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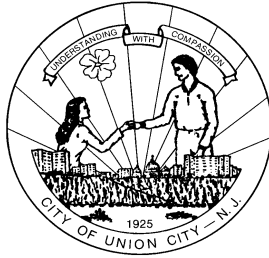
AGENDA REGULAR MEETING CITY OF UNION CITY ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, October 8, 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 September 10, 2020
V.	<u>Public Hearing:</u> 1. 603 Central Avenue, LLC. 603-607 Central Avenue. Block 300. Lots 21, 22, 23. Applicant proposes demolishing existing one story warehouse and constructing three (3) two family house. Adjourned 9-10-2020. B. Pereiras, Esq.
VI.	<u>Public Hearing/Extension:</u> 2. 134 35 th Street, LLC. 134 35 th Street. Block: 212. Lot 8. The applicant requests a one-year extension to afford the Union City Building Department additional time to complete their review and process the applicable permits. The resolution was memorialized on 10/11/2018. The revised resolution was memorialized on 9/11/2019. B. Pereiras, Esq.
VII.	<u>Public Hearing/Extension:</u> 3. 134 35 th Street, LLC. 136 35 th Street. Block: 212. Lot 7. The applicant requests a one-year extension to afford the Union City Building Department additional time to complete their review and process the applicable permits. The resolution was memorialized on 10/11/2018. The revised resolution was memorialized on 9/11/2019 B. Pereiras, Esq.
VIII.	<u>Public Hearing/Extension:</u> 4. Rafael Taveres. 1221 New York Avenue. Block: 61.02. Lot 7. The applicant requests a one-year extension to afford him sufficient time to obtain building permits and begin construction. The resolution was memorialized on 11/01/2018. B. Pereiras, Esq.
IX.	<u>Public Hearing:</u> 5. Shefa Realty Corp. 542 38th Street. Block 224. Lot 10. The applicant proposes to combine two existing basement apartments in an existing multifamily building, located on the above noted lot, to create a two bedroom unit. The number of residential units will increase from 6 to 7; there are two existing units on each of the first, second and third floors. Robert M. Mayerovic, Esq.
X.	<u>Public Hearing:</u> 6. 928-930 19 th Street, LLC. 928-930 19 th Street. Block 105. Lot 28 & 29. Basement development for addition of 1 dwelling unit and a building manager office area. Anthony X. Arturi, 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/Extension:</u> 7. Cha Partners, LLC. 546-548 35 th Street. Block 213. Lots: 17-18. 547 36 th Street. Block 213. Lots 64, 65, 66. New Construction of a 4 story Multi-Family Dwelling consisting of 27 units. 18 apartments of 2 bedrooms, 9 apartments of 1 bedroom over one level parking garage with 38 parking spaces. A. Lopez, Esq.
XII.	<u>Adoption of Resolutions:</u> 1. Wilson Espinoza. 719 17th Street. Block 84. Lot 26. Applicant proposes the legalization of apartment. <u>Approved</u> 2. Jose Bonilla 2106 Bergenline Avenue. Block: 113 Lot: 3 Applicant proposes to legalize first floor apartment. <u>Approved</u>

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