

**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

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, January 12, 2023 at 6:00 p.m. in the Union City High School, located at 2500 John F. Kennedy Blvd, 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 December 08, 2023.
VI.	<u>Public Hearing:</u> 1. 1512 Palisade Avenue-1512 Palisade Avenue Block: 181 Lot: 4 Addition and conversion from one (1) family to four (4) family A. Arturi., Esq. <u>The publication affidavit provided is out of time. The applicant needs to resend all new notices and re-publish for the February 9, 2023 meeting.</u>
	<u>Public Hearing</u> 2. 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. Carried from 09-08-2022 to 11-10-2022 (need revised plans) <u>Carried to January 2023 (By applicants' attorney)</u> <u>The applicant's attorney sent a letter by email on 12-16-2022 withdrawing the application.</u>
VII.	<u>Public Hearing</u> 3. 314 13 th Street, LLC 312-314 13 th Street Block: 63 Lot: 7 Addition to an existing two-2 family homes J. Alvaro Alonso, Esq.
VIII.	<u>Public Hearing:</u> 4. 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 & 12-08-2022 A. Lopez. Esq.
IX.	<u>Public Hearing /Extension:</u> 5. 603 Central Avenue, LLC. 603-607 Central Avenue. Block 300. Lots 21, 22, 23. Applicant proposes demolishing existing one-story warehouse and constructing three (3) two family house. Requesting one year extension. Resolution was memorialized on November 12, 2020. 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, 09-08-2022, 10-13-2022, 11-10-202 and 12-08-2022 Revised drawings received on 10-25-2022 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. Adjourned on 09-08-2022, 10-13-2022, 11-10-2022 & 12-08-2022 B. Pereiras. Esq.
XII.	<u>Public Hearing</u> 8. 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 & 12-08-2022 B. Pereiras, Esq.
XIII.	<u>Public Hearing</u> 9. 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. Adjourned on 12-08-2022 Revised drawings received on 01-03-2023 B. Pereiras, Esq.

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XIV	Public Hearing 10. Jorge Perez 514 36th Street Block: 218 lot:25 The Applicant proposes to convert an existing boarding house into a four-unit apartment building. Adjourned on 12-08-2022 B. Pereiras, Esq.
XV.	Adoption of Resolutions: 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. Approved 2. Christoff Schluender.1801-1803 Cliff Street. Bloch: 177 Lots: 25 & 26. Construction of one (1) two- family house and one (1) one-family house. Approved Revised drawings received on 01-03-2023 3. 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. Approved 4. 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. Withdrawn