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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, April 9, 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 <u>Public Hearing:</u> <u>THE MEETING WAS CANCELED DO IN ABUNDANCE OF CAUTION TO STOP THE SPREAD OF THE COVID-19 OUTBREAK AND KEEP OUR RESIDENTS SAFE.</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 March 12, 2020
V.	<u>Public Hearing:</u> 1. 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. <u>Adjourned on March 12, 2020.</u> J. A. Alonso, Esq.
VI.	<u>Public Hearing:</u> 2. Jose Bonilla. 2106 Bergenline Avenue. Block: 113. Lot: 3. Applicant proposes to legalize first floor apartment. Incomplete B. Pereiras, Esq.
VII.	<u>Public Hearing:</u> 3. 203 Union, LLC. 203 34 th Street. Block: 200 Lot: 5 Applicant proposes to convert an existing commercial space into two residential units to convert the existing building into a 9 unit residential multifamily building. J. Alvaro Alonso, Esq.
VIII.	<u>Public Hearing:</u> 4. 603 Central Avenue, LLC 603-607 Central Avenue Block:30 Lots: 21, 22 and 23. Applicant proposes demolishing existing one story warehouse and constructing three (3) two family house. B. Pereiras, Esq. INCOMPLETE= fees/escrow/tax certification/proof of ownership or consent/MEMO BD
IX.	<u>Public Hearing:</u> 5. Shefa Realty Corp. 542 38 th Street. Block 224. Lot 10. Reconfigure basement apt. write correct description when D. Spatz report received. – Incomplete Robert M. Mayerovic, Esq.
X.	<u>Adoption of Resolutions:</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>Withdrawn</u> 2. 1401-1407 New York Avenue Block: 73 Lot: 24 & 25 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. <u>Approved</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>Approved</u>

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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| <p>4. Victoria Bustos. 543 28th street. Block 154. Lots 24-25. Conversion of 2 existing commercial space, into tow residential units. <u>Approved</u></p> <p>5. 111 35th Street LLC 111 35th 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). <u>Approved</u></p> <p>6. Monica Riera. 532 42nd Street. Applicant proposes the legalization of an existing apartment in an existing free standing rear structure. <u>Approved</u></p> <p>7. Noha Polack, MD. 4110 Kennedy Blvd. & 543-547 42nd 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. <u>Approved</u></p> |
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