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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, November 12, 2020 at 6:00 p.m. in the 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
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 October 8, 2020
V.	<u>Public Hearing/Amended Resolution</u> 1. Edwin Narvaez. 1311 New York Avenue. Block 64. Lot 5. Applicant proposes a rear addition and deck on the first floor level. B. Pereiras, Esq.
VI.	<u>Public Hearing/Revised Resolution</u> 2. Raul Mier - 401-403 5 th Street. Aka 413 New York Avenue – Sub-divide lots and construct 3 family residences (L. Diaz., Esq-March 13, 2014) The variance application was approved on March 13, 2014. And an appeal filed with the Court of Appeals has also been resolved. The Building Department requires a revised resolution. A. Lopez, Esq.
VII.	3. 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. Adjourned 10-08-2020 A. Lopez, Esq.
VIII.	<u>Public Hearing:</u> 4. 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. Adjourned on 10/08/2020 Anthony X. Arturi, 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. Adam Rassoulnejad. 128 39 th Street. Block: 233. Lot 7. Converting from 1 family to 2 family dwelling. Apartment legalization. Robert M. Mayerovic, 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>Adoption of Resolutions:</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. <u>Approved</u> 2. 134 35th Street, LLC. 134 35th 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. <u>Approved</u> 3. 134 35th Street, LLC. 136 35th 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. <u>Approved</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. <u>Approved</u> 5. Jose Bonilla 2106 Bergenline Avenue. Block: 113 Lot: 3 Applicant proposes to legalize first floor apartment. <u>Approved</u>
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