



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, September 12, 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 ____*;
Rosio Pena-Alt 1____*; Altagracia San Martino-Alt 2 _____*;**

**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: 418 JPM Properties LLC – 418 11th Street Block: 52 Lot: 23. The applicant proposes addition and alteration to an existing structure to legalized a three-family home. The approval resolution was memorialized on July 14, 2022. The Applicant appeals the determination of the construction official pursuant to N.J.S.A.40:55D-70(a). A. Alonso., Esq
V.	<u>Adoption of Minutes:</u> Regular meeting held on July 11, 2024.
VI.	<u>Public Hearing:</u> Re-notice required. 1. 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, 06-13-2024 & 07-11-2024. Revised drawings received on 06-03-2024 & 08-23-2024. B. Pereiras., Esq.
VII.	<u>Public Hearing:</u> 2. Jose Avalos – 2412 Central Avenue. Block: 136 lot: 6. The applicants proposes the addition of a third-floor apartment and Restaurant on the first floor and three apartments above. No parking is provided. Adjourned on 07-11-2024 B. Pereiras., Esq.
VIII.	<u>Public Hearing:</u> 3. Miguel A Calderon – 210 46 th Street. Block: 272 Lot: 11 The applicant proposes to legalize an existing one-bedroom apartment in the basement of two-family building; there will be a total of three units. No parking is provided. Adjourned on 07-11-2024 B. Pereiras. Esq.
IX.	<u>Public Hearing:</u> 4. Sakiri Real State Mgmt LLC 4101-4103 Bergenline Avenue. Block: 239 Lot: 26 Creating of seven (7) residential units, including one (1) ADA accessible unit in existing mixed-use structure. A. Lopez., Esq.
X.	<u>Public Hearing:</u> 5. Advanced Union City, LLC - 3914-3916 Kennedy Blvd. Block: 229 lot: 1.01 Legalization of 3 existing apartments on the 2nd Floor in a mixed-use building. A. Alonso., Esq. .
XI.	<u>Public Hearing:</u> 6. Margarita Onofre 136 37 th Street Block: 223 Lot: 8. Addition to existing three family building. A. Alonso., 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>Public Hearing:</u> 7. JBZ Enterprises LLC 588-590 32 nd Street Block: 204 Lots: 2 & 3. The applicant proposes to construct a one-story addition over an existing two-story, mixed-use structure; There will be a restaurant on the ground floor, 2 two-bedroom units on the second floor and a four-bedroom unit on the third floor. No parking is provided. .. B. Pereiras., Esq.
XIII.	<u>Public Hearing:</u> 8. Rajesh Mathew 2302 Kerrigan Avenue Block: 131 Lot: 2 The applicant proposes to legalize an existing 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>Public Hearing:</u> 9. Luz J. Nunez 653 39 th Street. Block: 261 Lot: 37. The applicant proposes to legalize an existing apartment on the ground floor of a two-family building; there will be a total of three units. No parking is provided. .. B. Pereiras. Esq.
XV.	<u>Public Hearing:</u> 10. Priya & Jill, LLC 913-915 Summit Avenue Block: 43 Lot: 19. The applicant proposes to construct an addition to an existing mixed-use building to connect it to a rear building on the site and legalize a fifth (5) apartment on the property. No parking is provided. B. Pereiras. Esq.
XVI.	<u>Public Hearing:</u> 11. Sherman Realty, LLC 406 Bergenline Avenue Block: 15 Lot: 20. The applicant proposes to demolish an existing two-story building, and construct a new two (2) family dwelling; there will be four parking garage spaces. B. Pereiras. Esq.
XVII.	<u>Adoption of Resolutions:</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. <u>Denied</u> 2. Merwin Richard – 301 New York Avenue Block:12 Lot: 1. Construct a new two-family house. A total of 4 parking spaces are provided. <u>Approved. Revised drawings received on 07-29-2024</u>