

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, October 12, 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 September 14, 2023.
VI.	<u>Public Hearing:</u> 1. 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. <u>Adjourned on 09-14-2023. The application was withdrawn by the applicant’s attorney. 09-18-2023</u>
VII.	<u>Public Hearing:</u> 2. Haider Ahmad-2410 Summit Avenue. Legalization of apartment. The legalization shall create a total of 3 residential units. A. Alonso., Esq. <u>Adjourned on 09-14-2023 Revised plans required. The application was withdrawn by the applicant’s attorney. 10-04-2023</u>
VIII	<u>Public Hearing:</u> 3. 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 & 09-14-2023 B. Pereiras, Esq. <u>Revised plans received on 08-31-2023</u>
IX.	<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, 06-08-2023 & 07-06-2023 & 09-14-2023 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 & 07-06-2023 & 09-14-2023 B. Pereiras. Esq.
XI	<u>Public Hearing</u> 6. 310-318 7 th Street. Block: 37 Lots: 22-25 The applicant proposes the legalization of a Church .. B. Pereiras. Esq.
XII.	<u>Public Hearing:</u> 7. 2109 West Union City, LLC – 2109 West Street. Block: 115 Lot: 5. The applicant proposes to construct a two-story addition to the rear of an existing building that contains two units. B. Pereiras., Esq.
XIII.	<u>Public Hearing</u> 8. Sarfaraz Kahn – 507 6 th Street. Block: 23 Lot: 28 Legalization of basement apartment. A. Lopez. Esq
XIV.	<u>Public Hearing:</u> 9. 601 New York Avenue, LLC – 601 New York Avenue. Block: 27 Lot: 1. New legal office in a mixed-use building. Also reconstruction of rear expansion, new basement office space and new roof deck for office .. B. Pereiras., Esq.

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XV.	<u>Adoption of Resolutions:</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. Approved</u> 2. Hilda Perez & Alex Perez – 2000 West Street. Block: 23 Lot: 28. Expansion of an existing Daycare to the second floor. Approved. <u>Revised plans received on 10-04-2023</u> 3. 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. Approved 4. Sergio Quinde. 516 40th Street. Block: 234 Lot: 23. Legalization of first floor apartment. Approved <u>Revised plans received on 10-03-2023</u>
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