as we go up. The existing building below is
24 brick, it is masonry, it will be block going up.
25 The front of the building is brick and beautiful,

1 we're making that brick continue all the way up.
2 We're providing panels in the front for
3 aesthetics. We have a sign along the middle, a
4 little canopy along the side with the pedestrian
5 entrance there and there.

6 And this is our rendering with the
7 facade and the look of the building. Absolutely
8 an improvement to the neighborhood, an improvement
9 to that facade. I think it's going to do Union
10 City justice and it's going to be a beautiful
11 building that I'm looking forward to having as
12 part of our neighborhood.

13 And that concludes my testimony.

14 CHAIRPERSON GARCIA: You mentioned that
15 this is in Z05, the second level, the new one
16 going to be block?

17 MR. PEREIRAS: So it's brick in the
18 front. So anything that's visible from the street
19 is going to be brick. We build --

20 CHAIRPERSON GARCIA: With the metal
21 panel?

22 MR. PEREIRAS: With the metal panels,
23 yes.

24 CHAIRPERSON GARCIA: Okay.

25 MR. PEREIRAS: And when we build on the

1 side yard, when we're building on the property
2 line and we have an existing structure, we have to
3 be very careful because they are neighbors and we
4 don't want to disturb neighbors and we want it to
5 be waterproof.

6 So the way we do that in masonry
7 buildings, especially when it's not seen and it's
8 up against another building, we use block. Why?
9 Because we can make block waterproof. We could
10 use what's called a waterproof block and mortar
11 and do that to build it up. They actually don't
12 have waterproof brick. So those portions have to
13 be block in order to be safe and built correctly.

14 CHAIRPERSON GARCIA: Where do you
15 indicate the block here?

16 MR. PEREIRAS: I didn't, it says brick
17 everywhere. That's why I wanted to be clear, so
18 we don't --

19 CHAIRPERSON GARCIA: If it's --

20 MR. PEREIRAS: We'll update that.

21 CHAIRPERSON GARCIA: If it's granted,
22 then you have to submit revised plans.

23 MR. PEREIRAS: That sounds.

24 CHAIRPERSON GARCIA: To mitigate the
25 cases --

1 MR. PEREIRAS: I think that makes
2 perfect sense.

3 CHAIRPERSON GARCIA: Okay. Also in the
4 application, you said that the -- the application
5 said you are requesting to add a third level?

6 MR. PEREIRAS: Yes.

7 CHAIRPERSON GARCIA: But also you're
8 converting this into like mixed use?

9 MR. PEREIRAS: It is mixed use already.
10 So before it was warehouse, second floor had two
11 apartments. We're still going to be the sushi
12 prep place on the ground floor and we still have
13 two apartments, they're just going to be bigger
14 apartments, one per floor. And adding the
15 elevator and making building a three-story
16 building the entire footprint.

17 CHAIRPERSON GARCIA: It's in R zone,
18 right?

19 MR. PEREIRAS: Yes.

20 CHAIRPERSON GARCIA: And is it currently
21 mixed use?

22 MR. PEREIRAS: That's correct.

23 CHAIRPERSON GARCIA: So it's a
24 continued -- okay, existing condition, okay.

25 MS. PEREZ: Is that business there right

1 now?

2 MR. PEREIRAS: No.

3 MS. PEREZ: It's empty?

4 MR. PEREIRAS: It's being used as a
5 warehouse right now, there's cleaning supplies in
6 there, in and out.

7 CHAIRPERSON GARCIA: Okay. You have
8 another witness?

9 MS. PEREIRAS: We do. Mr. Dougherty,
10 please.

11
12 A L E X A N D E R D O U G H E R T Y, previously
13 sworn:

14
15 MR. DOUGHERTY: I recognize I'm still
16 under oath. So I think Mr. Pereiras summed it up
17 pretty well, as the plan. I visited the site, I
18 couldn't get the drone up. I think it's in a
19 no-fly aviation zone, an airport somewhere around
20 here. I had another issue similar down the street
21 for an application a couple months ago, so I
22 apologize.

23 I visited the site. Mr. Chairman, I
24 will tell you, firsthand experience, I know the
25 sentiment, parking was difficult here. So with

1 that being said, seeing this project and what's
2 coming now, my understanding is the warehouse in
3 the front is there, it had some kind of auto use
4 and the likes of that. It's an opportunity to do
5 what we as planners call adaptive reuse. Reuse
6 the space, but more in the manner of what we call
7 a live-work arrangement, where you live on site
8 and you can work on site, which is always a
9 benefit. It's becoming more common in the field
10 of planning.

11 When we talk about the zone, we are in
12 the R zone, which is low residential zone. We
13 have two units, which is right inline with the
14 zone. We have that existing commercial retail, if
15 you will, or warehousing, industrial element here,
16 that's always existed.

17 Okay. Understanding that memo
18 historically, I understand there was some auto use
19 there, some warehousing there. I've been to the
20 site, they have garage doors. The physical
21 environment is a reality where I would say there
22 is something there -- but to the point, two units
23 are allowed in this zone, we have two units. This
24 brings an element of a live-work-play, gets rid of
25 those -- that auto, industrial, warehousing,

1 whatever was happening at the site over the past
2 couple years.

3 We move it to the back of the building
4 and have the work unit. So as far as the facade,
5 the interest of the building, the functionality of
6 the building, I don't think it's going to take
7 away from the streetscape dynamic. I think it's
8 going to kind of really tone it down and make it
9 more of a residential building. We're adding that
10 third floor, these are large two bedroom units
11 with the flex space of an office, depending on you
12 want to look at it, a three. I know the planner's
13 report indicates three.

14 We have an opportunity to bring the
15 parking inside the building, which is always a
16 benefit from a covered, sheltered standpoint,
17 getting the cars off the street. It's a family
18 operation, you know. And that's kind of the
19 intent here is that live-work unit component.

20 The building department is recognizing
21 two units, your planner is recognizing the
22 commercial component. I can argue either way, the
23 (d)(2) or the (d)(1). The essence of the (d)(2),
24 expansion of a preexisting nonconforming use. The
25 case law on that is the Burbridge versus Mine

1 Hill, which is site betterment, bringing that
2 industrial feel off the street and putting it to
3 the back of the building and toning that building
4 down. The upgrades to the facade bring it more in
5 line with more of a residential apartment building
6 or, you know, in that regards. Again, we have two
7 units here, the zone allows two units.

8 When we talk about site suitability, the
9 site is particularly suited, it can accommodate
10 this otherwise live-work unit component because
11 the site is substantially oversized in nature.
12 The zone is 2,500 square feet, we're about 45 and
13 change, so we have an oversized lot here. I think
14 the site can accommodate, again, the live-work
15 unit. This is not three separate tenants, it's a
16 family operation. They're living in the building
17 and they're operating their business as well out
18 of their building, but more in a sanitary and
19 appropriate environment, instead of out of their
20 kitchen. It's a designated kitchen for their
21 operation.

22 So with that, I think when we talk about
23 this building, we can beautify, advancing purpose
24 I of the Municipal Land Use Law. We can certainly
25 advance purpose I for the general welfare, safety

1 and morals. We are keeping the two units here,
2 we're beautifying it, bringing it up to code.
3 There's going to be a lot going on here.

4 And really, also appropriate populations
5 in appropriate locations, those two units are very
6 large and spacious. And the building exists there
7 today, there's a lot of nonconformities with
8 setbacks. The building exists, we're going to
9 keep it that way. We're really just using the
10 building footprint and going up, and giving us the
11 second oversized unit, with the amenity space on
12 the roof.

13 With that, Mr. Chair, I would argue that
14 it's a more efficient use of land as well, that
15 live-work arrangement here, having that commercial
16 communal kitchen downstairs to prep and keep their
17 business alive and live on site. Good sound
18 planning practices and trends that we see here,
19 that live-work unit capability.

20 I don't see any detriment. They can
21 park it, it's here. The functionality of it is
22 again family business. So their deliveries to
23 where the vehicles are parked, that's all
24 happening internally. There's not a third party
25 issue here.

1 I think it's a great opportunity and a
2 great addition to the streetscape. Again, I
3 visited the site. It was a little weathered to be
4 polite about it. So this fresh facade is going to
5 spruce it up, it's a positive investment in the
6 site, it's a positive investment to the
7 neighborhood.

8 With that, I'll conclude. Again, I can
9 go (d)(2) or (d)(1), site suitability, given the
10 size of the lot, (d)(2), site betterment, cleaning
11 it up. The zone allows for two units, this is a
12 two unit live-work arrangement.

13 CHAIRPERSON GARCIA: Mr. Dougherty, I
14 have a question for you. Reading the memo from
15 the building department indicating two units,
16 residential structure, no mention of the
17 commercial. However, the practice is that this
18 used to be a commercial there, right?

19 MR. DOUGHERTY: That's my understanding.
20 And there's a tax card that identifies the
21 commercial component as well and the planner's
22 memo as well identifies that.

23 CHAIRPERSON GARCIA: And also the memo
24 from Mr. Spatz indicates that the existing mixed
25 use building is not permitted in the zone, it's to

1 expand a nonconforming use.

2 MS. PEREIRAS: Correct. There's
3 references to the commercial unit being existing
4 on the actual property record and the appraisal
5 card. They reference a commercial space on the
6 ground floor with two apartments above. And then
7 there's also a reference to it being industrial as
8 well.

9 CHAIRPERSON GARCIA: Okay. Just for the
10 record, let's change --

11 MS. PEREIRAS: Let's err on the side of
12 caution.

13 CHAIRPERSON GARCIA: -- request this as
14 a mixed use, request the legalization of the
15 commercial part, plus the two units.

16 MS. PEREIRAS: Thank you, Mr. Chairman.

17 CHAIRPERSON GARCIA: Mr. Pereiras, I
18 have a question for you. This request to the
19 third floor, you don't request height variance?

20 MR. PEREIRAS: We do slightly. We are
21 at 39 and a half feet and 38 is the permitted.
22 It's just how the old building they were built
23 with very tall floors. So it just makes this a
24 little bit high, but that's a "C" variance, not a
25 "D" variance, we're only slightly beyond the

1 permitted use.

2 CHAIRPERSON GARCIA: Okay. And are you
3 using the same footprint of the building?

4 MR. PEREIRAS: Yes, we are.

5 CHAIRPERSON GARCIA: So you're not
6 expanding?

7 MR. PEREIRAS: We're not expanding in
8 any way.

9 CHAIRPERSON GARCIA: Okay. And the
10 elevator is going to go all the way to the roof,
11 to the deck?

12 MR. PEREIRAS: Yes, to give access to
13 the family so they can get to the roof without
14 stairs.

15 CHAIRPERSON GARCIA: How are you --
16 okay. Any other questions? Any member of the
17 public want to step forward? Seeing none, close
18 to the public.

19 I'm going to make my motion to grant
20 this application for the legalization of the
21 commercial unit and to add the third floor to the
22 building. We're going to need revised plans
23 indicating a lot of detail, the material that
24 you're going to use, Mr. Pereira.

25 MR. PEREIRAS: Yes.

1 CHAIRPERSON GARCIA: Revised plans being
2 really, really as specific in the materials you're
3 going to use. I make my motion to grant the
4 application.

5 MS. GUTIERREZ: I second.

6 MR. VALLEJO: Motion on the table to
7 grant the application by Mr. Garcia, seconded by
8 Ms. Gutierrez. Roll call on the motion to approve
9 this application.

10 Mr. Garcia.

11 CHAIRPERSON GARCIA: Yes.

12 MR. VALLEJO: Mr. Grullon.

13 VICE CHAIRPERSON GRULLON: Yes.

14 MR. VALLEJO: Ms. Gutierrez.

15 MS. GUTIERREZ: Yes.

16 MR. VALLEJO: Mr. Ortiz.

17 MR. ORTIZ: Yes.

18 MR. VALLEJO: Ms. Perez.

19 MS. PEREZ: Yes.

20 MR. VALLEJO: Ms. Watley.

21 MS. WATLEY: Yes.

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

23 MR. PEREIRAS: Thank you everyone.

24 MR. VALLEJO: Thank you.

25 * * * *

1 **2005 INVESTMENT CORP. LLC -**
2 **4500 KENNEDY BOULEVARD:**

3
4 MR. VALLEJO: Two minute break.

5
6 (Whereupon, a short recess was taken.)

7
8 MR. VALLEJO: Back on the record. The
9 next application on tonight's agenda, 2005
10 Investment Corporation, 4500 Kennedy Boulevard.
11 Ms. Pereiras, please.

12 MR. A. PANEQUE: Let the record reflect
13 I've been provided with an affidavit stating that
14 on May 4, 2026, personal notice of tonight's
15 meeting was given to all property owners within
16 the 200-foot radius of 4500 Kennedy Boulevard,
17 Union City, New Jersey 07087.

18 A legal affidavit from The Record and
19 The Herald News, which was published April 30,
20 2026, notice of tonight's hearing.

21 The notice given to all property owners.
22 Certified mail postmarked May 4, 2026.
23 List of property owners served within
24 200-foot radius.

25 Accordingly, this Board has jurisdiction

1 to hear this matter.

2 MS. PEREIRAS: Thank you very much,
3 Counsel. Bianca Pereiras on behalf of 2005
4 Investment Corp. for property at 4500 Kennedy
5 Boulevard.

6 Respectfully, I would ask this Board if
7 they would carry this matter to next month. I
8 just received the memo from the building
9 department, I would like to look into something
10 before we present the full application. So
11 respectfully, if the Board can carry this to the
12 June agenda, it would be greatly appreciated.

13 CHAIRPERSON GARCIA: I make my motion to
14 adjourn this application to the next meeting.

15 MS. GUTIERREZ: I'll second it.

16 MR. VALLEJO: Motion to adjourn this
17 application for June 11, 2026. Motion by Mr.
18 Garcia, seconded by Ms. Gutierrez. Roll call on
19 the motion to adjourn this application.

20 Mr. Garcia.

21 CHAIRPERSON GARCIA: Yes.

22 MR. VALLEJO: Mr. Grullon.

23 VICE CHAIRPERSON GRULLON: Yes.

24 MR. VALLEJO: Ms. Gutierrez.

25 MS. GUTIERREZ: Yes.

1 MR. VALLEJO: Mr. Ortiz.

2 MR. ORTIZ: Yes.

3 MR. VALLEJO: Ms. Perez.

4 MS. PEREZ: Yes.

5 MR. VALLEJO: Ms. Watley.

6 MS. WATLEY: Yes.

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

9 MR. A. PANEQUE: Do you waive the
10 statutory limitations?

11 MS. PEREIRAS: Absolutely, counsel.

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1 **REHANA LATIF -**
2 **1502 CENTRAL AVENUE:**

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4 MR. VALLEJO: All right. Rehana Latif,
5 1502 Central Avenue.

6 MS. PEREIRAS: Thank you very much. The
7 Board may recall -- Bianca Pereiras on behalf of
8 1502 Central Avenue. The Board approved an
9 application in March 2024, where we had a single
10 family residence. This Board approved an
11 application to remove the front porch of this
12 building so we could create a garage.

13 The applicant had secured construction
14 documents, secured a contractor. And,
15 unfortunately, the contractor did not pull the
16 permits as was required. She's in the process of
17 finding a new contractor and is hoping to proceed
18 with the permits as soon as possible. So we are
19 requesting an extension through March of 2027.
20 And this is our first extension request.

21 CHAIRPERSON GARCIA: Is your client
22 ready to move?

23 MS. PEREIRAS: She's been ready.
24 Unfortunately, she ran into a bad contractor, so
25 she's looking to proceed as quickly as possible.

1 CHAIRPERSON GARCIA: I make my motion to
2 grant this extension.

3 MR. VALLEJO: Motion to grant the
4 extension by Mr. Garcia.

5 MS. GUTIERREZ: I'll second it.

6 MR. VALLEJO: Seconded by Ms. Gutierrez.
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: Mr. Ortiz.

15 MR. ORTIZ: Yes.

16 MR. VALLEJO: Ms. Perez.

17 MS. PEREZ: Yes.

18 MR. VALLEJO: Ms. Watley.

19 MS. WATLEY: Yes.

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

22 MS. PEREIRAS: Thank you all very much
23 have a good night. See you next month.

24 * * * *

25

ADOPTION OF RESOLUTIONS:

1. 4531 Harrison Place, LLC 4531. 4525 Harrison Place Block: 264 Lots: 22, 23 & 24. Legalization of two existing apartments to create a total of 4 residential units. The applicant has requested an 18-month extension. The approval resolution was memorialized on May 11, 2023. Approved

MR. VALLEJO: We're moving now to resolutions. Resolution number one, 4531 Harrison Place, it was approved at the previous meeting. Can I have a motion to memorialize the resolution?

CHAIRPERSON GARCIA: Motion.

MR. VALLEJO: Motion by Mr. Garcia.

MS. GUTIERREZ: Second.

MR. VALLEJO: Seconded by Ms. Gutierrez.

Roll call on the motion.

Mr. Garcia.

CHAIRPERSON GARCIA: Yes.

MR. VALLEJO: Mr. Grullon.

VICE CHAIRPERSON GRULLON: Yes.

MR. VALLEJO: Ms. Gutierrez.

MS. GUTIERREZ: Yes.

MR. VALLEJO: Ms. Perez.

MS. PEREZ: Yes.

1 MR. VALLEJO: Ms. Watley.

2 MS. WATLEY: Yes.

3 MR. VALLEJO: Five in favor, motion
4 pass.

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1 **ADOPTION OF RESOLUTION:**

2 2. OMG Holdings, LLC. 821 24th Street. Block: 131
3 Lot: 29. The applicant proposes to construct a new
4 three family dwelling with six parking spaces. Approved

5

6 MR. VALLEJO: Resolution number two, OMG
7 Holdings, 821 24th Street. Can I have a motion to
8 memorialize this resolution?

9

CHAIRPERSON GARCIA: Motion.

10

MR. VALLEJO: Motion by Mr. Garcia.

11

MS. GUTIERREZ: Second.

12

MR. VALLEJO: Seconded by Ms. Gutierrez.

13

Roll call on the motion.

14

Mr. Garcia.

15

CHAIRPERSON GARCIA: Yes.

16

MR. VALLEJO: Mr. Grullon.

17

VICE CHAIRPERSON GRULLON: Yes.

18

MR. VALLEJO: Ms. Gutierrez.

19

MS. GUTIERREZ: Yes.

20

MR. VALLEJO: Ms. Perez.

21

MS. PEREZ: Yes.

22

MR. VALLEJO: Ms. Watley.

23

MS. WATLEY: Yes.

24

MR. VALLEJO: Five in favor, motion

25

passes.

1 **ADOPTION OF RESOLUTION:**

2 3. Bauhouse NJ, LLC. 2712 New York Ave. Block:
3 151. Lot: 7. The applicant proposes to construct a
4 new single-family dwelling. **Approved. Revised**
5 **plans received on 05-04-26.**

6
7 MR. VALLEJO: Resolution number three,
8 Bauhouse NJ, LLC, 2712 New York Avenue. Can I
9 have a motion?

10 CHAIRPERSON GARCIA: Motion.

11 MR. VALLEJO: Motion by Mr. Garcia.

12 MS. GUTIERREZ: Second.

13 MR. VALLEJO: Seconded by Ms. Gutierrez.

14 Roll call on the 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: Five in favor, motion pass.

1 **ADOPTION OF RESOLUTION:**

2 4. Hung Fat, Inc. 1214-1216 Summit Avenue. Block:
3 58 Lots: 26, 27 & 28. The project involves the
4 construction of an additional floor, which will
5 accommodate two commercial units and one
6 ground-floor apartment. The second level will
7 feature four units, while the third level will
8 house five units, bringing the total of ten units.
9 A total of nineteen parking spaces will be
10 provided. **Approved**

11

12 MR. VALLEJO: Resolution number four,
13 Hung Fat, Inc., 1214-1216 Summit Avenue. Can I
14 have a motion?

15 CHAIRPERSON GARCIA: Motion.

16 MR. VALLEJO: Motion by Mr. Garcia.

17 MS. GUTIERREZ: Second.

18 MR. VALLEJO: Seconded by Ms. Gutierrez.

19 Roll call on the motion.

20 Mr. Garcia.

21 CHAIRPERSON GARCIA: Yes.

22 MR. VALLEJO: Mr. Grullon.

23 VICE CHAIRPERSON GRULLON: Yes.

24 MR. VALLEJO: Ms. Gutierrez.

25 MS. GUTIERREZ: Yes.

1 MR. VALLEJO: Ms. Perez.

2 MS. PEREZ: Yes.

3 MR. VALLEJO: Ms. Watley.

4 MS. WATLEY: Yes.

5 MR. VALLEJO: Five in favor, motion

6 pass.

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1 **ADOPTION OF RESOLUTION:**

2 5. Marco A. Chauca - 411 18th Street. Block: 90
3 Lot: 9. Rear addition at an existing 2 family
4 house. **Approved Revised plans received on 05-04-26**

5
6 MR. VALLEJO: Resolution number five,
7 Marco Chauca, 411 18th Street. Can I have a
8 motion?

9 CHAIRPERSON GARCIA: Motion.

10 MR. VALLEJO: Motion by Mr. Garcia.

11 MS. GUTIERREZ: Second.

12 MR. VALLEJO: Seconded by Ms. Gutierrez.
13 Roll call on the motion.

14 Mr. Garcia.

15 CHAIRPERSON GARCIA: Yes.

16 MR. VALLEJO: Mr. Grullon.

17 VICE CHAIRPERSON GRULLON: Yes.

18 MR. VALLEJO: Ms. Gutierrez.

19 MS. GUTIERREZ: Yes.

20 MR. VALLEJO: Ms. Perez.

21 MS. PEREZ: Yes.

22 MR. VALLEJO: Ms. Watley.

23 MS. WATLEY: Yes.

24 MR. VALLEJO: Five in favor, motion pass.

25 * * * *

1 **ADJOURNMENT :**

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

6 MS. WATLEY: Motion.

7 MR. VALLEJO: Motion by Ms. Watley.

8 MS. GUTIERREZ: Second.

9 MR. VALLEJO: Seconded by Ms. Gutierrez.
10 Roll call on the motion. All in favor?

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

14
15 MR. VALLEJO: The ayes have it. Let the
16 record reflect the meeting has ended. Good night,
17 everybody.

18
19 (Whereupon the meeting was adjourned at
20 7:30 p.m.)

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25

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