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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, April 3, 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 March 13, 2025.
VI.	<u>Public Hearing:</u> 1. 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. Carried over from February 13, 2025 to April 3, 2025
VII.	<u>Public Hearing:</u> 2. Pedro Castelli and Janina Castelli. 145 37 th Street. Block: 217 Lot: 28. Proposed demolition of existing structure and new construction of three family residential. Three total parking space provided. .. Charles H. Sarlo., 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 & 02-13-2025. A. Alonso., Esq. <u>Amended Application:</u> An appeal pursuant to NJSA 40:55D-70(a) of the determination of the zoning officer that the house is a one-family-house; In the alternative, a (d-1) use variance to convert the house into a three-family house along with the proposed addition. Received on March 21, 2025. A. Alonso., Esq.
IX.	<u>Public Hearing; Additional Planning Testimony.</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 spaces are provided. The Board approved the application on February13, 2025. B. Pereiras., Esq.
X.	<u>Public Hearing; Revised plans and application received on 02-03-2025</u> 5. 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. Carried over from February 13, 2025 to April 3, 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.



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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. Carried over from February 13, 2025 to April 3, 2025 B. Pereiras., Esq.
XII.	<u>Public Hearing:</u> <u>Revised plans received on 03-24-2025</u> 7. 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. Adjourned on 03-13-2025. B. Pereiras., Esq.
XIII.	<u>Public Hearing:</u> <u>Revised plans received on 03-21-2025</u> 8. 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. Adjourned on 03-13-2025. B. Pereiras., Esq.
XIV.	<u>Public Hearing:</u> 9. 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. Adjourned on 03-13-2025. B. Pereiras., Esq.
XV.	<u>Adoption of Resolution:</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. <u>A use variant is required.</u>