

**CITY OF ELIZABETH PLANNING BOARD  
REGULAR MEETING  
TENTATIVE AGENDA-CITY COUNCIL CHAMBERS  
THURSDAY, APRIL 06, 2017--7:30 P.M.**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**MINUTES: February 02, 2017;**

**RESOLUTIONS:**

**P-10-15, 852-854, 856-858 Jersey Avenue, 852 Jersey Avenue Holdings, LLC, (A Denial);**

**DEVELOPMENT REVIEW HEARING NEW/OLD**

**P-07-16, Amended, 651 Kapkowski Road, JG Elizabeth II, LLC.** A proposed 537,119 sq. ft. Eastward expansion of the gross building area, two levels, of the existing Mall, and one Multi-level parking structure that will accommodate 3,313 vehicles, and does not include the ground floor, in the Kapkowski Road Redevelopment Area. **(A request to amend the P&FSP approval for Phases I, 2, & 3 granted on July 7, 2016, to provide expansion with no phases.)**

**(K. Moore, Esq.)**

**P-03-17, 430-436 Schiller Street, 430 Schiller Street, LLC.** A proposal to demolish existing structure, to construct a new two story office building to use in connection with a painting contractor business, in an MRC zone. **(“c” variance, preliminary & final site plan)**

**(J. Paparo, Esq.)**

**OTHER BUSINESS**

**A REDEVELOPMENT PLAN WILL BE PRESENTED BY MICHAEL MISTRETTA, PP, PE, CITY PLANNER CONSULTANTS, OF HARBOR CONSULTANTS FOR 901-931 EAST JERSEY STREET, BLOCK 7, LOT 312- (AKA JERSEY WALK), RECOMMENDED BY CITY COUNCIL TO AUTHORIZE THE PLANNING BOARD TO PREPARE A PLAN FOR THE ELIZABETH GENERAL HOSPITAL REDEVELOPMENT AREA.**

**A Resolution from City Council Members authorizing the Planning to prepare a Redevelopment Plan for the East Broad Street Area, A Condemnation Redevelopment Plan including the following properties:**

**Tax Account 12-213, 1130-1146 Chestnut Street;  
Tax Account 12-217, 1148-1150 Chestnut Street;  
Tax Account 12-223, 1107-1109 Chestnut Street;  
Tax Account 12-224, 1111 Chestnut Street ;  
Tax Account 12-225, 1113-1115 Chestnut Street ;  
Tax Account 12-232, 1139-1141 Chestnut Street;  
Tax Account 12-233, 1143-1145 Chestnut Street;  
Tax Account 12-248, 1140 Broad Street/310 Jefferson Avenue;  
Tax Account 12-249, 1142-1148 East Broad Street;**

**OTHER BUSINESS CONT'D.**

**Tax Account 12-250, 1150 East Broad Street;  
Tax Account 12-253, 1166-1174 & 1186-1236 East Broad Street;  
Tax Account 12-253A 1176-1184 East Broad Street;  
Tax Account 12-457A, 311-315 Jefferson Avenue;  
Tax Account 12-604, 302-3304 Madison Avenue;  
Tax Account 12-605, 306-312 Madison Avenue;  
Tax Account 12-880A, 1110 Magnolia Avenue;  
Tax Account 12-880B, 1112 Magnolia Avenue.**

**From Patrick J. Mc Namara, Esq., the following invoices were submitted by  
Prestige Title Agency, Inc. 130 Pompton Avenue, Verona, NJ 07044, and in reference to the  
Morris Avenue Redevelopment Study/Plan for examinations-appraisals; For review, and  
recommendation for payment for a total of \$3,875.00 for the following:**

- \* 4/7/15 - 401-409 Morris Avenue - **\$200.00 – file #15PT-63232**
- \* 4/6/15 - 411-419 Morris Avenue - **\$170.00 – file #15PT-63233**
- \* 4/6/15 - 421 Morris Avenue - **\$200.00 – file #15PT-63234**
- \* 4/3/15 – 423-427 Morris Avenue - **\$180.00 – file #15PT-63235**
- \* 4/6/15 – 427-429 Morris Avenue - **\$320.00 – file #15PT-63236**
- \* 4/3/15 – 431 Morris Avenue - **\$210.00 – file #15PT-63237**
- \* 4/7/15 – 435-437 Morris Avenue - **\$210.00 – file #15PT-63238**
- \* 4/9/15 – 439-449 Morris Avenue - **\$280.00 – file #15PT-63239**
- \* 4/7/15 – 451-453 Morris Avenue - **\$170.00 – file #15PT-63240**
- \* 4/15/15 – 455-457 Morris Avenue - **\$227.00 – file #15PT-63241**
- \* 4/15/15 – 455-457 Morris Avenue - **\$212.00 – file #15PT-63242**
- \* 4/16/15 – 585-595 Morris Avenue - **\$234.00 – file #15PT-63243**
- \* 4/9/15 – 378-380 Morris Avenue - **\$170.00 – file #15PT-63244**
- \* 4/15/15 – 506-508 Morris Avenue - **\$262.00 – file #15PT-63245**
- \* 4/9/15 – 510-12 Morris Avenue - **\$200.00 – file #15PT-63246**
- \* 4/13/15 – 514-516 Morris Avenue - **\$220.00 – file #15PT-63247**
- \* 4/16/15 – 518-520 Morris Avenue - **\$230.00 – file #15PT-63248**
- \* 4/9/15 – 582-588 Morris Avenue - **\$180.00 – file #15PT-63249**

**8 ORDINANCES- TO REPEAL AND REPLACE THE FOLLOWING: Presented by  
Victor E. Vinegra, PP, PE, Consultant Planner:  
Section 17.36.120A.1. Principal Building Regulations;  
Section 17.36.110, Yard Dimensions, Subsection D. Open Space subsections 2, 3 & 4;  
Section 17.36.110, Yard Dimensions, Subsection A.5.;  
Section 17.36.110, Yard Dimensions, Subsection A;  
Section 17.36.100, Lot Dimensions, Subsection D;  
Section 17.36.100, Lot Dimensions Subsection C;  
Section 17.36.100, Lot Dimensions Subsection A;  
Section 17.36.099, Calculations of “Prevailing Conditions”.**

**ADJOURNMENTS: to the MAY 04, 2017, A REGULAR MEETING: NONE**