

**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, July 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 June 9, 2022.
VI.	<u>Public Hearing</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. <u>Adjourned on 05-12-2022 & 06-09-2022.</u>
VII.	<u>Public Hearing:</u> 2. Christoff Schluender.1801-1803 Cliff Street. Bloch: 177 Lots: 25 & 26. Construction of three (3) one family house. B. Pereiras, Esq.
VIII.	<u>Public Hearing</u> 3. Edward Medina 728 Sip Street. Block: 174 Lots: 26 & 27 Subdivision of 2 existing lot into 4 lots and the proposed construction of 4 new 2 family homes. <u>At the request of the applicant’s attorney, the application is carried to 09-08-2022.</u> J. Alvaro Alonso, Esq.
IX.	<u>Public Hearing:</u> 4. Jase Bellamy 816 21 st Street. Block: 117 Lot: 17 The applicant proposes to construct a two story addition and convert an existing warehouse into a two family dwelling. <u>Revised plans received on 06/30/2022</u> A. Lopez, Esq.
X.	<u>Public Hearing</u> 5. 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 Adjourned on 01-13-2022. Adjourned on May 9, 2022 & June 9, 2022</u> B. Pereiras, Esq.
XI.	<u>Public Hearing</u> 6. 302 24 th Street – Christina Bui. Block: 139 Lot: 20 Convert an existing first floor Doctor's office into residential dwelling unit. There will be a total of 5 units in the building. B. Pereiras, Esq.
XII.	<u>Public Hearing</u> 7. Jacques Minoyan 516 25 th Street. Block: 142 Lot: 28 Legalization: from 1 family into a two family. B Pereiras, Esq.
XIII.	<u>Public Hearing</u> 8. GN Management Inc. 704 Palisade Avenue. Block: 186 Lot: 7. The applicant proposes to construct a third floor and an addition to the rear of an existing two family dwelling. B. Pereiras, Esq.
XIV.	<u>Public Hearing/Amendment:</u> 9. 510 Bergenline Ave LLC. 510-514 Bergenline Avenue. Block 24. Lot 16, 17, 18. The applicant proposes to demolish two existing buildings, subdivide the property into four lots and construct a new two family dwelling on each lot. The approved resolution was memorialized on 11-18-2021. <u>The applicant’s request that the Board amend the resolution to acknowledge the existing easement.</u> B. Pereiras. Esq.

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XV.	10. 314 37 th , LLC 314 37 th Street Block 221 Lot 9 The applicant proposes to construct a rear addition to an existing five unit dwelling B. Pereiras. Esq.
XVI.	<u>Adoption of Resolutions:</u> 1. 111 35th Street LLC 111 35th Street Block: 208 Lots: 44-45 & 46. Subdivision into 3 new lots. Construction of 3 new three family homes. The approval resolution was memorialized on 05-21-2022. <u>The extension was approved until 12-30-2022.</u> 2. 547 36th ST UC Associates, LLC. 546-548 35th Street and 547 36th Street. New Construction, 4 story multifamily structure with a total of 36 units, (9) 1 BR & (27) 2 BR. With 47 parking spaces, including EV charging stations for equivalent 8 spaces. Block: 213 Lots: 17, 18, 64, 65, 66, 67, & 68. Approved. 3. 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. Approved. 4. X. D. Yangs Family II LLC. 2200 Bergenline Avenue. Block: 124 Lot: 1 Convert an existing 2 story, brick building that formerly contained a bank, into a mixed use structure with commercial space in the basement, commercial space and an apartment on the ground floor and four units on the second floor. Approved.