

**CITY OF ELIZABETH PLANNING BOARD
REGULAR MEETING
TENTATIVE AGENDA-CITY COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 05, 2019-7:30 P.M.**

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

MINUTES: of JULY 11, 2019 a Regular meeting;

RESOLUTIONS:

**P-59-06, 309-339 Pine Street, Classic Tile, Inc. (Major sub-division, "c" variance);
P-10-19, 328-332 Washington Avenue, Sellingjhomes Inc. ("c" variance & minor sub-division).**

DEVELOPMENT REVIEW HEARING

P-13-19, 600 Elizabeth Avenue, Bank of America. Continued use of a Bank with a drive-thru, and an indoor/outdoor ATM . (preliminary & final site plan) (D. Hickey, Esq.)

P-14-19, 919-931 South Elmora Avenue, Zaelmora, Inc. A Proposal to construct a one-story 7,069 sq. ft. building with retail, uses, and commercial activity, and with 14 off street parking spaces, and one pole mounted sign, in an HC Zone. ("c" variance, preliminary & final site plan) (S. Hehl, Esq.)

P-18-19, 5-61 Bay Avenue, NJIND Bay Avenue, LLC. A proposal to demolish existing, and to construct a new 171, 128 sq. ft. warehouse for distribution, & with parking for 49 cars, and 33 loading docks, and 108 trailer parking spaces; also two wall mounted signs within sign regulation, in an M-1 zone. ("c" variance, preliminary & final site plan) (S. Hehl, Esq.)

FINAL SITE PLAN

P-17-18, 248-258 Morris Avenue, 248 Morris Avenue, LLC. A proposal to expand the existing restaurant use, with outdoor seating, and valet parking, and two rest rooms, in an C-2 zone. (final site plan) (A. Ulloa, Esq.)

P-05-19, 651 Kapkowski Road, SAI Group, Inc. A proposal to install 10 double sided (20) charging poles, available for all vehicles; in the parking area of The Mills at Jersey Gardens Mall, (lot 1380F, block 1), in an RC zone. (preliminary & final site plan, with waivers of site plan requirements) (D. Prime, Esq.)

OTHER BUSINESS-A City Council Resolution Authorizing the Planning Board to re-examine the City of Elizabeth Master Plan, and Development Ordinance N.J.S. 40-55D-89, A periodic examination requirement.

ADJOURNED TO OCTOBER 03, 2019, ARE THE FOLLOWING:

P-08-19, 112-122 Broad Street, Apex North Broad, LLC. ("c" variance, preliminary & final site plan) (S. Hehl, Esq.);

P-11-19, 27 & 29 Melrose Terrace, Gale Curtis. (minor sub-division) (S. Hehl, Esq.)

BY CITY COUNCIL AS A WHOLE:

WHEREAS, pursuant to N.J.S.A. 40:55D-89, the Code of the City of Elizabeth requires that a re-examination of the Master Plan be completed; and

WHEREAS, the Director of Planning and Community Development has requested authorization for the City of Elizabeth Planning Board to re-examine the land use elements of the City of Elizabeth's Master Plan and Development Ordinances; and

WHEREAS, the current Master Plan, adopted in 2000, and last re-examined in 2015, should be re-examined in light of substantial changes in development trends and real estate market conditions; now, therefore, be it

RESOLVED, that the City Council of the City of Elizabeth hereby authorizes the City of Elizabeth Planning Board to re-examine the land use elements, specifically the City Land Use & Zoning Ordinances, of the City of Elizabeth's Master Plan.

Received in Land Use Dept.

PLANNING BOARD

AUG 28 2019

CITY OF ELIZABETH, NJ

**ADOPTED BY CITY COUNCIL
ELIZABETH, NJ AT MEET'G
AUG 27, 2019
YOLANDA M. ROBERTS
CITY CLERK**

Mayor
Bus. Admin.
City Atty.
Police Dir.
Fire Dir.
HWM Dir.

Police Dir.
Pub. Works Dir.
Recreation Dir.
Treasurer
Auditor
Purchasing

Commissioner
Judge
Assessor
Engineer
Ed. Educ.

Ed. Admin.
Plan. Bd.
Chief Fin. Off.
Policy & Plans
Leigh-Serv. Dir.



CITY OF ELIZABETH, NEW JERSEY
DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

50 Winfield Scott Plaza, Elizabeth, N.J. 07201-2462
 Phone: (908) 820-4072
 Fax: (908) 820-3776

EDUARDO J. RODRIGUEZ
Director

J. CHRISTIAN BOLLWAGE
Mayor

Received in Land Use Division

JUL 24 2019

July 24, 2019

City of Elizabeth, N.J.

*Aug 27 CC Meeting
 OK on 8/28*

Honorable Members of City Council
 City Hall
 50 Winfield Scott Plaza
 Elizabeth, New Jersey 07201

RE: RESOLUTION – AUTHORIZING THE CITY OF ELIZABETH PLANNING BOARD TO REEXAMINE THE LAND USE ELEMENTS OF THE CITY OF ELIZABETH MASTER PLAN AND DEVELOPMENT ORDINANCES

Dear Honorable Members of City Council:

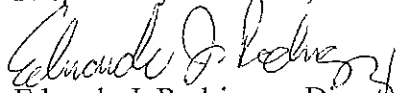
A reexamination of the City of Elizabeth's Master Plan is required to maintain the presumption of validity for municipal land use policies and ordinances. Because of the importance of our Master Plan in establishing the basis for the City Land Use and Zoning Ordinances, N.J.S. 40:55D-89 requires its periodic examination.

A Reexamination Report addresses five statutory criteria contained in Section 40:55D-89 by addressing the land development problems and objectives addressed in the last re-examination report of October 2015 and will updates and reevaluate planning information contained in the comprehensive master plan adopted in 2000. The five statutory criteria the reexamination report will address are as follows:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

Accordingly, I respectfully request that this Honorable Body authorize the City of Elizabeth Planning Board to re-examine the Land Use Elements, specifically the City Land Use & Zoning Ordinances, of the City of Elizabeth Master Plan in light of substantial changes in development trends and real estate market conditions.

Respectfully submitted,



Eduardo J. Rodriguez, Director
Planning & Community Development

CC: J. Christian Bollwage, Mayor
Bridget Anderson, Business Administrator
William R. Holzapfel, City Attorney
Pat McNamara, Planning Board Attorney
Marta Rivera, Planning Board Secretary