

**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, October 13, 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 __*;
Mindry Watley __*; Rosio Pena __*; Geraldine Perez __*;
Raymond Cetinich-Alt-3____
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 September 8, 2022.
VI.	<u>Public Hearing</u> 1. Julio Moncayo 1109 New York Avenue Block: 52 Lot: 3 Legalize an existing apartment to go from 2 units to 3 units. J. Alvaro Alonso, Esq.
	<u>Public Hearing:</u> 2. Joseph Shannawi 602 11 th Street Block: 54 Lot: 23 Legalized existing second floor unit to convert the property from a one family to a 2 family structure. A. Lopez., Esq.
VII.	<u>Public Hearing</u> 3. 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 and 09-08-2022 B. Pereiras, Esq.
VIII.	<u>Public Hearing:</u> 4. 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. Adjourned on 09-08-2022 B. Pereiras, Esq.
IX.	<u>Public Hearing</u> 5. Christoff Schluender.1801-1803 Cliff Street. Bloch: 177 Lots: 25 & 26. Construction of three (3) one family house. Adjourned on 07-14-2022 & 09/08/2022 B. Pereiras, Esq. <u>Revised plans received on 10-03-2022.</u> The applicant proposes the subdivision of the lot and the construction of two new two family house
X.	<u>Public Hearing</u> 6. Sheila Balasa & Janice Treubig 1105 New York Avenue. Block: 52 Lot: 2. Legalization of existing two family dwelling B. Pereiras, Esq.
XI.	<u>Public Hearing</u> 7. Kelsey Adamy & Paul Chang. 512 Monastery Place Block: 109 Lot: 36 Legalization of rear house. . B. Pereiras, Esq.
XII.	<u>Public Hearing</u> 8. Geoffrey Williams 321 5 th Street Block: 139 Lot: 20 Addition and alterations to existing three family building B. Pereiras, Esq.
XIII.	<u>Public Hearing</u> 9. Medna Builders LLC 406 Bergenline Avenue Block: 198 Lot:1 New Two (2) family dwelling. .. B. Pereiras, Esq.
XIV	<u>Public Hearing</u> 10. German Monsalve & Miryam Jaramillo. 306 A 40 th Street Block: 236 Lots: 12.5 & 13.5 Legalization of a ground floor apartment. Converting from a two family to a three family. B. Pereiras, Esq.
XIV	<u>Public Hearing</u> 11. Micelle Needham 505 Palisade Avenue Bloc: 25 Lot: 3 The applicant proposes to legalize a unit in a single family dwelling to create a two family structure. B. Pereiras, Esq.

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XV.	<u>Adoption of Resolutions:</u> 1. 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 Approved 2. Jacques Minoyan 516 25th Street. Block: 142 Lot: 28 Legalization: from 1 family into a two family. Approved 3. 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. Withdrawn 4. 716 Capital LLC 716 29th Street. Lot: 162 Lot: 9 The applicant proposes to construct a rear addition to existing four units dwelling. Approved 5. 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. Approved 6. TJ Property Realty LLC 507 32nd Street Block: 170 Lot: 27. The applicant proposes the conversion of a music store and conservatory to pharmacy retail plus four residential units. Approved
XVI.	