



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, June 10, 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 ____*;
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 May 13, 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. Extension Adjourned on 5/13/21. J. A. Alonso, Esq.
VII.	<u>Public Hearing/Extension:</u> 2. 9799 Ventures, LLC. 1219 Bergenline Avenue. Block 60.02. Lot: 4. Applicant is requesting for a 1 year extension. Resolution was memorialized on 05-09-2019. B. Pereiras, Esq.
VIII.	<u>Public Hearing</u> 3. Nerio & Graciela Espinosa. 2415 Bergenline Avenue. Block: 137 Lot: 17. The applicants propose to install a new kitchen in an existing apartment on the third floor of a mixed use building; there will be a total of five residential units. E. Paneque, Esq.
IX.	<u>Public Hearing:</u> 4. Francisco Rodriguez. 3300 Hudson Avenue. Block 202. Lot 1. Existing commercial space in a mixed-use building will be converted to residential. If approved, the property will consist of seven residential units. B. Pereiras, Esq.
X.	<u>Public Hearing</u> 5. Park Investment Avenue LLC. 331 49 th Street. Block 280. Lot 31. Applicant seeks to legalize two apartments for a total of four units; one in the basement and a rear duplex apartment. B. Pereiras, Esq.
XI.	<u>Adoption of Resolutions:</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 Approved 2. 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. Approved 3. 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. Approved

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