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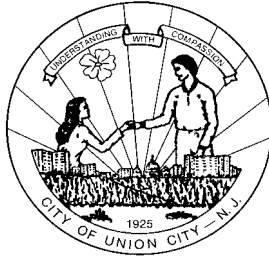
**AGENDA
REGULAR MEETING
CITY OF UNION CITY
ZONING BOARD OF ADJUSTMENT**

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, September 9, 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 July 8, 2021
VI.	<u>Public Hearing/Extension:</u> 1. 720 8 th Street Union City Urban Renewal Association, LP. RMP Development Group. 720 8 th Street. Block 42. Lot 9. Applicant is seeking for a one year extension. E. Martoglio, President.
VII.	<u>Public Hearing</u> 2. 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. Adjourned 7/8/21. J. A. Alonso, Esq.
VIII.	<u>Public Hearing</u> 3. Hilda Perez and Alex Perez. 2000 West Street. Block 109. Lot 26. The applicant proposes to operate a day care center on the ground floor of an existing building that contains multiple commercial uses. A. Lopez, Esq.
IX.	<u>Public Hearing</u> 4. 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. Adjourned 7/8/21. B. Pereiras, Esq.
X.	<u>Public Hearing:</u> 5. 510 Bergenline Ave LLC. 510-514 Bergenline Avenue. Block 24. Lot 16, 17, 18. The applicant proposes to demolish two existing buildings, subdivide the property into four lots and construct a new two family dwelling on each lot. B. Pereiras, Esq.
XI.	<u>Public Hearing</u> 6. Lidia Camacho. 713 7 th Street. Block 30. Lot 13. Applicant proposes the legalization of a two family dwelling. B. Pereiras, Esq.
XII.	<u>Public Hearing/Non-Profit Organization:</u> 7. Mesivta Sanz of Hudson County. 3401 New York Avenue. Block 205. Lot 9. The applicant proposes to construct a new 5 story, 28 units multifamily building. The building will be four residential floors over one at grade level of parking. B. Pereiras, Esq.

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



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XII.	<u>Public Hearing</u> 8. BB 6 th Holdings LLC. 733-35 6 th Street. Applicant proposes the conversion of 2 commercial units into 2 residential units, for a total of 6 units. B. Pereiras, Esq.
XIII.	<u>Adoption of Resolutions:</u> 1. Resolution to appoint the Attorney to the Zoning Board of Adjustment; retroactive on July 1, 2021 through June 30, 2022. 2. 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. <u>Approved</u> 3. Olvein Velez. 405 33 rd Street. Block 194. Lot 27. Legalize 7th residential unit. <u>Approved</u> 4. Iglesia Pentecostal Arca de Dios. 2000 West Street. Block 109. Lot 26. Conditional use (d-3). Place of Worship. <u>Approved</u>

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