

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

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.

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, January 13, 2022 at 6:00 p.m. in the Union City High School, located at 2500 John F. Kennedy Boulevard, Union City, New Jersey.

Victor M. Grullon ____*; Margarita Gutierrez____*; Libero Marotta ____*; Miguel Ortiz____*;
George Garcia____*; John Medina ____*;
Rosio Pena-Alt-1_____; Geraldine Perez-Alt-2_____; Raymond Cetinich-Alt-3_____
Mindry Watley-Alt-4_____
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 9, 2021.
VI.	<u>Public Hearing</u> 1. SSA Development II, LLC. 202 Bergenline Avenue. Block 8 Lot 24. The applicant proposes to demolish an existing building and construct a new (3) three family dwelling. <u>Adjourned on 12-09-2021</u> J. Alvaro Alonso, Esq.
VII.	<u>Public Hearing</u> 2. BB 6 th Holdings LLC. 733-35 6 th Street. Applicant proposes the conversion of 2 commercial units into 2 residential units, for a total of 6 units. <u>Adjourned on 09-09-2021, 10-14-2021, 11/18/2021 & 12-09-2021</u> <u>Revised application & Z01 Page of the Architectural drawings Received on 11-04-2021</u> B. Pereiras, Esq.
VIII.	<u>Public Hearing:</u> 3. 1210 Bergenline Avenue LLC. 1210 Bergenline Avenue. Block 61.02. Lot 21. Applicant proposes the legalization of a basement, going from 7 residential units to 8. <u>Adjourned on 12-09-2021</u> B. Pereiras, Esq.
IX.	<u>Public Hearing</u> 4. 9799 Ventures I LLC. 1219 Bergenline Avenue. Block 60.02. Lot 4. Applicant proposes a new mixed use building (4 residential and commercial). <u>Adjourned on 12-09-2021.</u> B. Pereiras, Esq.
X.	<u>Public Hearing</u> 5. 613 39 th Street, LLC. 611 39 th Street. Block 261. Lot 58, 64. Applicant is requesting a 1 year extension. The resolution was memorialized on March 12, 2020 B. Pereiras, Esq.
XIII.	<u>Adoption of Resolutions:</u> 1. 818 27th St, LLC. 818 27 th Street. Block 156. Lot 7. Basement development for addition of 1 dwelling unit. <u>Approved</u> <u>Revised plans received on 12-15-2021</u> 2. Advanced Professional Plumbing H & C, LLC 405 42 nd Street. Block 240 Lots 26 & 27. The applicant proposes to demolish two, 2 story dwellings and construct a parking lot. <u>Approved</u> 3. 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. <u>Approved</u> <u>Revised plans received on 1-4-22</u> 4. Franklin Medina. 522 4 th Street. Applicant is seeking a 1 year extension. Application was approved on January 11, 2018 and Resolution was memorialized on February 8, 2018. <u>Approved</u> 5. Julio Colon. 2608 New York Avenue Block 150 Lot 5. The applicant proposes to legalize a studio apartment in the basement of an existing multi family dwelling; There will be a total of 5 units in the building. <u>Approved</u>

FORMAL ACTION may be taken on the items listed on the agenda below and on any additional items coming before this board.