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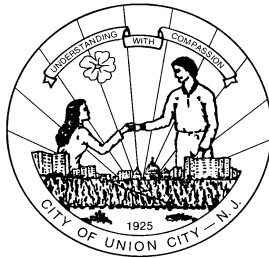
**AGENDA
REGULAR MEETING
CITY OF UNION CITY
ZONING BOARD OF ADJUSTMENT**

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, March 12, 2020 at 6:00 p.m. in the Municipal Chambers of City Hall, located at 3715 Palisade Avenue, Union City, New Jersey.

Joseph Bonacci ____*; Victor M. Grullon ____*; Margarita Gutierrez ____*; Libero Marotta ____*;
Miguel Ortiz ____*; David Pressey ____*; John Medina ____*;
Rosio Pena-Alt-1 ____*; Geraldine Perez-Alt-2 ____*; Raymond Cetinich-Alt-3 ____*
Mindry Watley-Alt-4 ____*
Tomas Paneque, Esq., Board Counsel
David Spatz, P.P., AICP, Consulting City Planner

I.	Meeting Called to order – roll call
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 February 13, 2020
V.	<u>Public Hearing:</u> 1. 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. <u>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> <u>The applicant's attorney requested an adjournment to 01-09-2020</u> <u>The applicant's attorney requested an adjournment to 03-12-2020</u> J. Alvaro Alonso, Esq. <u>The applicant's attorney is withdrawing the application. E-mail received on January 22, 2020.</u>
VI.	<u>Public Hearing:</u> 2. 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. <u>Adjourned on 12-12-2019, 01-09-2020 and 02-13-2020. Revised plans received on 03-02-2020</u> – The applicant proposes to legalize an existing mixed use building. The number of residential units will increase from 5 to 6, plus the commercial space. Jon W. Weller, Esq.
VII.	<u>Public Hearing:</u> 3. Walter and Esther Zurkovsky. 510 26 th Street. Block: 148. Lot: 5. Applicant requests to legalize existing rear carriage house dwelling unit/structure. <u>Adjourned on 02-13-2020</u> D. Bezer, Esq.
VIII.	<u>Public Hearing:</u> 4. Victoria Bustos. 543 28 th street. Block 154. Lots 24-25. Conversion of 2 existing commercial space, into tow residential units. B. Pereiras, 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. Jorge Garcia. 614 10 th Street. Block: 46. Lot: 31. Legalization of an existing basement apartment to convert the existing building into a seven-unit residential multifamily building. J. A. Alonso, 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. Monica Riera. 532 42 nd Street. Applicant proposes the legalization of an existing apartment in an existing free standing rear structure. Luis A. Alum, Esq.
XII.	<u>Public Hearing:</u> 8. Noha Polack, MD. 4110 Kennedy Blvd. & 543-547 42 nd Street. Block: 239 Lots: 51, 52, 53 & 56. Applicant proposes to convert and renovate existing funeral home space on first floor to medical office space; leave existing residential unit on second floor and utilize existing surface parking lot for the building. Santo T. Alampi, Esq.
XIII.	<u>Adoption of Resolutions:</u> 1. Ernesto Salgado & Guadalupe Marti Salgado. 611 11th Street. Block: 46. Lot: 13. Proposes 3 story 2 residential units building. <u>Withdrawn</u> 2. 613 39th Street, LLC. 611 39th Street. Block: 261. Lots: 58, 54. Applicant proposes the construction of a new three family house. <u>Approved</u> 3. Edwin Narvaez. 1311 New York Avenue Block: 64 Lot: 5. Applicants proposes a rear addition and deck on first floor level. <u>Approved</u> 4. 538 36th Street Block: 218 Lot: 13. The applicants propose a rear addition to an existing two-family house and interior renovation of the ground floor apartment and second floor. <u>Approved</u> 5. Ewald Pries. 512 9th 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. <u>Approved</u> 6. Ewald Pries. 510 9th 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. <u>Approved</u> 7. 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. <u>Approved</u>

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