

**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 Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, April 14, 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 March 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 2 unit / 4 story residential structures. Adjourned on 12-09-2021, 01-13-2022 & 03-10-2022. <u>Revised plans received 03-31-2022</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. Adjourned on 03-10-2022 J. Alvaro Alonso, Esq.
VIII.	<u>Public Hearing:</u> 3. 547 36th ST UC Associates, LLC. 547 36th Street and 546-548 35th Street. New Construction, 4 story multifamily structure with a total of 42 units, (15) 2 BR & (27) 1 BR. With 49 parking spaces, including EV charging stations for equivalent 57 spaces. Block: 213 Lots: 17, 18, 64, 65, 66, 67, & 68. A. Lopez, Esq.
IX.	<u>Public Hearing</u> 4. Kevin Fernandez 201 New York Avenue Block: 8 Lot: 1. New two (2) family house. B. Pereiras, Esq.
X.	<u>Public Hearing</u> 5. Lilian Leon & Alberto Santana-311 45 th Street Block: 257 Lot: 25. New two (2) family home. . B. Pereiras, Esq.
XI.	<u>Public Hearing</u> 6. 815 13 th Street LLC 1218 Kennedy Blvd. Block: 57 Lots: 22, 23, 24 & 27. Applicant proposes elevated covered terrace in front. Ground floor terrace in rear. B. Pereiras, Esq.
XII.	<u>Adoption of Resolutions:</u> 1. KW NJ Holdings, LLC. 610 25 th Street. Block 143. Lot 19. The applicant proposes to construct a new (2) tow family house. <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.