



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, September 10, 2020 at 6:00 p.m. in the Union City High School, located at 2500 John F. Kennedy Boulevard, Union City, New Jersey.

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 July 9, 2020
V.	<u>Public Hearing/Extension:</u> 1. 1404 S. Avenue LLC. 1404 Summit Avenue. Applicant is seeking for a 1 year extension. The resolution was memorialized on March 8, 2018. A. Lopez, Esq.
VI.	<u>Public Hearing:</u> 2. Wilson Espinoza. 719 17th Street. Block 84. Lot 26. Applicant proposes the legalization of apartment. B. Pereiras, Esq.
VII.	<u>Public Hearing:</u> 3. 603 Central Avenue, LLC. 603-607 Central Avenue. Applicant proposes demolishing existing one story warehouse and constructing three (3) two family house. B. Pereiras, Esq.
VIII.	<u>Public Hearing:</u> 4. Jose Bonilla 2106 Bergenline Avenue. Block: 113 Lot: 3 Applicant proposes to legalize first floor apartment. B. Pereiras, Esq.
IX.	<u>Adoption of Resolutions:</u> 1. Resolution to appoint the Attorney to the Zoning Board of Adjustment; retroactive on July 1, 2020 through June 30, 2021. 2. 720 8th Street Union City Renewal Associates, LP 720 8th Street Block: 42, Lot: 9. Proposes 6 story, 101 unit senior residential housing with retail and 2 levels of parking. The applicant is seeking for a 1 year extension. The resolution was memorialized on September 13, 2018. Approved 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 Approved <u>Revised Resolution:</u> 1. 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 (1 studio), plus the commercial space. Approved

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