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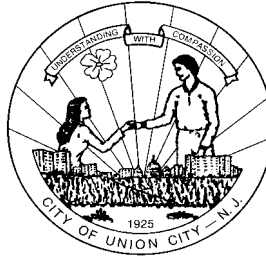
AGENDA REGULAR MEETING CITY OF UNION CITY ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, October 14, 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 September 9, 2021
VI.	<u>1. Public Hearing</u> 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 and 09/09/2021 J. A. Alonso, Esq.
VII.	<u>2. Public Hearing</u> Manuel Henriquez Guzman. 219 46 th Street. Block 271. Lot 23. Legalization of basement apartment. Change of use of existing two-family house to three-family house. Ramon M. Gonzalez, Esq.
VIII.	<u>3. Public Hearing/Amendment:</u> Lirios De Los Valles. 4015 New York Ave. Block: 235. Lot: 26. Applicant is proposing a second story and rear addition to an existing warehouse and converting same to a house of worship. Applicant is requesting that the resolution be amended to reflect that the Board has not objection with construction taking place in phases. The resolution was memorialized on November 1, 2018. B. Pereiras, Esq.
IX.	<u>4. Public Hearing/Modification</u> Lidia Sevillano. 424 8th Street Block: 39 Lot: 17. Proposed Legalization of Basement and rear apartment units. Applicant is requesting that the Board modify the resolution so that the fourth (4) unit is only eliminate if the property is ever sold to third party. The resolution was memorialized on June 14, 2018. B. Pereiras, Esq.
X.	<u>5. Public Hearing/Extension</u> Hung Fat INC. 1212-1216 Summit Avenue Block: 58 Lot: 26, 27, 28 Applicant proposing addition of two (2) stories and new apartments, 12 residential units. The approval resolution was memorialized on May 9, 2019. The applicant is seeking for a one year extension. (second extension) B. Pereiras, Esq.
XI.	<u>6. Public Hearing/Extension</u> S&R Realty Group, LLC. 146-148 49 th Street. Block: 286. Lot: 5 & 6. Applicant proposes the construction of two new three family houses. The approval resolution was memorialized on June 13, 2019. The applicant is seeking for a one year extension. 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>7. Public Hearing</u> 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 and 09/09/2021. B. Pereiras, Esq.
XIII.	<u>8. Public Hearing</u> 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. Adjourned 9/9/2021 B. Pereiras, Esq.
XIV.	<u>9. Public Hearing</u> Lidia Camacho. 713 7 th Street. Block 30. Lot 13. Applicant proposes the legalization of a two family dwelling. Adjourned 09/09/2021 B. Pereiras, Esq.
XV.	<u>10. Public Hearing</u> 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. Adjourned 09/09/2021 B. Pereiras, Esq.
XVI.	<u>11. Public Hearing</u> 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. Adjourned 09/09/2021 B. Pereiras, Esq.
XVII.	<u>Adoption of Resolutions:</u> 1. 720 8th Street Union City Urban Renewal Association, LP. RMP Development Group. 720 8th Street. Block 42. Lot 9. Applicant is seeking for a one year extension. <u>Approved</u> 2. 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. <u>Approved</u>

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