

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT

REGULAR MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

City Hall
3715 Palisade Avenue
Union City, New Jersey

Thursday, May 11, 2017
Commencing at 6:54:03 p.m.

M E M B E R S P R E S E N T:

MIGUEL ORTIZ
DAVID W. PRESSEY
VICTOR M. GRULLON, Vice Chairman

M E M B E R S A B S E N T:

KHALED DARDIR
MARGARITA GUTIERREZ
JOHN MEDINA
JOSEPH D. BONACCI
LIBERO MAROTTA, Alternate No. 3
PETER C. DOUMAS, Alternate No. 4

A L S O P R E S E N T:

CARLOS VALLEJO, Secretary to the Board

TOMAS R. PANEQUE, ESQ., Board Attorney

DAVID SPATZ, Consultant
Community Housing and Planning Associates,

(Whereupon, all Agenda items were carried
to the Regular Meeting of June 8, 2017:

IV. Adoption of Minutes:

Regular Meeting held on April 6, 2017

V. Public Hearing: (Request to adjourn)

1. 3900 LLC, 545-547 39th Street, Block
224, Lots 53-56. Mixed use mid-rise 23 unit
apartment building and law firm office on fourth
floor. Continuation. Adjourned on 04-27-2017
M. Caride, Esq.

VI. Public Hearing: (Request to adjourn)

2. Juan Vizqueta, 534 42nd Street, Block
244, Lot 10. Proposes to legalize two existing
apartments. To go from a two family house to a
three family house.

Alonso & Navarrete, Esq.

VII. Public Hearing: (Request to adjourn)

3. Centro Cristiano Hechos 29. 2000 West
Street aka 526 Monastery Place, Block 109, Lot
26. Proposes worship space in existing
office/residential building.

1 L. Diaz, Esq.

2

3 VIII. Public Hearing: Extension

4 4. K & J Union City, LLC, 609-611 25th
5 Street & 608-610 24th Street, Block 136, Lots 9,
6 10, 21, 22. Applicants are seeking for a one
7 year extension. Resolution was memorialized
8 April 12, 2012 and Corrective Resolution was
9 memorialized May 10, 2012. The first extension
10 of the Resolution was adopted on June 9, 2016.

11 R. Matule, Esq.

12

13 IX. Public Hearing: Extension

14 5. Leon De La Vega, 3305 Pleasant Avenue,
15 Block 201, Lot 5. Resolution was memorialized
16 July 27, 2006. Applicants are seeking for one
17 year extension.

18 B. Pereiras, Esq.

19

20 X. Public Hearing: Extension

21 6. HIMEJI, LLC. 1410-1418 Palisade Avenue,
22 Block 181, Lots 12, 13, 14 & 15. Resolution was
23 memorialized September 10th, 2009. First
24 extension Resolution was memorialized January 14,
25 2016. Applicants seeking one year extension.

A. Mulkay, Esq.

XI. Public Hearing: Extension

7. GBTC Properties, LLC, 1412-1414 New York Avenue, Block 74, Lot 14. Resolution was memorialized September 13, 2012. Applicants seeking one year extension.

Guillermo J. Gonzalez, Esq.

XII. Public Hearing:

8. DDIS Union City, LLC, 717-719 Bergenline Avenue, Block 35, Lot 7.01 & 8.01. Application for certificate of prior non-conforming status pursuant to N.J.S.A. 40:55D-68. Continuation.
Adjourned on 3-09-2017 & 4-06-2017.

Alampi & DeMarrais, Esq.

XIII. Public Hearing:

9. Palisade Emergency Residence Corporation, 113 37th Street, Block 217, Lots 20, 21, 44 & 45. Proposed to subdivide existing Lot 44 to be subdivided into proposed Lot 44.01 and remainder of Lot 44 to merge with existing Lot 45 to create proposed Lot 44.02 *Subdivision.

E. O'Connell, Esq.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

XIV. Public Hearing:

10. Palisade Emergency Residence Corporation, 113 37th Street, Block 217, Lots 20, 21, 44 & 45. Proposed the change of use rehabilitation of the first floor from business (thrift shop) to residential apartments and renovation of the existing second floor residential apartment and the basement will be renovated and used as storage. * Site Plan.

E. O'Connell, Esq.

XV. Public Hearing:

11. New Cingular Wireless, PCS, LLC (AT&T) 3911 Kennedy Blvd., Block 262, Lot 1. Place 20 antennas and related equipment on the roof of the above property. No housing units are proposed.

J. Fairweather, Esq.

XVI. Adoption of Resolutions:

1. 207 39th Street, LLC, 207 39th Street. Block 227, Lot 16 & 17. Construct a new multi-family structure, consisting of eight parking spaces, five two bedrooms, one three bedrooms and two studios.

1 2. Reino Magico, 701 Bergenline Avenue,
2 Block 35, Lot 1. Resolution was memorialized on
3 April 9, 2015. Applicants are seeking for one
4 year extension.

5 3. Palisade Emergency Residence
6 Corporation, 108 36th Street, Block 217, Lots 20,
7 21, 44 and 45. Residential Homeless Shelter
8 Dormitory.)

9
10 MR. PANEQUE: We have been waiting, with
11 the expectation that we may have another member
12 show up, but it's now obvious that said member
13 cannot make it.

14 We only have three members here. We have a
15 Board that consists of seven members, so we would
16 need four, just to even open up the meeting.

17 Since we don't have four members, and it's
18 going to be five to seven, we're just going to
19 carry all of the applications to the June 8th, Mr.
20 Vallejo?

21 THE SECRETARY: Yeah, June 8, Mr. Paneque.

22 MR. PANEQUE: June 8th meeting.

23 Okay.

24 No need to have any further notices.

25 Mr. Vallejo's going to publish that all

1 applications are being carried to the June 8th
2 meeting.

3 A VOICE: Very good.

4 MR. PANEQUE: Okay? Mr. Alampi, you want
5 to hand over your --

6 MR. ALAMPI: Send them in.

7 MR. PANEQUE: You'll send them in? Okay.

8
9 (Whereupon, the proceedings were concluded
10 at 6:54:55 p.m.)

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5 I, DEBRA A. KASZNIAK, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY ZONING BOARD OF
9 ADJUSTMENT heard on Thursday, May 11, 2017 and
10 digitally recorded.

11

12

13

14

15

16

17

18

19

20

21

22

23

24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon