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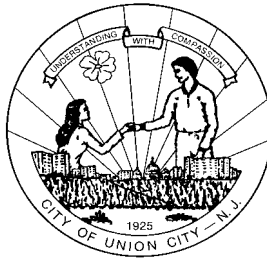
# **AGENDA REGULAR MEETING CITY OF UNION CITY ZONING BOARD OF ADJUSTMENT**

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, December 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**

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| <b>I.</b>    | Meeting Called to order – roll call                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>II.</b>   | Pledge of allegiance to the Flag                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>III.</b>  | Statement with regard to the Open Public Meeting Act / Sunshine Law                                                                                                                                                                                                                                                                                                                                                  |
| <b>IV</b>    | Communications                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>V.</b>    | <b><u>Adoption of Minutes:</u></b><br>Regular meeting held on November 18, 2021                                                                                                                                                                                                                                                                                                                                      |
| <b>VI.</b>   | <b><u>Public Hearing</u></b><br>1. 818 27th St, LLC. 818 27 <sup>th</sup> Street. Block 156. Lot 7. Basement development for addition of 1 dwelling unit.<br><b>A. Arturi, Esq.</b>                                                                                                                                                                                                                                  |
| <b>VII.</b>  | 2. Advanced Professional Plumbing H & C, LLC 405 42 <sup>nd</sup> Street. Block 240 Lots 26 & 27. The applicant proposes to demolish two, 2 story dwellings and construct a parking lot.<br><b>J. A. Alonso, Esq.</b>                                                                                                                                                                                                |
| <b>VIII.</b> | <b><u>Public Hearing</u></b><br>3. 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.<br>Matter to re-hear at the December 9, 2021 meeting with notice requirement<br><b>J. A. Alonso, Esq.</b>                                                                              |
| <b>IX.</b>   | <b><u>Public Hearing:</u></b><br>4. Franklin Medina. 522 4 <sup>th</sup> Street. Applicant is seeking a 1 year extension. Application was approved on January 11, 2018 and Resolution was memorialized on February 8, 2018.<br><b>J. Alvaro Alonso. Esq.</b>                                                                                                                                                         |
| <b>X.</b>    | <b><u>Public Hearing</u></b><br>5. SSA Development II, LLC. 202 Bergenline Avenue. Block 8 Lot 24. The applicant proposes to demolish an existing building and construct a new (3) three family dwelling.<br><b>J. Alvaro Alonso, Esq.</b>                                                                                                                                                                           |
| <b>XI.</b>   | <b><u>Public Hearing</u></b><br>6. BB 6 <sup>th</sup> Holdings LLC. 733-35 6 <sup>th</sup> Street. Applicant proposes the conversion of 2 commercial units into 2 residential units, for a total of 6 units. <b><u>Adjourned on 09-09-2021, 10-14-2021 &amp; 11/18/2021</u></b><br><b><u>Revised application &amp; Z01 Page of the Architectural drawings Received on 11-04-2021</u></b><br><b>B. Pereiras, Esq.</b> |
| <b>XII.</b>  | <b><u>Public Hearing</u></b><br>7. 1210 Bergenline Avenue LLC. 1210 Bergenline Avenue. Block 61.02. Lot 21. Applicant proposes the legalization of a basement, going from 7 residential units to 8.<br><b>B. Pereiras, Esq.</b>                                                                                                                                                                                      |
| <b>XIII.</b> | <b><u>Public Hearing</u></b><br>8. 9799 Ventures I LLC. 1219 Bergenline Avenue. Block 60.02. Lot 4. Applicant proposes a new mixed use building (4 residential and commercial).<br><b>B. Pereiras, Esq.</b>                                                                                                                                                                                                          |

**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**

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| <b>XIV.</b> | <p><b>9.</b> Julio Colon. 2608 New York Avenue Block 150 Lot 5. The applicant proposes to legalize a studio apartment in the basement of an existing multi family dwelling; There will be a total of 5 units in the building.</p> <p style="text-align: right;"><b>B. Pereiras, Esq.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>XV.</b>  | <p><b><u>Adoption of Resolutions:</u></b></p> <p><b>1.</b> Manuel Henriquez Guzman. 219 46<sup>th</sup> Street. Block 271. Lot 23. Legalization of basement apartment. Change of use of existing two-family house to three-family house. <b><u>Approved</u></b></p> <p><b>2.</b> 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><u>Approved</u></b></p> <p><b>3.</b> 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. The applicant is seeking 1 year extension. <b><u>Approved</u></b></p> <p><b>4.</b> Isaac Rosenberg. 145 35<sup>th</sup> 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><u>Approved</u></b></p> <p><b>5.</b> Edwin Narvaez. 1311 New York Avenue. Block 64. Lot 5. Applicant proposes to legalize a two family. The applicant proposes to legalize a two (2) bedroom apartment on the second floor of an existing one family dwelling; there will be a total of two units in the building. <b><u>Approved</u></b></p> <p><b>6.</b> 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><u>Approved</u></b></p> <p><b>7.</b> Resolution Appointing the Zoning Board of Adjustment Secretary for the year 2022</p> <p><b>8.</b> Resolution to approve the Zoning Board of Adjustment Schedule for the year 2022.</p> |

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