



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, May 13, 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__ George Garcia__*; 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 April 8, 2021
VI.	<u>Public Hearing/Extension:</u> 1. 111 35 th St. LLC. 111 35 th Street. Block 208. Lots: 44, 45, 46. Applicant is requesting for a 1 year extension. Resolution was memorialized on 05-21-2020. J. A. Alonso, Esq.
VII.	<u>Public Hearing:</u> 2. 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. Revised plans received on 02-10-2021. Revised plans received on February 26, 2021. Adjourned on 03-11-2021 and April 08, 2021. B. Pereiras, Esq.
VIII.	<u>Public Hearing:</u> 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. Adjourned on April 08, 2021. Revised plans required. Received on April 29, 2021 (Stamped date: 04-30-2021) . A. Lopez, Esq.
IX.	<u>Public Hearing:</u> 4. Aris B. Ventura Martinez 104 40 th Street Block: 238 Lot: 18 Conversion from one (1) family to a two (2) family home with a 197 sq. ft. addition to second floor. A. Lopez, Esq.
X.	<u>Adoption of Resolutions:</u> 1. 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. <u>Approved</u> <u>Revised Resolution:</u> 2. 203 Union, LLC. 203 34 th Street. Block: 200 Lot: 5 Applicant proposes to convert an existing commercial space into two residential units to convert the existing building into a 9 unit residential multifamily building. The resolution was memorialized on September 10, 2020.

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