

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.

CITY OF UNION CITY
County of Hudson, State of New Jersey

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, January 09, 2025 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 December 12, 2024.
VI.	<u>Public Hearing:</u> 1. Margarita Onofre 136 37 th Street Block: 223 Lot: 8. Addition to existing three family building. No parking spaces are provided. Adjourned on 09/12/2024, 10-10-2024, 11-14-2024 & 12-12-2024 A. Alonso., Esq.
VII.	<u>Public Hearing:</u> 2. 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 garages. spaces. Adjourned 09/12/2024, 11-14-2024 & 12-12-2024 B. Pereiras. Esq.
VIII.	<u>Public Hearing:</u> 3. 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 spaces are provided. Adjourned on 10-10-2024, 11-14-2024 & 12-12-2024. B. Pereiras. Esq.
IX.	<u>Public Hearing:</u> 4. 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 spaces are provided. Adjourned on 07-11-2024, 09-12-2024, 11-14-2024 & 12-12-2024. B. Pereiras., Esq.
X.	5. Sol on 18 th . LLC 821 18 th Street Block 94 Lot 19 The applicant proposes to legalize an existing two-bedroom apartment in the basement of a two-family building for a total of three residential units. No parking spaces are provided. Adjourned on 12-12-2024 B. Pereiras. Esq.
XI.	<u>Public Hearing:</u> 6. 1601 Palisade Avenue, LLC 1601-1607 Palisade Avenue. Block: 84 Lots: 1.01 & 2.01. The applicant proposes to construct a 3-story building with a coffee shop on the ground floor and two apartments above. .. 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. Allison Williams 319 5th Street. Block: 14 Lot: 14. The applicant proposes to demolish an existing three family dwelling and construct a new three family dwelling. Four parking spaces are provided. .. B. Pereiras., Esq.
XIII.	<u>Public Hearing:</u> 8. 1700 Manhattan, LLC. 1700 Manhattan Avenue. Block: 179 Lot: 4. The applicant proposes to expand and modify an existing commercial building; there will be 2 two-bedroom units and 2 three-bedroom units. .. B. Pereiras., Esq.
XIV.	<u>Adoption of Resolutions: Applications from November 14, 2024.</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. <u>Approved</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). <u>Denied</u> 3. 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. <u>Approved</u> 4. 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. <u>Approved</u> 5. Martha Palma – 1806 Kerrigan Avenue. Block: 97 Lot: 4. The applicant proposes the legalization of a basement apartment. Two parking spaces are provided. <u>Approved</u> <u>Adoption of Resolutions: Applications from December 12, 2024.</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. <u>Approved.</u> 2. DDIS Union City, LLC. 717 Bergenline Avenue. Block 35. Lot 7.01. Legalization of 2 existing apartments to create a mixed-use building containing 1 commercial unit and 4 residential units. The approval resolution was memorialized on 01-13-2022. The applicant is requesting a one-year extension. <u>Approved</u> 3. 603 Central Avenue, LLC. 603-607 Central Avenue. Block 300. Lots 21, 22, 23. Applicant proposes demolishing existing one-story warehouse and constructing three (3) two family house. Requesting a second one-year extension. The approval resolution was memorialized on November 12, 2020. The first extension was memorialized on 02-09-2023. <u>Approved</u> 4. 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 spaces are provided. <u>Approved</u> 5. Union City Living, LLC. 614-622 12th Street. Block: 59 Lots: 43, 44, 45, 46, 47 & 48 New multifamily development consisting of twelve (12) two-family dwellings for a total of 24 apartments with 64 50 parking spaces. <u>Approved</u> 6. Thomas Chartier. 1010-1012 New York Avenue Block: 50 Lots: 17 & 18. Applicant proposes to construct a new mixed-use building with retail space and 6 residential units. 25 parking spaces are provided. <u>Denied.</u> 7. 407 46th Street Associates, LLC. 407 46th Street. The applicant proposes to legalized two existing two-family dwelling. No parking spaces are provided.

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