

**CITY OF ELIZABETH
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING-TENTATIVE AGENDA
CITY COUNCIL CHAMBERS
THURSDAY, APRIL 11, 2019 --7:30 P.M.**

Roll Call

Pledge of Allegiance to the Flag;

Minutes of MARCH 14, 2019, a reg. mtg.,

RESOLUTIONS

**Z-03-18, 448 Hetfield Avenue, Elizabeth Truckwash, LLC, fsp;
Z-17-18, 301 Trumbull Street, Trumbull Brophy Properties, “c” & “d” var. & p& fsp;
Z-18-18, 33 Broad Street, Mc Donald’s Corporation, “c” variance.**

DEVELOPMENT REVIEW HEARINGS

Z-19-18, 265 Second Street, T-Mobile Northeast, LLC. A proposal to collocate wireless antennas on the existing commercial building, in a R-3A zone. (preliminary & final site plan, & “d” variance) (W. Stillwell, Esq.)

Z-03-19, 1023-1043 Neck Lane, JP Management LLC. A proposal to demolish existing 68 multi-family dwellings, and to construct a new four story multi-family building, with 120 units, (25 Studios, & 74-one bed-room, and 21 two bed-rooms), with parking for 206 cars, with a 32 ft. driveway on Coakley Circle, in an R-3 zone. (“c” & “d” variance, preliminary & final site plan) (J. Paparo, Esq.)

THE FOLLOWING APPLICATIONS REQUESTED TO BE ADJOURNED TO THE May 9, 2019: Z-15-18, 857-863 Anna Street, Nisha Realty, LLC. A proposal to install storage racks, and to pave the property to use as an outdoor storage facility, in an MRC zone. (preliminary site plan, & “c” & “d” variances) (S. Hehl, Esq.)

THE FOLLOWING APPLICATIONS REQUESTED TO BE ADJOURNED TO THE June 13, 2019: Z-12-18, 628 Newark Avenue, 628 Newark Avenue, LLC. A proposal to convert the existing mixed use building into a five unit residential building, in an OC-1-zone. (preliminary site plan, & “c” & “d” variances) (M. Sanchez, Esq.)

OTHER BUSINESS

NONE

JAVERBAUM  WURGALT
HICKS KAHN WIKSTROM & SININS, P.C.
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Stephen F. Hehl

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April 9, 2019

mriviera@elizabethnj.org
Zoning Board of Adjustment
City of Elizabeth
50 Winfield Scott Plaza, Room 403
Elizabeth, New Jersey 07201
Attn: Marta Rivera-Sullivan, Board Secretary

*Ref to Adj
TO May 9, 2019 mtg?*

Received in Land Division
PB ___ ZBA ___ by ___

APR 09 2019

PB/ZBA Office: City Hall, Rm 403
City of Elizabeth, NJ 07201

RE: Application No.: Z-15-18
Applicant: Nisha Realty, LLC; Shani Realty LLC; Michem Realty, LLC;
and Emmich Realty LLC
Property: 857-863 Anna Street

Dear Ms. Rivera-Sullivan:

As a follow-up to my previous telephone message, this is to confirm a request to carry the above referenced matter scheduled for this Thursday, April 11, 2019 to the May 9, 2019 meeting of the Board. Our office has received a copy of the review letter from Harbor Consultants dated April 4, 2019 and we would like the opportunity to address those comments by way of revisions to the plans.

Please advise if the foregoing request is acceptable.

Thank you for your consideration.

Respectfully submitted,

STEPHEN F. HEHL

SFH/ne
cc:

Client/Professionals
William Sullivan, Esq.
Patrick McNamara, Esq.
Anthony Gallerano, PE

SANCHEZ, SANCHEZ & SANTOLIVIDO

Attorneys at Law

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PLEASE RESPOND TO
ELIZABETH OFFICE

LUIS R. SANCHEZ
MANUEL P. SANCHEZ
JOSEPH C. SANTOLIVIDO

CAROLYN GILINSKY

April 2, 2019

Ms. Marta Rivera-Sullivan
City of Elizabeth
Planning & Zoning Department
50 Winfield Avenue, 4TH Floor
Elizabeth, NJ 07201

*Req to Adj
to June 13, 2019
MPS*

Re: 628 Newark Ave LLC
628 Newark Ave
Elizabeth, NJ
Application #: Z-12-18

Dear Ms. Rivera:

The above application is on the Board's Agenda for Thursday April 11, 2019.

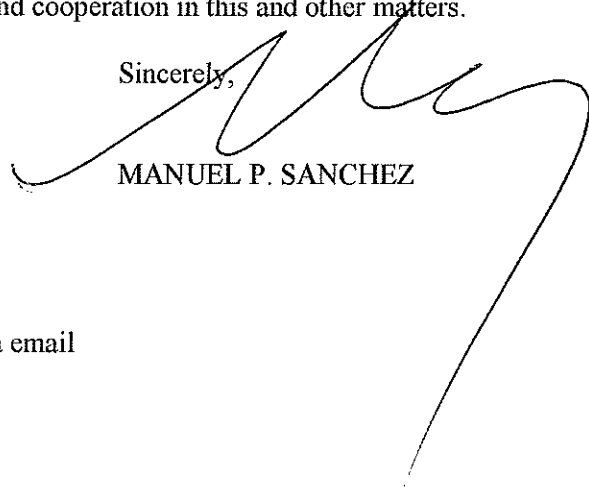
Changes to the project are still being discussed and contemplated. Changes to the plans and the application will be made. Once they are completed Notice and Publication will need to be made.

In view of the above kindly accept this letter as a request to adjourn the application until the **Board's June** meeting, as I will be unavailable for the May hearing. I would further request that the Board consider waiving the re-scheduling fee.

Note that the applicant waives the required time period for Board action.

Thank you for your courtesy and cooperation in this and other matters.

Sincerely,



MANUEL P. SANCHEZ

MPS/ms

Cc: Via Email
James Guerra, AIA via email
Danny Flam via email

Received in Land Division
PB ___ ZBA ___ by ___

APR 02 2019

PB/ZBA Office, City Hall, Rm 403
City of Elizabeth, NJ 07201