

**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, March 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

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| 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.    | <b><u>Adoption of Minutes:</u></b><br>Regular meeting held on February 9, 2023.                                                                                                                                                                                                                            |
| VI.   | <b><u>Public Hearing:</u></b><br>1. 4531 Harrison Place, LLC 4531. 4535 Harrison Place Block: 264 Lots: 22, 23 & 24. Legalization of two existing apartments to create a total of 4 residential units. <b>Adjourned on 02/09/2023. J. Alvaro Alonso, Esq.</b>                                              |
|       | <b><u>Public Hearing:</u></b><br>2. 1512 Palisade Avenue-1512 Palisade Avenue Block: 181 Lot: 4 Addition and conversion from one (1) family to four (4) family. <b>Adjourned on 02/09/2023. A. Arturi., Esq.</b>                                                                                           |
| VII.  | <b><u>Public Hearing:</u></b><br>3. 731-733 30 <sup>th</sup> Street Jorge & Zaida Turbay Block: 162 Lots: 35 & 36. Legalization of a commercial space in a former two-car garage. <b>Adjourned on 11-10-2020, 12-08-2022, 01-12-2023 &amp; 02-09-2023</b><br>.. <b>B. Pereiras, Esq.</b>                   |
| VIII. | <b><u>Public Hearing:</u></b><br>4. MI 412 4 <sup>th</sup> Street, LLC - 412 4 <sup>th</sup> Street. Block:15 Lot:29. Legalization of two (2) apartments in an existing multifamily building. <b>Adjourned on 02-09-2023 B. Pereiras, Esq</b>                                                              |
| IX.   | <b><u>Public Hearing</u></b><br>5. 509-513 Bergenline Avenue LLC 509-513 Bergenline Avenue. Block: 23 Lots: 29-31. The applicant proposes to construct a four story, six-unit, multifamily building. A total of 11 parking spaces are provided.<br>.. <b>A. Lopez, Esq.</b>                                |
| X.    | <b><u>Public Hearing</u></b><br>6. Immanuel United Methodist Church - 3301 New York Avenue Block:198 Lot: 1. The applicant proposes to operate a day care center on the ground floor. <b>B. Pereiras. Esq.</b>                                                                                             |
| XI.   | <b><u>Public Hearing</u></b><br>7. Apnaghar Property Management, LLC 1909 New York Avenue. Block: 102 Lot: 18. The applicant <b>proposes</b> to legalized an existing studio apartment and convert a two-family building into three units. <b>B. Pereiras. Esq.</b>                                        |
| XII.  | <b><u>Public Hearing</u></b><br>8. Hung Fat Inc. 1212-1216 Summit Avenue. The applicant proposes to modify an existing two-story, mixed-use building, by the construction of one additional floor, for a total of 16 residential units and 2 commercial spaces. <b>B. Pereiras, Esq.</b>                   |
| XIII. | <b><u>Public Hearing</u></b><br>9. Merwin Richard. 3100 Central Avenue. Block: 170 Lot: 1. The applicant proposes to demolish an existing 2.5 story masonry building and construct a new 5 story, mixed use building. A total of 8 parking spaces are provided on the ground floor. <b>A. Alonso. Esq.</b> |

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| <b>XIV</b> | <b><u>Public Hearing / Reconsideration:</u></b><br><b>10.</b> 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. <b>Adjourned on 11-10-2022, 12-08-2022 &amp; 01-12-2023. 01-16-2023. The applicant’s attorney requested that this application be carried over to the March 9, 2023 agenda. The application was Denied on 02-09-2023</b><br><b>Adolfo Lopez. Esq.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>XV.</b> | <b><u>Adoption of Resolutions:</u></b><br><b>1.</b> 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. <b>Approved</b><br><b>2.</b> 38 Realty, LLC 611 38 <sup>th</sup> 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><u>Approved</u></b><br><b>3.</b> 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><u>Approved</u></b><br><b>4.</b> Mohammed Abu Ali. 133 19th Street Block: 260 Lot: 55. Legalization of two residential unit in an existing mixed-use building <b><u>Approved</u></b> |
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