

□



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, February 13, 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 January 9, 2025.
VI.	<u>Public Hearing:</u> 1. Bergen 24 LLC 2400 Bergenline Avenue. Block: 138 Lot: 1. Minor site plan for building alteration and change of use from a dental office to live poultry sales. Winne Banta, Basralian & Kahn. Attorneys.
VII.	<u>Public Hearing.</u> 2. 2027 Bergenline, LLC – 2027 Bergenline Avenue Block: 109 Lots: 11 & 12. The applicant proposes to construct three floors over an existing one-story commercial building. One commercial space and one bedroom unit on the ground floor and a three-bedroom unit each on the second through fourth floors. A. Mulkay. 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 spaces are provided. Adjourned on 09/12/2024, 10-10-2024, 11-14-2024, 12-12-2024 & 01-09-2025 A. Alonso., Esq.
IX.	<u>Public Hearing/Extension:</u> 4. Sherman Realty, LLC. (Medna Builders LLC) 406 Bergenline Avenue Block: 198 Lot:1 New Two (2) family dwelling. The approval resolution was memorialized on November 10, 2022. <u>Requesting 1 year extension.</u> B. Pereiras. Esq.
X.	5. 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 & 01-09-2025 B. Pereiras. Esq
XI.	<u>Public Hearing:</u> 6. 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 & 01-09-2025 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.



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

**AGENDA
REGULAR MEETING
CITY OF UNION CITY
ZONING BOARD OF ADJUSTMENT**

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 spaces are provided. Adjourned on 07-11-2024, 09-12-2024, 11-14-2024, 12-12-2024 & 01-09-2025. Revised plans and application received on 02-03-2025 B. Pereiras., Esq.
XIII.	<u>Public Hearing:</u> 8. 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 & 01-09-2025. Revised plans and application received on 02-03-2025 B. Pereiras. Esq.
XIV.	<u>Public Hearing:</u> 9. 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. Adjourned on 01-09-2025 B. Pereiras., Esq.
XV.	<u>Public Hearing: Adjourned</u> 10. 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. Adjourned on 01-09-2025. B. Pereiras., Esq.
XVI.	<u>Adoption of Resolutions:</u> 1. 2025 revised scheduled. The regular meeting for April 10, 2025 has been rescheduled for April 3, 2025. At 6:00 p.m.