



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, January 11, 2024 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 December 14, 2023.
VI.	<u>Public Hearing:</u> 1. 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 & 12-14-2023 B. Pereiras Esq.
VII.	<u>Public Hearing:</u> 2. 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. Adjourned 12-14-2023 B. Pereiras., Esq.
VIII.	<u>Public Hearing / Extension:</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 Adjourned on 11-09-2023 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. Adjourned on 11-09-2023 . Revised plans received on 12-29-2023. B. Pereiras. Esq.
X.	<u>Public Hearing:</u> 5. 1800 JFK BLVD, LLC 1800 Kennedy Blvd. Block: 96 Lot: 1 The applicant proposes to legalize two existing apartments in the basement. Adjourned on 11-09-2023. Revised drawings received on 12-04-2023. B. Pereiras., Esq.
XI.	<u>Public Hearing:</u> 6. Melina Garcia. 716 11 th Street. Block: 55 Lot: 13 Applicant proposes the legalization of a basement apartment. B. Pereiras. Esq



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

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

XII.	<u>Adoption of Resolutions:</u> 1. Monty Residences, LLC. 421-427 6th 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. <u>Approved</u> 2. Monserrat Moran – 2405 West Street. Block: 136 Lot: 19 Applicant proposes addition and alteration to an existing two-family house. <u>Approved</u> 3. 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. <u>Approved</u> 4. Resolution to approve the Zoning Board of Adjustment Schedule for 2024
-------------	---