



CITY OF UNION CITY
County of Hudson, State of New Jersey

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.

**AGENDA
REGULAR MEETING
CITY OF UNION CITY
ZONING BOARD OF ADJUSTMENT**

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, September 14, 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: <u>Application to be dismissed without prejudice:</u> Mukherjee, Subha & Viabhav D Joshi. 525 28 th Street. Block: 154 Lot: 34 (deemed incomplete on 03-20-2023) <u>Withdrawal application:</u> 412 10 th Street – 10 th Street Investment, LLC Block: 48 Lot 27. The applicant proposes to demolish an existing structure, and construct a new two-family dwelling. The new building will have a roof top terrace. The application was withdrawn by the applicant's attorney on July 18, 2023.
V.	<u>Adoption of Minutes:</u> Regular meeting held on July 6, 2023.
VI.	<u>Public Hearing / Amendment.</u> 1. The Residences at New York Avenue, LLC. 1211 New York Avenue. Block: 61.02. Lots: 2(22-26). Subdivision of lot unto 6 new lots (4 lots 2,784 Sq. ft.; 1 lot 2,976 Sq. ft.; 1 lot 3,200 Sq. ft.) with construction of 3 family dwelling on each new lot for a total of 6 - 3 family buildings. <u>The applicant's attorney is requesting a minor design change to the plans. The approval resolution was adopted on 01/09/2020.</u> A. Mulkay., Esq.
VII.	<u>Public Hearing:</u> 2. Marusia Cuellar – 106 32 nd Street Block: 197 Lot: 25. The applicant proposes to legalize an existing apartment in the basement of a building; there will be a total of 4 units in the building. C. Vergara. Esq.
VIII.	<u>Public Hearing:</u> 3. Haider Ahmad-2410 Summit Avenue. Legalization of apartment. The legalization shall create a total of 3 residential units. A. Alonso., Esq.
IX.	<u>Public Hearing:</u> 4. Hilda Perez & Alex Perez – 2000 West Street. Block: 23 Lot: 28. Expansion of an existing Daycare to the second floor. A. Lopez. Esq.
X.	<u>Public Hearing:</u> Revised plans and notice requirements. 5. JFK Realty 4614 Kennedy Blvd Block: 263 Lots: 34 & 35 Construction of a new multifamily building. 12 apartments-13 parking spaces. B. Pereiras, Esq. Revised plans received on 08-25-2023.



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XI.	<u>Public Hearing:</u> 6. 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. Adjourned on 07-06-2023 B. Pereiras, Esq. <u>Revised plans received on 08-31-2023</u>
XII.	<u>Public Hearing:</u> 7. 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, 06-08-2023 & 07-06-2023 B. Pereiras Esq.
XIII.	<u>Public Hearing:</u> 8. 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 & 07-06-2023. B. Pereiras. Esq.
XIV.	<u>Public Hearing:</u> 9. Juan Inoa 705-707 Begenline Avenue. Block: 35 Lots: 3 & 4. The applicant proposes to legalize an existing two-bedroom apartment in the basement; there will be a total of 7 units. B. Pereiras. Esq
XV.	<u>Public Hearing:</u> 10. Sergio Quinde. 516 40 th Street. Block: 234 Lot: 23. Legalization of first floor apartment. B. Pereiras. Esq.
XVI.	<u>Adoption of Resolutions:</u> 1. Resolution to appoint the Attorney to the Zoning Board of Adjustment, retroactive on July 1, 2023 through December 31, 2023. 2. 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. Approved Revised plans required. Received on 07/12/23 3. JFK Realty 4614 Kennedy Blvd Block: 263 Lots: 34 & 35 Construction of a new multifamily building. 12 apartments-13 parking spaces. Approved Revised plans required. Received on 08-25-2023 4. Oz Holdings, LLC 506 Lincoln Street. Block: 254 Lot: 45. Construction of a new two-family house in a vacant lot. Approved Revised plans required. Received on 08-24-2023 5. 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. <u>Withdrawn</u>