



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

UNION CITY ZONING BOARD OF ADJUSTMENT DECEMBER 17, 2020 SPECIAL MEETING MOVED TO ELECTRONIC PLATFORM ZOOM.US

The Zoning Board of Adjustment of the City of Union City has scheduled a Special Public Meeting for Thursday, December 17, 2020 at 6:00 p.m. Zoom Video Conference Meeting

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

Link to Meeting:

<https://us02web.zoom.us/j/83967754643?pwd=VkZrLzlhcn0hRL1JCS2dTeENSWWl3dz09>

Meeting ID: 83967754643

Passcode: 283834

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 November 12, 2020
V.	<u>Public Hearing/Applications:</u> NONE
VI.	<u>Adoption of Resolutions:</u> 1. Resolution Appointing the Zoning Board of Adjustment Secretary for the year 2021 2. Resolution to approve the Zoning Board of Adjustment Schedule for the year 2021. 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. <u>Approved</u> <u>Revised plans received on December 7, 2020.</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 <u>Approved</u> 5. Shefa Realty Corp. 542 38 th 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. <u>Approved</u> 6. Adam Rassoulinejad. 128 39 th Street. Block: 233. Lot 7. Converting from 1 family to 2 family dwelling. Apartment legalization. <u>Approved</u> <u>Amended Resolution</u> 7. Edwin Narvaez. 1311 New York Avenue. Block 64. Lot 5. Applicant proposes a rear addition and deck on the first floor level. <u>Approved</u> <u>Revised Resolution:</u> 8. 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. <u>Approved</u>

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