



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, February 10, 2022 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 January 13, 2022.
VI.	<u>Public Hearing/Extension.</u> 1. Oz Holdings, LLC. 4313-4315 Bergenline Ave. Block: 254 Lots: 45, 46. Applicants are proposing to subdivision of block 254, lots 45 & 46 along existing lot line.*Subdivision. & Construct a new three family residence. *Site plans Applicant is requesting an extension of the prior approvals. <u>Resolutions were memorialized on 02-16-2017.</u> M. S. Goodman, Esq.
	2. 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. <u>Adjourned on 12-09-2021 & 01-13-2022.</u> <u>Revised plans received on 02-02-2022. This matter will be carried to 03-10-2022.</u> J. Alvaro Alonso, Esq.
VII.	<u>Public Hearing/Extension.</u> 3. Tower Management Service, LP. 500 Central Avenue. Lot: 1.01. Block: 22. Applicant seeks to reconfigure parking lot & maximize space and add parking spots for use of adjacent residential building. Applicant is requesting an extension of the prior approvals. <u>Resolution was memorialized on 02-13-2020.</u> B. Pereiras, Esq.
VIII.	<u>Public Hearing</u> 4. 1210 Bergenline Avenue LLC. 1210 Bergenline Avenue. Block 61.02. Lot 21. Applicant proposes the legalization of a 2 apartments, going from 6 residential units to 8. <u>Adjourned on 12-09-2021 & 1-13-2022.</u> <u>New notice required for next meeting. Revised plans & application received on 01-31-2022</u> B. Pereiras, Esq.
IX.	<u>Adoption of Resolutions:</u> 1. 9799 Ventures I LLC. 1219 Bergenline Avenue. Block 60.02. Lot 4. Applicant proposes a new mixed use building (4 residential and commercial). <u>Approved</u> 2. 613 39 th Street, LLC. 611 39 th Street. Block 261. Lot 58, 64. Applicant is requesting a 1 year extension. The resolution was memorialized on March 12, 2020. <u>Denied</u>

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