



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, June 13, 2024 at 6:00 p.m. in the Union City High School, located at 2500 John F. Kennedy Blvd, Union City, New Jersey.

**Andres Garcia____*; Victor M. Grullon ____*; Margarita Gutierrez____*; Miguel Ortiz____*;
Geraldine Perez____*; Mindry Watley____*; Vivian O’Dell ____*;
Altagracia San Martino _____*; 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 May 9, 2024.
VI.	<u>Public Hearing:</u> 1. 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. Adjourned 05-09-2024 B. Pereiras., Esq.
VII.	<u>Public Hearing:</u> 2. 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. Adjourned 05-09-2024 Revised drawings received on 06-03-2024 B. Pereiras. Esq.
VIII.	<u>Public Hearing:</u> 3. Sol on 18 th Street – 821 18 th Street. Block: 94 Lot: 19. The applicant proposes to legalize combine an existing three-bedroom apartment in the basement of a two-family building; with the existing ground floor apartment to create a four-bedroom duplex unit. There will be a total of three two units. No parking is provided. Adjourned 05-09-2024. Revised drawings and application received on 05/29/2024. .. B. Pereiras. Esq.
IX.	<u>Public Hearing/Extension:</u> 4. Aris B. Ventura Martinez 104 40 th Street Block: 238 Lot: 18 Conversion from one (1) family to a two (2) family home with a 197 sq. ft. addition to second floor. The approval resolution was memorialized on 06-10-20221. The applicant is requesting a one-year extension. A. Lopez., Esq.
X.	<u>Public Hearing:</u> 5. Michael Hern – 409 6th Street Block: 24 Lot: 9 Legalization of existing basement apartment in an existing two (2) family home. There will be a total of three units in the building. A. Lopez., 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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XII.	<u>Adoption of Resolutions:</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. <u>Denied</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. <u>Approved</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. <u>Approved</u> 4. Marcelo Moya. Block: 312-314 4th 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. <u>Denied</u>
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