

**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, May 11, 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 __*; Miguel Ortiz __*; Geraldine Perez __*;
Mindry Watley __*; Vivian O'Dell __*; Altagracia San Martino __*;
Andres Garcia __*; Rosio Pena-Alt 1 __*; 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 April 13, 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, 03-09-2023 and 04-13-2023 A. Arturi, Esq.
	<u>Public Hearing:</u> 2. 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 & 04-13-2023 A. Lopez, Esq.
VII.	<u>Public Hearing:</u> 3. Black Cat Palisade LLC 804 Palisade Avenue. Block: 186 Lot: 18 Legalization of basement apartment to go from 2 units to 3 units. Adjourned on 04-13-2023 A. Lopez, Esq.
VIII.	<u>Public Hearing:</u> 4. 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 & 04-13-2023 B. Pereiras, Esq.
IX.	<u>Public Hearing: Extension</u> 5. 391 Mountain Road LLC. 391 Mountain Road. Block 175 Lot 48. Applicant proposes to a rear addition and the conversion of one family into a two family. The approval resolution was memorialized on 06-10-2021. The applicant is requesting 1 year extension. B. Pereiras Esq.
X.	<u>Public Hearing</u> 6. JFK Realty 4614 Kennedy Blvd Block: 263 Lots: 34 & 35 Construction of a new multifamily building. 18 apartments-15 Tandem parking spaces + 4 bonus electric=19 spaces B. Pereiras Esq.
XI.	<u>Public Hearing</u> 7. Massimo A Bassi & Fabiana Zangara- 2015 Palisade Avenue Block: 111 Lot: 15 Interior renovations and construct a rooftop addition and deck on an existing two-family dwelling. B. Pereiras. Esq.
XII.	<u>Public Hearing</u> 8. ER Home Group – 1309 Bergenline Avenue Block: 65 Lot: 5 Legalize two (2) existing apartments, will be a total of 4 units B. Pereiras Esq.
XIII.	<u>Public Hearing</u> 9. B & V Investment LLC 3810-14 32 nd Street. The applicant proposes the construction of a new mixed-use building. Consisting of 6 stories, 24 apartments and 25 parking spaces. B. Pereiras Esq.
XIV	<u>Public Hearing</u> 10. Kimberley Gueldner 411 42 nd 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.

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XV.	<u>Adoption of Resolutions:</u> 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. Approved 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. Reconsideration. Approved 3. 731-733 30th Street Jorge & Zaida Turbay Block: 162 Lots: 35 & 36. Legalization of a commercial space in a former two-car garage. Approved 4. 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. Approved 5. Luciano Calles 1817 Bergenline Avenue Block: 98 Lot: 8 The applicant proposes to legalize an existing ground floor apartment in the 6-unit mixed use building. Approved 6. 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. Approved 7. 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 13 units in the building. Approved 8. 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 received on 04/20/2023</u>
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