



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, October 10, 2024 at 6:00 p.m. in the Sara M. Gilmore Academy, located at 1600 Kerrigan Avenue, 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:
V.	<u>Adoption of Minutes:</u> Regular meeting held on September 12, 2024.
VI.	<u>Public Hearing:</u> 1. 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. One parking space is provided. Adjourned on 09-12-2024 A. Lopez., 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, 06-13-2024 & 07-11-2024 & 09/12/2024 Revised drawings received on 06-03-2024, 08-23-2024 B. Pereiras., Esq.
VIII.	<u>Public Hearing:</u> 3. 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 & 09/12/2024 B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. 506-508 26 th St LLC – 506-508 26 th Street Block: 148 Lots: 3 & 4. Applicant proposes the legalization of two residential units at an existing multifamily building for a total of fifteen units. No parking is provided. B. Pereiras. Esq.
X.	<u>Public Hearing:</u> 5. 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). Adjourned 09/12/2024 A. Alonso., Esq.
XI.	<u>Public Hearing:</u> 6. 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. There are 3 existing parking spaces. Adjourned 09/12/2024 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. Margarita Onofre 136 37 th Street Block: 223 Lot: 8. Addition to existing three family building. No parking is provided. Adjourned on 09/12/2024 A. Alonso., Esq.
XIII.	<u>Public Hearing:</u> 8. Bishai LLC 2907 Central Avenue Block: 162 Lot: 18. Change of use from commercial to residential and legalization of an existing dwelling unit on second floor. 5 parking spaces are provided. A. Alonso., Esq.
XIV.	<u>Public Hearing: Adoption of Resolutions:</u> 1. 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. <u>Approved</u> 2. 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 <u>Approved</u>