

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

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.

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, March 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__*; 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 February 10, 2022.
VI.	<u>Public Hearing</u> 1. 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. Adjourned on 12-09-2021 & 01-13-2022. <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</u> 2. Juliana Flores. 4116-4120 Bergenline Avenue. Block 240. Lot 17, 18. Legalization of existing catering hall. .. J. Alvaro Alonso, Esq.
VIII.	<u>Public Hearing:</u> 3. KW NJ Holdings, LLC. 610 25 th Street. Block 143. Lot 19. The applicant proposes to construct a new three family dwelling. B. Pereiras, Esq.
IX.	<u>Adoption of Resolutions:</u> 1. Oz Holdings, LLC. 4313-4315 Bergenline Ave. Construct a new three family residence. Applicant is requesting an extension of the prior approvals. The resolution was memorialized on 02-16-2017. <u>Denied</u> 2. 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. The resolution was memorialized on 02-13-2020. <u>Approved</u> 3. 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>Approved</u>

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