

**CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING-TENTATIVE AGENDA  
CITY COUNCIL CHAMBERS  
THURSDAY, JANUARY 15, 2015--7:30 P.M.**

**Roll Call**

**Pledge of Allegiance to the Flag**

**Congratulations to all of the newly appointed Professionals, and Commissioners this term, "2015";**

**NOMINATIONS for Chairman, Vice-chairman, Secretary, Certified Shorthand Reporter, Newspaper, (Star Ledger, La Voz, Luso Americano).**

**Minutes of December 11, 2014, a regular meeting.**

**RESOLUTIONS-**

**Z-15-14, 803-809 Bond Street, Fast Builders, LLC;**

**Z-36-07, 317 Rahway Avenue, Fernando Fernandez;**

**Resolution for an increase \$5,000.00, of the cap from \$30,000 to \$35,000.00, for all legal services to the ZBA, by Scarinci & Hollenbeck, "the Firm" for Jan-Dec. 31, 2014.**

**DEVELOPMENT REVIEW HEARING**

**Z-17-14, 301 Trumbull Street, Trumbull Brophy Properties, LLC.** A proposal develop the existing vacant building & lot, to construct a new three story, 2,081sq. ft. building, with six one-bedroom apartments, and two commercial spaces, with off street parking, in a MRC zone. ("c" and "d" variance, preliminary site plan) **(A. Andril, Esq.)**

**Z-18-14, 648 Third Avenue, 640 Third, LLC.** A proposal to convert the existing building into mixed use residential/commercial by adding seven two bedrooms, and one one-bedroom apartments on the second floor, & 3 commercial/retail spaces on the first floor, with parking for (12) twelve cars on-site, and (15) fifteen cars off-site, at 320-324 Christine Street, in an MRC zone. ("c" and "d" variance preliminary & final site plan) **(J. Paparo, Esq.)**

**OTHER BUSINESS**

**Z-26-13, 521-523 Jersey Avenue, Melsey Builders, LLC;** Applicant's Attorney requested to withdraw this application by letter dated Jan. 5, 2015.

**FINAL SITE PLAN-N/A**

**ADJOURNMENTS-None**

**HAPPY NEW YEAR!**