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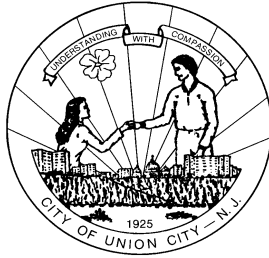
AGENDA REGULAR MEETING CITY OF UNION CITY ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, May 14, 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 Public Hearing: <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.	Adoption of Minutes: Regular meeting held on March 12, 2020
V.	Public Hearing: Public Hearing: 1. Jorge Garcia. 614 10th Street. Block: 46. Lot: 31. Legalization of an existing basement apartment to convert the existing building into a seven-unit residential multifamily building. Adjourned on March 12, 2020. J. A. Alonso, Esq.
VI.	Public Hearing: 2. Jose Bonilla. 2106 Bergenline Avenue. Block: 113. Lot: 3. Applicant proposes to legalize first floor apartment. Incomplete B. Pereiras, Esq.
VII.	Public Hearing: 3. 203 Union, LLC. 203 34th 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.	Public Hearing: 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. INCOMPLETE= fees/escrow/tax certification/proof of ownership or consent/MEMO BD B. Pereiras, Es
IX.	Public Hearing: 5. Shefa Realty Corp. 542 38th Street. Block 224. Lot 10. Reconfigure basement apt. write correct description when D. Spatz report received. – Incomplete Robert M. Mayerovic, Esq.
X.	Adoption of Resolutions: 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. Withdrawn 2. 1401-1407 New York Avenue Block: 73 Lot: 24 & 25 The applicant proposes to legalize an existing mixed

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	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 26th Street. Block: 148. Lot: 5. Applicant requests to legalize existing rear carriage house dwelling unit/structure. <u>Approved</u> 4. Victoria Bustos. 543 28th street. Block 154. Lots 24-25. Conversion of 2 existing commercial space, into tow residential units. <u>Approved</u> 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> 6. Monica Riera. 532 42nd Street. Applicant proposes the legalization of an existing apartment in an existing free standing rear structure. <u>Approved</u> 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> <u>Revised Resolution:</u> 8.

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