

**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, April 13, 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 ____*; Vivian O’Dell ____*; Miguel Ortiz ____*;
Rosio Pena ____*; Geraldine Perez ____*; Mindry Watley ____*;
Altagracia San Martino _____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 March 9, 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. Adjourned on 02-09-2023 and 03-09-2023 A. Arturi., Esq.
	<u>Public Hearing:</u> 2. 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. Adjourned on 02/09/2023 and 03-09-2023 J. Alvaro Alonso, Esq. ..
VII.	<u>Public Hearing:</u> 3. 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. Adjourned on 03-09-2023 A. Alonso. Esq. Letter requesting to schedule this matter for the June 8, 2023. Received on 03-16-2023
VIII.	<u>Public Hearing:</u> 4. 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 Adjourned on 03-09-2023 A. Lopez, Esq.
IX.	<u>Public Hearing / Reconsideration</u> 5. 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. The application was Denied on 02-09-2023. Reconsideration Adjourned on 03-09-2023 A Lopez. Esq. ..
X.	<u>Public Hearing</u> 6. Black Cat Palisade LLC 804 Palisade Avenue. Block: 186 Lot: 18 Legalization of basement apartment to go from 2 units to 3 units. A. Lopez, Esq.
XI.	<u>Public Hearing</u> 7. 731-733 30th 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 & 02-09-2023 Revised drawing received on 03-08-2023. Adjourned on 03-09-2023 B. Pereiras, Esq.
XII.	<u>Public Hearing</u> 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. Adjourned on 03-09-2023 B. Pereiras, Esq.

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XIII.	<u>Public Hearing</u> 9. Eliezer Wigder 314 36th Street Block: 215 Lot: 7 The applicant proposes to legalize an existing one-bedroom apartment in the basement; there will be a total of 3 units in the building. B. Pereiras, Esq.
XIV	<u>Public Hearing</u> 10.. Luciano Calles 1817 Bergenline Avenue Block: 98 Lot: 8 The applicant proposes to legalize an existing basement apartment in the 6-unit mixed use building. B. Pereiras, Esq.
XV.	<u>Public Hearing</u> 11. AA Summit Ave LLC 1406 Summit Avenue Block: 70 Lot: 20. New construction of a mixed-use building with 3 residential units and dental office on the ground floor. No Parking spaces are provided .. B. Pereiras, Esq.
XVI	<u>Public Hearing</u> 12. Union City Package, LLC 530 28th Street Block: 160 Lot: 13 The applicant proposes to legalize an existing basement apartment; there will be a total of 4 units in the building. B. Pereiras, Esq.
XVII	<u>Public Hearing</u> 13. Kimberley Gueldner 411 42nd Street Block; 240 Lot: 24.02 The applicant proposes to legalize the conversion of a warehouse building into a two-bedroom apartment B. Pereiras. Esq
XVIII	<u>Adoption of Resolutions:</u> 1. MI 412 4th Street, LLC - 412 4th Street. Block:15 Lot:29. Legalization of two (2) apartments in an existing multifamily building. <u>Approved</u> 2. 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. <u>Approved. Revised drawings required</u> 3. Apnaghar Property Management, LLC 1909 New York Avenue. Block: 102 Lot: 18. The applicant proposes to legalized an existing studio apartment and convert a two-family building into three units. <u>Approved</u>