



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, February 11, 2021 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
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 January 14, 2021
V.	<u>Public Hearing:</u> 1. Equity Trust Co Fbo Baruch Gadot & Denisse Gadot. 123 20 th Street. Block 175 Lot 40. Applicant proposes a new two family dwelling. B. Pereiras, Esq.
VI.	<u>Public Hearing/Extension:</u> 2. 527 39 th Street LLC. 327 39 th Street. (Correct Address 527 39 th Street) Blok 224 Lot 45. Applicant is requesting a one year extension. The Resolution was memorialized on May 9, 2019. B. Pereiras, Esq.
VII.	<u>Public Hearing:</u> 3. 391 Mountain Road LLC. 391 Mountain Road. Blok 175 Lot 48. Applicant proposes to a rear addition and the conversion of one family into a two family. B. Pereiras, Esq.
VIII.	<u>Public Hearing:</u> 4. 815 13 th Street LLC. 1218 Kennedy Blvd Block: 57 Lot: 24 Applicant proposes to convert partial restaurant area into a daycare. Apartments to remain. B. Pereiras, Esq.
IX.	<u>Public Hearing:</u> 5. Park Avenue Investments LLC. 3801 Park Avenue. Block 228 Lot 19.01 The applicant proposes to legalize an existing two bedroom apartment in the basement of a multi-family building. B. Pereiras, Esq.
X.	<u>Adoption of Resolutions:</u> 1. 1410 Palisade Avenue, LLC 1410-1418 Palisade Avenue Block: 181 Lots: 12, 13, 14 & 15 The applicant request a revision of drawings including removal of PTAC units for high efficiency heating/cooling system, exterior brick & façade adjustments, lobby layout, rooftop convenience toilet and minor apartment layout adjustments. The approval resolution was memorialized on September 10, 2009. This matter was litigated to the Supreme Court of New Jersey whose opinion on June 25, 2013 affirmed the grant of variance relief by this Board. <u>Approved</u> 2. Agustin Gonzalez 824 28 th Street. Block 157 Lot 39. Applicant proposes the legalization of driveway at existing 3 family dwelling. <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.