

Note: This agenda is provided for general information. It is not to be used as a basis for identifying the order in which application will be processed. The Chairperson will determine the order at the time of the board meeting.

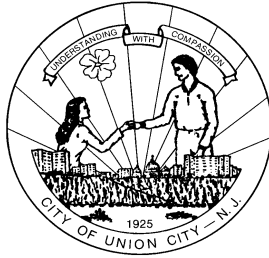
**AGENDA
REGULAR MEETING
CITY OF UNION CITY
ZONING BOARD OF ADJUSTMENT**

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, February 13, 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 January 9, 2020
V.	<u>Public Hearing:</u> 1. 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.
VI.	<u>Public Hearing:</u> 2. Walter and Esther Zurkovsky. 510 26 th Street. Block: 148. Lot: 5. Applicant requests to legalize existing rear carriage house dwelling unit/structure. D. Bezer, Esq.
VII.	<u>Public Hearing:</u> 3. Ernesto Salgado & Guadalupe Marti Salgado. 611 11 th Street. Block: 46. Lot: 13. Proposes 3 story 2 residential units building. A. Mulkay, Esq. Revised plans received on 10-03-2019
VIII.	<u>Public Hearing:</u> 4. 613 39 th Street, LLC. 611 39 th Street. Block: 261. Lots: 58, 54. Applicant proposes the construction of a new three family house. B. Pereiras, Esq.
IX.	<u>Public Hearing:</u> 5. Edwin Narvaez. 1311 New York Avenue Block: 64 Lot: 5. Applicants proposes a rear addition and deck on first floor level. B. Pereiras, Esq.
X.	<u>Public Hearing:</u> 6. 538 36 th Street Block: 218 Lot: 13. The applicants proposes a rear addition to an existing two-family house and interior renovation of the ground floor apartment and second floor. B. Pereiras, Esq.
XI.	<u>Public Hearing:</u> 7. Ewald Pries. 512 9 th Street. Block 40.02. Lot. 24. Applicant proposes to legalize a studio basement apartment in an existing multi-family building. The number of residential units will increase from 6 to 7. Robert A. Ferraro, Esq.
XII.	<u>Public Hearing:</u> 8. Ewald Pries. 510 9 th Street. Block 40.02. Lot. 25. Applicant proposes to legalize a studio basement apartment in an existing multi-family building. The number of residential units will increase from 6 to 7. Robert A. Ferraro, 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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XIII.	<u>Public Hearing:</u> 9. Ewald Pries. 514 9th Street. Block 40.02. Lot. 23. Applicant proposes to legalize a studio basement apartment in an existing multi-family building. The number of residential units will increase from 5 to 6. Robert A. Ferraro, Esq.
XIV.	<u>Corrective Resolution</u> 1. Maria Hernandez. 200 40th Street. Block: 237 Lot: 10. The resolution was memorialized on June 9, 2011. <u>Approved</u> <u>Adoption of Resolutions:</u> 2. Ashok Sharma. 209 Roosevelt Street. Block: 270. Lot: 12. Convert 3 families to a 4 family dwelling. <u>Denied</u> 3. 2600 Investment Corp. 2600 Bergenline Avenue. Block: 149. Lot: 1. Applicant proposes rear apartment legalization. <u>Approved</u> 4. 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 <u>Approved</u>

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