



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, April 8, 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.	Communications
V.	<u>Adoption of Minutes:</u> Regular meeting held on March 11, 2021
VI.	<u>Public Hearing</u> 1. 391 Mountain Road LLC. 391 Mountain Road. Block 175 Lot 48. Applicant proposes to a rear addition and the conversion of one family into a two family. B. Pereiras, Esq. Revised plans received on 02-10-2021. <u>Revised plans received on February 26, 2021.</u> Adjourned on 03-11-2021.
VII.	<u>Public Hearing:</u> 2. 3915 Bergenline Avenue LLC. 3915 Bergenline Avenue. Block 229 Lot 32. Legalization of an existing emergency generator. Legalization of 4 existing apartments. To go from 4 family to an 8 family dwelling. A. Mulkay, Esq.
VIII.	3. La Q Realty LLC. 707 22 nd Street. Block 116. Lot 15. Change of use from a mixed use grocery/warehouse and 1 residential unit to four (4) residential. A. Lopez, Esq.
IX.	<u>Adoption of Resolutions:</u> 1. 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. 2. 3329 Hudson Ave., LLC. 3329 Hudson Avenue. Block 200 Lot 31. Create one apartment by combining 2 ground floor apartments and to convert the existing building into a 5 unit residential building.

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