



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, November 09, 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 October 12, 2023.
VI.	<u>Public Hearing:</u> 1. 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 & 10-12-2023 <u>Revised plans received on 08-31-2023. Revised drawings received on 10-30-20</u> B. Pereiras, Esq.
VII.	<u>Public Hearing:</u> 2. 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 & 10-12-2023 B. Pereiras Esq. Revised drawings received on 10-30-2023.
VIII.	<u>Public Hearing:</u> 3. Hudson Heights Church of Christ 2000 West Street Block: 109 Lot: 26. The applicant proposes to convert a portion of the second floor of an existing mixed-use building for church use .. A. Alonso. Esq.
IX.	<u>Public Hearing:</u> 4. Lilian Leon – 1608-1610 New York Avenue Block: 88 Lot: 22 The applicant proposes a new building with 52 parking spaces on the ground floor and 21 apartments above. B. Pereiras. Esq.
X.	<u>Public Hearing:</u> 5. Monserrat Moran – 2405 West Street. Block: 136 Lot: 19 Applicant proposes addition and alteration to an existing two-family house. B. Pereiras., Esq.
XI.	<u>Public Hearing:</u> 6. 1800 JFK BLVD, LLC 1800 Kennedy Blvd. Block: 96 Lot: 1 The applicant proposes to legalize two existing apartments in the basement. B. Pereiras., Esq.



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XII.	<u>Public Hearing:</u> 7. Patricia Villarruel, 208 43 rd Street. Block: 252 Lot: 7. The Applicant proposes legalization of a basement apartment in an existing multifamily. B. Pereiras. Esq.
XIII.	<u>Adoption of Resolutions:</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. <u>Withdrawn</u> 2. Haider Ahmad-2410 Summit Avenue. Legalization of apartment. The legalization shall create a total of 3 residential units. <u>Withdrawn</u> 3. Rino Management, LLC 411 38 th Street. Block: 220 Lot: 22. The applicant proposes the legalization of ground floor studio and bible study. <u>Approved</u> 4. 310-318 7 th Street. Block: 37 Lots: 22-25 The applicant proposes the legalization of a Church <u>Approved</u> 5. 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. <u>Approved. Revised drawings received on 10-30-2023</u> 6. Sarfaraz Kahn – 507 6 th Street. Block: 23 Lot: 28 Legalization of basement apartment. <u>Approved</u> 7. 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 <u>Approved. Revised drawings received on 10-30-2023</u>

FORMAL ACTION may be taken on the items listed on the agenda below and on any additional items coming before this board.