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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, November 14, 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 October 10, 2024.
VI.	<u>Public Hearing/Extension:</u> 1. Julio Moncayo 1109 New York Avenue Block: 52 Lot: 3 Legalize an existing apartment to go from 2 units to 3 units. The approval resolution was memorialized on 11-10-2022. The applicant is requesting a one-year extension. Julio Moncayo.
VII.	<u>Public Hearing:</u> 2. 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 & 10-10-2024 A. Alonso., Esq.
VIII.	<u>Public Hearing:</u> 3. 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 & 10-10-2024 A. Alonso., Esq.
IV.	<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. One parking space is provided. Adjourned on 09-12-2024 & 10-10-2024 A. Lopez., Esq.
X.	<u>Public Hearing:</u> 5. 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 & 10-10-2024 Revised drawings received on 06-03-2024, 08-23-2024 B. Pereiras., Esq.
XI.	<u>Public Hearing:</u> 6. 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 & 10-10-2024 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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XII.	<u>Public Hearing:</u> 7. 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 & 09/12/2024 B. Pereiras. Esq.
XIII.	<u>Public Hearing:</u> 8. 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. Adjourned 09/12/2024 B. Pereiras. Esq. Revised drawings received on 09-30-2024
XIV.	<u>Public Hearing:</u> 9. 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. Adjourned 09/12/2024 B. Pereiras. Esq.
XV.	<u>Public Hearing:</u> 10. 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. Adjourned on 10-10-2024. B. Pereiras. Esq.
XVI.	<u>Public Hearing:</u> 11. Martha Palma – 1806 Kerrigan Avenue. Block: 97 Lot: 4. The applicant proposes the legalization of a basement apartment. Two parking spaces are provided. B. Pereiras. Esq.
XVII.	<u>Public Hearing:</u> 12. Union City Living, LLC. 614-622 12 th Street. Block: 59 Lots: 43, 44, 45, 46, 47 & 48 New multifamily development consisting of sixteen (16) two-family dwellings for a total of 32 apartments with 64 parking spaces. B. Pereiras., Esq.
XVIII.	<u>Adoption of Resolutions:</u> 1. 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. Approved 2. 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. Approved

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