



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, April 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 March 14, 2024.
VI.	<u>Public Hearing:</u> 1. 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. Carried from 02-08-2024. Adjourned 03-14-2024 .. B. Pereiras Esq.
VII.	<u>Public Hearing/ Extensions:</u> 2. 9799 Ventures I LLC. 1219 Bergenline Avenue. Block 60.02. Lot 4. Applicant proposes a new mixed-use building (4 residential and commercial). The approval resolution was memorialized on 02-10-2022. The applicant is requesting a one-year extension. B. Pereiras., Esq.
VIII.	<u>Public Hearing: Revised plans received on 04-01-2024</u> 3. 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. Adjourned 02-08-2024 & 03-14-2024 A. Alonso. Esq.
XII.	<u>Adoption of Resolutions: Revised plans received on 03-25-2024.</u> 1. 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. <u>Approved</u> 2. Felix Roque 537 45 th 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. <u>Approved</u> 3. JFK Realty 4614 Kennedy Blvd Block: 263 Lots: 34 & 35 Construction of a new multifamily building. 12 apartments-13 parking spaces. 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. <u>Approved</u>