

**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, June 8, 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 May 11, 2023.
VI.	<u>Public Hearing:</u> 1. 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 & 04-13-2023 A. Alonso. Esq. Letter requesting to schedule this matter for the June 8, 2023 hearing. Received on 03-16-2023 Revised plans received on 04/07/2023
	<u>Public Hearing:</u> 2. 312 11 th Street Homes, LLC 312 11 th Street. Block: 51 lot: 29The applicant proposes several additions to an existing single-family dwelling and convert the building to a two-family dwelling. A. Alonso, Esq. As per Mr. Alonso’s Request on April 7, 2023, this matter is carried over to June 8, 2023 meeting
VII.	<u>Public Hearing:</u> 3. 526 26 th Street. Joaquin Garcia. Block: 148 Lots: 11 & 12. Legalization of an existing ground floor apartment. The legalization shall create a total of 4 residential units in 2 principal structures. A. Alonso, Esq.
VIII.	<u>Public Hearing:</u> 4. Hung Fat Inc. 1212-1216 Summit Avenue. Lot: 58 Lots: 26, 27 & 28. 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 & 05-11-2023 B. Pereiras, Esq.
IX.	<u>Public Hearing /</u> 5. 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. Adjourned on 05-11-2023 . .. B. Pereiras Esq.
X.	<u>Public Hearing</u> 6. 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. Adjourned on 05-11-2023 .. Adjourned on 05-11-2023 B. Pereiras Esq.
XI.	<u>Public Hearing</u> 7. Mark & Mira Paloka – 1002 New York Avenue. Block: 50 Lot: 21. The applicant proposes to legalized an existing apartment (the unit will be modified from a one-bedroom unit to a studio) on the ground floor of the building; there will be a total of 3 units in the building. B. Pereiras. Esq.
XII.	<u>Public Hearing</u> 8. BWS 903-905 New York Avenue Block: 39.02 Lots: 2 & 3 Applicant proposes legalization of a basement apartment in a multifamily building B. Pereiras. Esq
XIII.	<u>Public Hearing</u> 9. Rino Management, LLC 411 38 th Street. Block: 220 Lot: 22. The applicant proposes the legalization of ground floor studio and bible study B. Pereiras. Esq.

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XIV	Public Hearing 10. 810 6 th St., LLC 810 6 th Street. Block: 31 Lot: 6. The applicant proposes a new two-family dwelling. B. Pereiras. Esq.
XV	Adoption of Resolutions: 1. 1512 Palisade Avenue-1512 Palisade Avenue Block: 181 Lot: 4 Addition and conversion from one (1) family to four (4) family. Denied 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. Approved 3. Black Cat Palisade LLC 804 Palisade Avenue. Block: 186 Lot: 18 Legalization of basement apartment to go from 2 units to 3 units. Approved 4. 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. Approved. 5. 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. Approved. 6. ER Home Group – 1309 Bergenline Avenue Block: 65 Lot: 5 Legalize two (2) existing apartments, will be a total of 4 units. Approved. 7. 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. Approved.