

**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, February 9, 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 January 12, 2023.
VI.	<u>Hearings/Application/Extension:</u> 1. 720 8th Street Union City Renewal Associates, LP 720 8th Street Block: 42, Lot: 9. Proposes 6 story, 101-unit senior residential housing with retail and 2 levels of parking. The applicant is seeking for a 1-year extension. (Third extension request) The resolution was memorialized on September 13, 2018. Weiner Law Group, LLP
	<u>Public Hearing:</u> 2. 4531 Harrison Place, LLC 4531. 4535 Harrison Avenue Block: 264 Lots: 22, 23 & 24. Legalization of two existing apartments to create a total of 4 residential units. J. Alvaro Alonso, Esq.
VII.	<u>Public Hearing:</u> 3. 1512 Palisade Avenue-1512 Palisade Avenue Block: 181 Lot: 4 Addition and conversion from one (1) family to four (4) family A. Arturi., Esq.
VIII.	<u>Public Hearing:</u> 4. 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 & 01-12-2023 B. Pereiras, Esq.
IX.	<u>Public Hearing</u> 5. 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 & 01-12-2023 Revised drawings received on 01-03-2023. .. B. Pereiras, Esq.
X.	<u>Public Hearing</u> 6. 1616 Kennedy Blvd LLC. 1616 Kennedy Blvd Block: 82 Lot: 12Legalization of two residential units in an existing multi-family building for a total of five residential units B. Pereiras, Esq.
XI.	<u>Public Hearing</u> 7. Mohammed Abu Ali. 133 19th Street Block: 260 Lot: 55. Legalization of one residential unit in an existing mixed-use building B. Pereiras. Esq
XII.	<u>Public Hearing</u> 8. MI 412 4 th Street, LLC - 412 4 th Street. Block:15 Lot:29. Legalization of two (2) apartments in an existing multifamily building B. Pereiras, Esq.
XIII.	<u>Public Hearing</u> 9. 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 & 01-12-2023. 01-16-2023. The applicant’s attorney requested that this application be carried over to the March 9, 2023 agenda A. Lopez. Esq.

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XIV	<u>Adoption of Resolutions:</u> 1. 314 13th Street, LLC 312-314 13th Street Block: 63 Lot: 7 Addition to an existing two-2 family homes Approved 2.. 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. <u>Approved</u> 3. 314 37th, LLC 314 37th Street Block 221 Lot 9 The applicant proposes to construct a rear addition to an existing five-unit dwelling Approved 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. <u>Denied</u> 5. Jorge Perez 514 36th Street Block: 218 lot:25 The Applicant proposes to convert an existing boarding house into a four-unit apartment building. <u>Approved</u> 6. Christoff Schluender.1801-1803 Cliff Street. Bloch: 177 Lots: 25 & 26. Construction of one (1) two- family house and one (1) one-family house. <u>Approved on 12-08-2022.</u> Revised drawings received on 01-03-2023
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