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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, May 09, 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 __*; 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 April 11, 2024.
VI.	<u>Public Hearing:</u> <u>Revised site plan received on 04-01-2024</u> 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 have 6 studio apartments and 16 live/work units. A total of 25 parking spaces are provided. Adjourned 02-08-2024, 03-14-2024 & 04/11/2024 .. A. Alonso, Esq.
VII.	<u>Public Hearing:</u> 2. Carlos Velazquez and Ofelia Velazquez. 202 41st Street Block: 242 Lot: 9. The applicant proposes to legalize an existing two-bedroom apartment on the ground floor; to convert the structure from a two-family residential dwelling to a legal three family residential dwelling. A total of 6 parking space is provided. .. W. Mark O'Brien., Esq.
VIII.	<u>Public Hearing:</u> 3. Segundo P. Acosta & Jose M. Jimenez. 2010 Kerrigan Avenue. Block: 107 Lot: 19. The applicant proposes to legalize an existing one-bedroom apartment on the ground floor of a two-family building; there will be a total of three units. A total of 1 parking space is provided. B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. Marcelo Moya. Block: 312-314 4 th Street. 14 Lots: 25 & 26. The applicant proposes to demolish a portion of and construct an addition to an existing three-family dwelling and legalize two apartments. The building will have a total of five (5) units. A total of 10 parking spaces are provided. B. Pereiras., Esq.
X.	<u>Public Hearing:</u> 5. Agustin Gonzalez – 1413 New York Avenue. Block: 73 Lot: 4. The applicant proposes to demolish an existing structure and construct a new two-family house on an undersized lot. A total of 4 parking spaces are provided. B. Pereiras., Esq.

FORMAL ACTION may be taken on the items listed on the agenda below and on any additional items coming before this board.



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XI.	<u>Public Hearing:</u> 6. Park Ave Investment, LLC - 3801 Park Avenue. Block: 228 Lot: 10.01 The applicant proposes to construct a four-unit multi-family residential building with six parking spaces. B. Pereiras. Esq.
XIII.	<u>Public Hearing:</u> 7. Sol on 18 th Street – 821 18 th Street. Block: 94 Lot: 19. The applicant proposes to legalize an existing three-bedroom apartment in the basement of a two-family building; there will be a total of three units. No parking is provided B. Pereiras., Esq.
XIV.	<u>Adoption of Resolutions:</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. <u>Approved</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. <u>Approved</u>

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