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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, December 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:
V.	<u>Adoption of Minutes:</u> Regular meeting held on November 09, 2023.
VI.	<u>Public Hearing / Extension:</u> 1. Monty Residences, LLC. 421-427 6 th Street, a.k.a 510-514 Bergenline Avenue. Block 24. Lots: 16.01, 16.02, 16.03 and 16.04 (formerly Lots 16, 17, 18. The applicant proposes to demolish two existing buildings, subdivide the property into four lots and construct a new two-family dwelling on each lot. The approval resolution was memorialized on November 18, 2021. The applicant is seeking for a one-year extension .. 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, 18 apartments and 33 parking spaces. Adjourned on 05-11-2023 Adjourned on 05-11-2023, 06-08-2023, 07-06-2023, 09-14-2023, 10-14-2023 & 11-09-2023 B. Pereiras Esq.
VIII.	<u>Public Hearing:</u> 3. Monserrat Moran – 2405 West Street. Block: 136 Lot: 19 Applicant proposes addition and alteration to an existing two-family house. B. Pereiras., Esq. Adjourned 11-09-2023. Revised drawings received on 12-04-2023
IX.	<u>Public Hearing:</u> 4. Rehana Latif. 1502 Central Avenue. Block :78 Lot :23. The applicant proposes to renovate an existing single-family dwelling and convert it to two units. No parking provided. B. Pereiras., Esq.
X.	<u>Public Hearing:</u> 5. Marizela Gonzalez. 906 Kennedy Boulevard. Blok: 43 Lot: 11 The applicant proposes to legalize an existing two-bedroom apartment in the basement of a three-family building. B. Pereiras. Esq.
XI.	<u>Adoption of Resolutions:</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 10 residential units and 2 commercial spaces and 17 parking spaces. Approved. Revised drawings received on 12-04-2023.



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	2. Patricia Villarruel. 208 43rd Street. Block: 252 Lot: 7. The Applicant proposes legalization of a basement apartment in an existing multifamily. Approved 3. 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.</u> Revised drawings received on 12-04-2023 4. Resolution Appointing the Zoning Board of Adjustment Secretary for the year 2024 5. Resolution to approve the Zoning Board of Adjustment Schedule for the year 2024.
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