

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, July 6, 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 June 8, 2023.
VI.	<u>Hearings/Application:</u> 1. Juan Vizueta 534 42 nd Street Block: 244 Lot: 10 The applicant proposes to legalize an existing second unit in the rear building to a two-family dwelling. The front most building will be converted from a three unit building to a two-family dwelling. A. Alonso., Esq.
VII.	<u>Public Hearing:</u> 2. 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 & 06-08-2023 Revised drawings received on 06-23-2023. B. Pereiras, Esq.
VIII.	<u>Public Hearing:</u> 3. 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 & 06-08-2023 Revised drawings received on 06-23-2023. The applicant proposes 13 residential units and 13 parking spaces + 3 Bonus electric =16 spaces B. Pereiras. Esq.
IV.	<u>Public Hearing:</u> 4. 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 & 06-08-2023 B. Pereiras Esq.
X.	<u>Public Hearing:</u> 5. Rino Management, LLC 411 38 th Street. Block: 220 Lot: 22. The applicant proposes the legalization of ground floor studio and bible study. Adjourned on 06-08-2023 B. Pereiras. Esq.
XI.	<u>Public Hearing:</u> 6. Oz Holdings, LLC 506 Lincoln Street. Block: 254 Lot: 45. Construction of a new two-family house in a vacant lot. B. Pereiras. Esq.
XII.	<u>Public Hearing:</u> 7. Park Ave Investments, LLC 3801 Park Avenue. Block: 228 Lot: 19.01. The applicant proposes to construct a new 3 story, four family building. Three (3) parking spaces will be provided. B. Pereiras. Esq
XIII.	<u>Adoption of Resolutions:</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. Denied 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. Revised plans received on 06-16-2023 Approved 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. Approved

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	4. 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. <u>Approved</u> 5. BWS 903-905 New York Avenue Block: 39.02 Lots: 2 & 3 Applicant proposes legalization of a basement apartment in a multifamily building. <u>Approved</u> 6. 810 6th St., LLC 810 6th Street. Block: 31 Lot: 6. The applicant proposes a new two-family dwelling. <u>Approved</u>
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