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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, March 14, 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

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| 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.    | <b><u>Adoption of Minutes:</u></b><br>Regular meeting held on February 08, 2024.                                                                                                                                                                                                                                                                                                                                                           |
| VI.   | <b><u>Public Hearing:</u></b><br>1. 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. <b>Adjourned 02-08-2024</b> <b>A. Alonso. Esq.</b>                                                                        |
| VII.  | <b><u>Public Hearing:</u></b><br>2. Dr. Ayman Matta – 1811 Bergenline Avenue Block:98 Lot: 5. The applicant proposes the new construction of a mixed-use building with three residential units, commercial space (Optometrist office), and a basement . <b>B. Pereiras Esq.</b>                                                                                                                                                            |
| VIII. | <b><u>Public Hearing</u></b><br>3. Geoffrey Williams 321 5 <sup>th</sup> Street Block: 139 Lot: 20 Addition and alterations to existing three family building. <b>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. Carried from 02-08-2024 Notice required</b> <b>B. Pereiras Esq.</b> |
| IX.   | <b><u>Public Hearing:</u></b><br>4. Felix Roque 537 45 <sup>th</sup> Street. Block: 255 Lot: 43. The applicant proposes to legalized an existing one-bedroom apartment in the basement of a three-story single-family dwelling; the other unit contains one bedroom. <b>A. Lopez., Esq.</b>                                                                                                                                                |
| X.    | <b><u>Public Hearing/Amendment:</u></b><br>5. JFK Realty 4614 Kennedy Blvd Block: 263 Lots: 34 & 35 Construction of a new multifamily building. 12 apartments-13 parking spaces. <b>The approval resolution was memorialized 09-14-2023. The applicant’s attorney request and opportunity to clarify to the Board the number of bedrooms for the units.</b> <b>B. Pereiras., Esq.</b>                                                      |

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

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| <b>XI.</b> | <p><b><u>Adoption of Resolutions:</u></b></p> <p><b>1.</b> 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. <b>Approved</b></p> <p><b>2.</b> 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>Approved</b></p> <p><b>3.</b> 1800 JFK BLVD, LLC 1800 Kennedy Blvd. Block: 96 Lot: 1 The applicant proposes to legalize two existing apartments in the basement. <b>Approved</b></p> <p><b>4.</b> Martha Alvarado – 315 9<sup>th</sup> 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>Approved</b></p> <p><b>5.</b> Jacques Minoyan 516 25th Street. Block: 142 Lot: 28 Legalization: from 1 family into a two family. <b>The approval resolution was memorialized on 10-13-2022.</b> The applicant is requesting to amend the resolution, permitting the demolition of a portion of the garage. <b>Approved</b></p> <p><b>6.</b> Christoff Schluender.1801-1803 Cliff Street. Bloch: 177 Lots: 25 &amp; 26. Subdivide the site into two lots and construct a new two-family dwelling on each lot. <b>Approved on 12-08-2022.</b> The applicant is requesting permission of the Board to construct two one-family home instead of one-family home &amp; one two-family. <b>Approved.</b></p> |
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