

**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 time of the board meeting.

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, September 8, 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 July 14, 2022.
VI.	<u>Public Hearing</u> 1. Christoff Schluender.1801-1803 Cliff Street. Bloch: 177 Lots: 25 & 26. Construction of three (3) one family house. Adjourned on 07-14-2022 B. Pereiras, Esq.
	<u>Public Hearing:</u> 2. Paneque, G & C E Loven. 927 18th Street. Block: 95 Lot: 11, 12.01. Applicant proposed converting existing daycare space into one residential unit, three existing apartments to remain for a total of four residential units. .. B. Pereiras, Esq.
VII.	<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. J. Alvaro Alonso, Esq.
VIII.	<u>Public Hearing:</u> 4. Jacques Minoyan 516 25 th Street. Block: 142 Lot: 28 Legalization: from 1 family into a two family. Adjourned on 07-14-2022 B Pereiras, Esq.
IX.	<u>Public Hearing</u> 5. 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. Adjourned on 07-14-2022 B. Pereiras, Esq.
X.	<u>Public Hearing</u> 6. 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 Adjourned on 07-14-2022 B. Pereiras. Esq.
XI.	<u>Public Hearing</u> 7. J. F K. Realty, LLC 4614 Kennedy Blvd Block: 263 Lots: 34 & 35 The applicant proposes a new 24 unit multifamily building. 15 parking spaces B. Pereiras, Esq.
XII.	<u>Public Hearing</u> 8. 716 Capital LLC 716 29 th Street. Lot: 162 Lot: 9 The applicant proposes to construct a rear addition to existing four units dwelling. B. Pereiras, Esq.
XIII.	<u>Public Hearing</u> 9. Saturnino Guaman & Cruz, Gregoria. 3401 Hudson Avenue Block: 207 Lot: 7. The applicants propose a small addition to an existing two family dwelling and legalize an existing third unit in the basement and driveway. B. Pereiras, Esq.
XIV	<u>Public Hearing</u> 10. TJ Property Realty LLC 507 32 nd Street Block: 170 Lot: 27. The applicant proposes the conversion of a music store and conservatory to pharmacy retail plus four residential units. B. Pereiras, Esq.

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XV.	<u>Adoption of Resolutions:</u> 1. Resolution to appoint the Attorney to the Zoning Board of Adjustment; retroactive on July 1, 2022 through June 30, 2023. 2. 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. Approved 3. Jasen Bellamy 816 21st Street. Block: 117 Lot: 17 The applicant proposes to construct a two story addition and convert an existing warehouse into a two family dwelling Approved 4. BB 6th Holdings LLC. 733-35 6th Street. Applicant proposes the conversion of 2 commercial units into 2 residential units, for a total of 6 units Approved 5. 302 24th 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. Approved
XVI.	