

**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, November 10, 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 \_\_\*;  
Rosio Pena-\_\_\_\_\*; Geraldine Perez\_\_\*; Mindry Watley\_\_\_\_\*;  
Raymond Cetinich-Alt-3\_\_\_\_  
Tomas Paneque, Esq., Board Counsel  
David Spatz, P.P., AICP, Consulting City Planner

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>I.</b>    | Meeting Called to order – roll call                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>II.</b>   | Pledge of allegiance to the Flag                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>III.</b>  | Statement with regard to the Open Public Meeting Act / Sunshine Law                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>IV</b>    | Communications                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>V.</b>    | <b><u>Adoption of Minutes:</u></b><br>Regular meeting held on October 13, 2022.                                                                                                                                                                                                                                                                                                                                                                                |
| <b>VI.</b>   | <b><u>Public Hearing</u></b><br><b>1. Edward Medina 728 Sip Street. Block: 174 Lots: 26 &amp; 27</b> Subdivision of 2 existing lot into 4 lots and the proposed construction of 4 new 2 family homes. <b>J. Alvaro Alonso, Esq.</b><br><b>Carried from 09-08-2022 to 11-10-2022 (need revised plans)</b><br><b>Carried to January 2023 (By applicants' attorney)</b>                                                                                           |
|              | <b><u>Public Hearing:</u></b><br><b>2. Michael B. Hern 317 4<sup>th</sup> Street Block: 13 Lot: 13</b> Legalization of an existing basement apartment to go from a two family to a three-family home. <b>A. Lopez, Esq.</b>                                                                                                                                                                                                                                    |
| <b>VII.</b>  | <b><u>Public Hearing</u></b><br><b>3. 2705 Bergenline Avenue – 2705 Bergenline Avenue, LLC Block: 154 Lot :3</b> The applicant proposes to convert a portion of existing commercial space on the ground floor of a mixed-use building into a residential apartment unit consisting of one (1) bedroom. <b>A. Lopez, Esq.</b>                                                                                                                                   |
| <b>VIII.</b> | <b><u>Public Hearing:</u></b><br><b>4. 314 37<sup>th</sup>, LLC 314 37<sup>th</sup> Street Block 221 Lot 9</b> The applicant proposes to construct a rear addition to an existing five-unit dwelling Adjourned on <b>07-14-2022, 09-08-2022 and 10-13-2022</b> <b>B. Pereiras, Esq.</b><br><b>Revised plans received on 10-25-2022</b>                                                                                                                         |
| <b>IX.</b>   | <b><u>Public Hearing</u></b><br><b>5. J. F K. Realty, LLC 4614 Kennedy Blvd Block: 263 Lots: 34 &amp; 35</b> The applicant proposes a new 24-unit multifamily building. 15 parking spaces. Adjourned on <b>09-08-2022 and 10-13-2022</b> <b>B. Pereiras, Esq.</b><br><b>Re-notice requires.</b>                                                                                                                                                                |
| <b>X.</b>    | <b><u>Public Hearing</u></b><br><b>6. Christoff Schluender.1801-1803 Cliff Street. Bloch: 177 Lots: 25 &amp; 26.</b> Construction of three (3) one family house. Adjourned on <b>07-14-2022 &amp; 09/08/2022</b> <b>B. Pereiras, Esq.</b><br><b><u>Revised plans received on 10-03-2022.</u></b> The applicant proposes the subdivision of the lot and the construction of two new two-family house. Adjourned on <b>10-13-2022</b> <b>Re-notice required.</b> |
| <b>XI.</b>   | <b><u>Public Hearing</u></b><br><b>7. 731-733 30<sup>th</sup> Street Jorge &amp; Zaida Turbay Block: 162 Lots: 35 &amp; 36.</b> Legalization of a commercial space in a former two-car garage. <b>B. Pereiras, Esq.</b>                                                                                                                                                                                                                                        |
| <b>XII.</b>  | <b><u>Public Hearing</u></b><br><b>8. 537 27<sup>th</sup> Street Alicia &amp; Oswaldo Toro. Block: 148 Lot: 27</b> The applicant proposes to convert a commercial space on the ground floor of an existing mixed-use building into an apartment. There will be two units in the building. <b>B. Pereiras, Esq.</b>                                                                                                                                             |

**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.

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| XIII. | <p><b><u>Public Hearing/Extension:</u></b></p> <p>9. Juan Vizueta. 534 42<sup>nd</sup> Street. Block: 244 Lot: 10. Proposes to legalize two existing apartments. To go from a 2-family house to 3 family house. The applicant’s attorney is requesting that the approvals be extended retroactively to permit the applicant to obtain all necessary permits.</p> <p>The resolution was adopted on September 13, 2018.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| XIV.  | <p><b><u>Adoption of Resolutions:</u></b></p> <p>1. Julio Moncayo 1109 New York Avenue Block: 52 Lot: 3 Legalize an existing apartment to go from 2 units to 3 units. <b>Approved</b></p> <p>2. Joseph Shannawi 602 11<sup>th</sup> Street Block: 54 Lot: 23 Legalized existing second floor unit to convert the property from a one family to a 2-family structure. <b>Approved</b></p> <p>3. Sheila Balasa &amp; Janice Treubig 1105 New York Avenue. Block: 52 Lot: 2. Legalization of existing two-family dwelling. <b>Approved</b></p> <p>4. Kelsey Adamy &amp; Paul Chang. 512 Monastery Place Block: 109 Lot: 36 Legalization of rear house. <b>Approved</b></p> <p>5. Geoffrey Williams 321 5<sup>th</sup> Street Block: 139 Lot: 20 Addition and alterations to existing three family building. <b>Approved</b></p> <p>6. Medna Builders LLC 406 Bergenline Avenue Block: 198 Lot:1 New Two (2) family dwelling. <b>Approved</b></p> <p>7. German Monsalve &amp; Miryam Jaramillo. 306 A 40<sup>th</sup> Street Block: 236 Lots: 12.5 &amp; 13.5 Legalization of a ground floor apartment. Converting from a two family to a three family. <b>Approved</b></p> <p>8. Michelle 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>Approved</b></p> |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |