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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, March 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 February 13, 2025.
VI.	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, 01-09-2025 & 02-13-2025 A. Alonso., Esq.
VII.	<u>Public Hearing:</u> 2. 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> Adjourned on 02-13-2025 B. Pereiras., Esq.
VIII.	<u>Public Hearing.</u> 3. 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 & 02-13-2025. B. Pereiras. Esq.
IX.	<u>Public Hearing:</u> 4. 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 3 three-bedroom units. Adjourned on 01-09-2025 & 02-13-2025. <u>Revised plans received on 03/03/2025</u> B. Pereiras., Esq.
X.	<u>Public Hearing Amendment:</u> 5. 517 7 th Street LLC. 517 7 th Street. Block: 28 Lot: 15 (Previously Alpine Investment Group, LLC) Construct a new eight-unit residential building. The approval resolution was memorialized on October 9, 2015. Counsel for the applicant has submitted a request to modify the resolution, allowing the substitution of stucco for siding on sections of the southwest and northwest building elevations. B. Pereiras., Esq.
XI.	<u>Public Hearing:</u> 6. Jersey Property Holding, LLP 1113 Bergenline Avenue Block: 53 Lots: 15 & 16. The applicant proposes to construct a four-story, mixed-use building with commercial space and parking on the ground floor and six residential units on the upper floors. 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. Marcelo Moya 312-314 4 th Street Block: 14 Lots: 25 & 26. The applicant proposes to demolish an existing three-story building and detached garage and construct two new two-family dwellings; the two buildings will be attached. B. Pereiras., Esq.
XIII.	<u>Public Hearing:</u> 8. 814 - 816 11 th Ave Investment LLC – 814-816 11 th Street. Block: 56 Lots: 12 & 13. Construction of two new two-family dwellings in an empty lot. <u>B. Pereiras., Esq.</u>
XIV.	<u>Public Hearing/Application:</u> 9. Agustin Gonzalez – 1413 New York Avenue Block: 73 Lot: 4. New Single-family home on a vacant lot. <u>B. Pereiras., Esq.</u>
XV.	<u>Adoption of Resolutions:</u> 1. 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. Approved

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