



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, February 8, 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 January 11, 2024.
VI.	<u>Public Hearing:</u> 1. 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 & 01-11-2024 A. Alonso. Esq.
VII.	<u>Public Hearing:</u> 2. 2000 West St LLC. 2000 West Street. Block: 109 Lot: 26 The applicant seeks amended site plan and variance approval to the previously approved Phase II. Applicant proposes to construct (16) live work studios and (6) live work lofts in the previously approved additions. A. Alonso. Esq.
VIII.	<u>Public Hearing:</u> 3. 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 & 01-11-2024. Revised drawings received on 01-23-2024. B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. 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 & 01-11-2024. Revised drawings received on 12-04-2023 and 01-25-2024 B. Pereiras., Esq.
X.	<u>Public Hearing:</u> 5. Martha Alvarado – 315 9 th Street. Block: 109 Lor: 26. The applicant proposes the legalization of an existing apartment. The building shall go from three-family (3) to four-family (4). B. Pereiras Esq.
XI.	<u>Public Hearing/Amendment:</u> 6. Geoffrey Williams 321 5 th Street Block: 139 Lot: 20 Addition and alterations to existing three family building. The approval resolution was memorialized on 11-10-2022. The applicant is Requesting an amendment to the site plan approval to increase the overall height of the project to accommodate an elevator. B. Pereiras Esq.



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XII.	<u>Public Hearing/Amendment:</u> 7. Jacques Minoyan 516 25th Street. Block: 142 Lot: 28 Legalization: from 1 family into a two family. The approval resolution was memorialized on 10-13-2022. <u>The applicant is requesting to amend the resolution, permitting the demolition of a portion of the garage.</u> B. Pereiras Esq.
XIII.	<u>Public Hearing/Amendment:</u> 8. Christoff Schluender.1801-1803 Cliff Street. Bloch: 177 Lots: 25 & 26. Subdivide the site into two lots and construct a new two-family dwelling on each lot. Approved on 12-08-2022. The applicant is requesting permission of the Board to construct two one-family home instead of one-family home & one two-family. 01-05-2024. B. Pereiras Esq.
XIV.	<u>Adoption of Resolutions:</u> 1. B & V Investment LLC 3810-14 32nd Street. The applicant proposes the construction of a new mixed-use building. Consisting of 6 stories, 24 18 apartments and 25 33 parking spaces. Approved 2. Lilian Leon – 1608-1610 New York Avenue Block: 88 Lot: 22 The applicant proposes a new building with 52 30 parking spaces on the ground floor and 24 15 apartments above. Approved. Revised plans received 1-29-2024 3. Melina Garcia. 716 11th Street. Block: 55 Lot: 13 Applicant proposes the legalization of a basement apartment. Approved. Revised plans received 1-29-2024