



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
SPECIAL MEETING
CITY OF UNION CITY
ZONING BOARD OF ADJUSTMENT**

The Zoning Board of Adjustment of the City of Union City has scheduled a Special Public Meeting for Thursday, May 21, 2020 at 6:00 p.m. Zoom Video Conference Meeting.

**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>
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>Adoption of Resolutions:</u> 1. 1015 West Street, LLC. 601 11th 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 Withdrawn 2. 1401-1407 New York Avenue Block: 73 Lot: 24 & 25 The applicant proposes to legalize an existing mixed use building. The number of residential units will increase from 5 to 6, plus the commercial space. Approved 3. Walter and Esther Zurkovsky. 510 26th Street. Block: 148. Lot: 5. Applicant requests to legalize existing rear carriage house dwelling unit/structure. Approved 4. Victoria Bustos. 543 28th street. Block 154. Lots 24-25. Conversion of 2 existing commercial space, into tow4. Victoria Bustos. 543 28th street. Block 154. Lots 24-25. Conversion of 2 existing commercial space, into tow residential units. Approved 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). Approved 6. Monica Riera. 532 42nd Street. Applicant proposes the legalization of an existing apartment in an existing free standing rear structure. Approved 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. Approved

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