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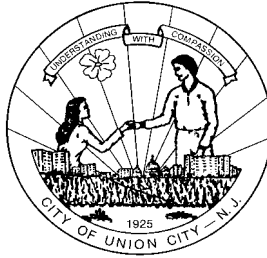
AGENDA REGULAR MEETING CITY OF UNION CITY ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, November 18, 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 October 14, 2021
VI.	<u>Public Hearing: Revocation of Approval.</u> 1. Retraction of approval of variances for DDIS Union City LLC, 717 Bergenline Ave., Block 35, Lot 7.01 due to error during presentation of case. Matter to re-heard at the December 9, 2021 meeting with notice requirement
VII.	<u>Public Hearing - Modification</u> 2. 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>Public Hearing</u> 3. 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. Adjourned on 10-14-2021 B. Pereiras, Esq.
IX.	<u>Public Hearing</u> 4. Isaac Rosenberg 145 35 th Street Block: 208 Lot: 28. The applicant proposes to remove a deck and shed at the rear of an existing two family dwelling and construct a three story addition: B. Pereiras, Esq.
X.	<u>Public Hearing</u> 5. Edwin Narvaez. 1311 New York Avenue. Block 64. Lot 5. Applicant proposes to legalize a two family. The applicant proposes to legalize a three bedroom apartment on the second floor of an existing one family dwelling; there will be a total of two units in the building. B. Pereiras, Esq.
XI.	<u>Public Hearing</u> 6. 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 On 09-09-2021 & 10-14-2021 B. Pereiras, Esq. <u>Revised application & Z01 Page of the Architectural drawings Received on 11-04-2021</u>
	<u>Public Hearing</u> 7. Tianyi Ding. 1209 New York Ave. Block 61.02. Lot 1.02. Applicant proposes to legalize a ground floor apartment, converting the property into a 3 family. 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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**AGENDA
REGULAR MEETING
CITY OF UNION CITY
ZONING BOARD OF ADJUSTMENT**

XII.	<u>Adoption of Resolutions:</u> 1. Retraction of approval of variances for DDIS Union City LLC, 717 Bergenline Ave., Block 35, Lot 7.01 due to error during presentation of case. Matter to be re-heard at the December 9, 2021 meeting with notice requirement Revocation of Approval. 2. 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. <u>Approved</u> 3. S&R Realty Group, LLC. 146-148 49th 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. <u>Denied</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. <u>Approved</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. <u>Approved Revised plans received on 11-04-2021</u> 6. Lidia Camacho. 713 7th Street. Block 30. Lot 13. Applicant proposes the legalization of a two family dwelling. <u>Approved</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. <u>Approved</u> 8. 111 35th St. LLC. 111 35th Street. Block 208. Lots: 44, 45, 46. Applicant is requesting for a 1 year extension. <u>The application was Withdrawn on June 10, 2021</u>
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