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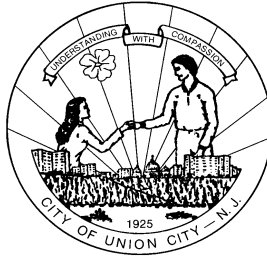
**AGENDA
REGULAR MEETING
CITY OF UNION CITY
ZONING BOARD OF ADJUSTMENT**

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, January 9, 2020 at 6:00 p.m. in the Municipal Chambers of City Hall, located at 3715 Palisade Avenue, Union City, New Jersey.

**Libero Marotta, Chairman, Joseph Bonacci, Vice-Chairman, Victor Grullon,
Margarita Gutierrez, Miguel Ortiz, David W. Pressey
John Medina, Peter C. Doumas, Alternate #4
Tomas Paneque, Esq., Board Counsel
David Spatz, P.P., AICP, Consulting City Planner**

I.	Meeting Called to order – roll call <u>Public Hearing:</u>
II.	Pledge of allegiance to the Flag
III.	Statement with regard to the Open Public Meeting Act / Sunshine Law
IV.	<u>Adoption of Minutes:</u> Regular meeting held on December 12, 2019
V.	<u>Public Hearing:</u> <u>Corrective Resolution:</u> 1. Maria Hernandez. 200 40 th Street. Block: 237 Lot: 10. The resolution was memorialized on June 9, 2011. A. Lopez, Esq.
VI.	<u>Public Hearing:</u> 2. 1015 West Street, LLC. 601 11 th Street. Block: 46. Lot: 18. Legalize 3 existing basement apartments to create a mixed-use building containing 3 commercial units and 8 residential units. Adjourned on 04-11-2019, 05-09-2019, 06-13-2019, 07-11-2019, 09-12-2019, 10-10-2019, 11-14-2019 and 12-12-2019 <u>The applicant's attorney requested an adjournment to 01-09-2020</u> <u>The applicant's attorney requested an adjournment to 02-13-2020</u> J. Alvaro Alonso, Esq.
VII.	<u>Public Hearing:</u> 3. Ashok Sharma. 209 Roosevelt Street. Block: 270. Lot: 12. Convert 3 families to a 4 family dwelling Adjourned on 12-12-2019 A Sarsano, Esq.
VIII.	<u>Public Hearing:</u> 4. 1401-1407 New York Avenue Block: 73 Lot: 24 & 25. Previous storefront was converted into one bedroom apartment over 30 years ago. Want to continue use as a one bedroom apartment. Adjourned on 12-12-2019 <u>The applicant's attorney requested an adjournment to 02-13-2020</u> Jon W. Weller, Esq.
IX.	<u>Public Hearing/Court Order:</u> 5. 111 35 th Street LLC 111 35 th Street Block: 208 Lots: 44-45 & 46. Subdivision into 3 new lots. Construction of 3 new three family homes (Order of the court remanding the matter back to Zoning Board of Adjustment for the Board to deliberate and vote again on the existing record, after a sufficient number of members who did not hear one or the other day of testimony have read the transcripts or listened to the tapes and certified to same). J. Alvaro Alonso, Esq.
X.	<u>Public Hearing:</u> 6. 2600 Investment Corp. 2600 Bergenline Avenue. Block: 149. Lot: 1. Applicant proposes rear apartment legalization. B. Pereiras, Esq.

FORMAL ACTION may be taken on the items listed on the agenda below and on any additional items coming before this board.



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XI.	<u>Public Hearing:</u> 7. Tower Management Service, LP. 500 Central Avenue. Lot: 1.01. Block: 22. Applicant seeks to reconfigure parking lot & maximize space and add parking spots for use of adjacent residential building. B. Pereiras, Esq.
XII.	<u>Adoption of Resolutions:</u> 1. 449 Palisades Ave, LLC 912 Bergenline Avenue Block: 39.02 Lot: 14. Request to revert back to 3 family dwelling. The reason for such request is simply the prior conversion approval (obtained by a prior owner) to a four family dwelling was never effectuated and the current owner has no intention of using the property as a four family dwelling and shall continue to use the property as a three family dwelling, 1 commercial with 2 car garage in rear. <u>Approved</u> 2. The Residences at New York Avenue, LLC. 1211 New York Avenue. Block: 61.02. Lots: 2(22-26). Subdivision of lot unto 6 new lots (4 lots 2,784 Sq. ft.; 1 lot 2,976 Sq. ft.; 1 lot 3,200 Sq. ft.) with construction of 3 family dwelling on each new lot for a total of 6 - 3 family buildings. <u>Approved</u> 3. Roberto Rodriguez. 1711 Manhattan Avenue. Block: 180. Lot: 6. Addition to an existing mixed use building to add a new apartment. The building will consist of 2 commercial units and 3 residential units. <u>Denied</u>

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