

**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, December 8, 2022 at 6:00 p.m. in the Sara Gilmore Academy, located at 1600 Kerrigan Avenue, 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**

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 November 10, 2022.
VI.	<u>Public Hearing/Extension:</u> 1. Ayoub Brothers Realty LLC. 4007 Bergenline Avenue. Block: 234 Lot: 31 Legalization of residential dwelling unit of existing 3 Story mixed use building with 3 residential units and ground floor commercial. The applicant's attorney is requesting an extension. The Resolution was memorialized on November 1, 2018 .. A. Mulkay. Esq.
VII.	<u>Public Hearing</u> 2. 2705 Bergenline, LLC Avenue – 2705 Bergenline Avenue Block: 154 Lot :3 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. Adjourned on 11-10-2022 A. Lopez. Esq.
VIII.	<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, 09-08-2022, 10-13-2022 and 11-10-2022 Revised plans received on 10-25-2022 B. Pereiras. Esq.
IX.	<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, 10-13-2022 and 11-10-2022 B. Pereiras, Esq.
X.	<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. Adjourned on 10-13-2022 and 11-10-2022
XI.	<u>Public Hearing</u> 6. 731-733 30 th Street Jorge & Zaida Turbay Block: 162 Lots: 35 & 36. Legalization of a commercial space in a former two-car garage. Adjourned on 11-10-2020 B. Pereiras, Esq.
XII.	<u>Public Hearing</u> 7. 537 27 th Street Alicia & Oswaldo Toro. Block: 148 Lot: 27 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. Adjourned on 11-10-2020 B. Pereiras, Esq.
XIII.	<u>Public Hearing</u> 8. 38 Realty, LLC 611 38 th Street Block: 260 Lot: 55 Legalization of two-family house which includes the partial demolition of the existing structure in front and rear. Includes additions, a new curb cut, and driveway for two cars. B. Pereiras, Esq.
XIV.	<u>Public Hearing</u> 9. Jorge Perez 516 36th Street Block: 218 lot:25 The Applicant proposes to convert an existing boarding house into a four-unit apartment building. B. Pereiras, Esq.

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XV.	<u>Adoption of Resolutions:</u> 1. Michael B. Hern 317 4 th Street Block: 13 Lot: 13 Legalization of an existing basement apartment to go from a two family to a three-family home. Approved 2. Resolution Appointing the Zoning Board of Adjustment Secretary for the year 2023 3. Resolution to approve the Zoning Board of Adjustment Schedule for the year 2023.
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