



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, July 08, 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 June 10, 2021
VI.	<u>Public Hearing/Extension:</u> 1. 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. Adjourned on 6/10/2021. Revised Plans received on 6/15/2021. B. Pereiras, Esq.
VII.	<u>Public Hearing</u> 2. KW NJ Holdings LLC. 2501 West Street. Block 143. Lot 18. Convert two commercial units in a mixed-use building to residential. The property will continue to have one commercial unit on site and will remain as a mixed-use property. B. Pereiras, Esq.
VIII.	<u>Public Hearing:</u> 3. 806 13 th Street UC LLC. 806 13 th Street. Block 143. Lot 18. The legalization of an existing apartment changing this property to a two-family house. B. Pereiras, Esq.
IX.	<u>Public Hearing</u> 4. Olvein Velez. 405 33 rd Street. Block 194. Lot 27. Legalize 7th residential unit. J. A. Alonso, Esq.
X.	<u>Public Hearing</u> 5. Iglesia Pentecostal Arca de Dios. 2000 West Street. Block 109. Lot 26. Conditional use (d-3). Place of Worship. J. A. Alonso, Esq.
XI.	<u>Public Hearing</u> 6. DDIS Union City, LLC. 717 Bergenline Avenue. Block 35. Lot 7.01. Legalization of 1 existing apartment to create a mixed use building containing 1 commercial unit and 4 residential units. J. A. Alonso, Esq.
XII.	<u>Adoption of Resolutions:</u> 1. 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. <u>Approved</u> 2. Park Avenue Investment 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. <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.