

**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, May 12, 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 <u>Public Hearing</u>
V.	<u>Adoption of Minutes:</u> Regular meeting held on April 14, 2022.
VI.	<u>Public Hearing / Modifications:</u> 1. Bernardino Saavedra 3806 New York venue Lot: 2 Block: 226 The applicant proposes to construct a second story addition over an existing one story commercial structure to create one apartment. J. Alvaro Alonso, Esq.
VII.	<u>Public Hearing</u> 2. La Q Realty LLC. 707 22 nd Street. Block 116. Lot 15. Change of use from a mixed use grocery/warehouse and 1 residential unit to four (4) residential. <u>The approved resolution was memorialized on June 10, 20221.</u> .. A. Lopez, Esq.
VIII.	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 36 units, (27) 2 BR & (9) 1 BR. With 47 parking spaces, including EV charging stations for equivalent 8 spaces. Block: 213 Lots: 17, 18, 64, 65, 66, 67, & 68. A. Lopez, Esq. <u>Adjourned on 04-14-2022. Revised plans received on 04-29-2022.</u>
IX.	<u>Public Hearing:</u> 4. 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. <u>Adjourned on 09-09-2021, 10-14-2021, 11/18/2021 & 12-09-2021</u> <u>Revised application & Z01 Page of the Architectural drawings Received on 11-04-2021</u> <u>Adjourned on 01-13-2022.</u> Adjourned on 1-13-2022. New notice required for next meeting. B. Pereiras, Esq.
X.	<u>Public Hearing</u> 5. Old Monk Capital, LLC - 419 7 th Street Blok: 27 Lot: 13. Addition of rear deck to an existing two (2) family home B. Pereiras, Esq.
XI.	<u>Public Hearing</u> 6. Torres, Alejandro and Nancy. 209 19 th Street. Block: 176 Lot: 20. The applicant proposes to construct an addition to the rear of an existing two family dwelling. B. Pereiras, Esq.
XII.	<u>Public Hearing</u> 7. Xu, D & E Liang & Z Wang & N Yang. 213 Roosevelt Street. Block: 270 Lot: 14. The applicants propose to construct a 3.5 story addition to an existing two family dwelling and convert the building to four units. <u>Revised plans received on 05-02-2022</u> B. Pereiras, Esq.
XIII.	<u>Public Hearing</u> 8. 418 JPM Properties, LLC 418 11 th Street. Block: 52 Lot: 23 The applicant proposes addition and alteration to an existing structure to legalized a three (3) family home. 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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XIV.	<u>Adoption of Resolutions:</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. <u>Approved.</u> <u>Revised plans received on 04-28-2022</u> 2. Juliana Flores. 4116-4120 Bergenline Avenue. Block 240. Lot 17, 18. Legalization of existing catering hall. <u>Approved.</u> 3. Kevin Fernandez 201 New York Avenue Block: 8 Lot: 1. New two (2) family house. <u>Approved.</u> 4. Lilian Leon & Alberto Santana-311 45th Street Block: 257 Lot: 25. New two (2) family home <u>Approved.</u> 5. 815 13th Street LLC 1218 Kennedy Blvd. Block: 57 Lots: 22, 23, 24 & 27. The applicant proposes to construct an elevated outdoor covered terrace in the front and an at grade terrace in the rear of an existing mixed use building that contains a restaurant on the first and second floor. <u>Approved</u>
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