

**CITY OF ELIZABETH PLANNING BOARD  
SPECIAL MEETING  
TENTATIVE AGENDA-CITY COUNCIL CHAMBERS  
THURSDAY, MAY 18, 2017--7:30 P.M.**

**ROLL CALL & PLEDGE OF ALLEGIANCE TO THE FLAG**

**MINUTES: APRIL 6, 2017;**

**RESOLUTIONS:**

**P-10-15, 852-854, 856-858 Jersey Avenue, 852 Jersey Avenue Holdings, LLC, (A Denial);  
P-03-17, 430-436 Schiller Street, 430 Schiller Street, LLC.**

**DEVELOPMENT REVIEW HEARING NEW/OLD**

**P-02-17, 354 Morris Avenue, Hector Hurtado.** A proposal to construct a mixed used building with a commercial space on the first floor, and one two-bedroom apartment on the second, and third floors, with parking for four cars, in a C-2 zone. (“c” variance, preliminary & final site plan) (A. Andril, Esq.)

**P-06-17, 2-74 South Front Street, Trevcon Construction Company, Inc.** A proposal to construct a new auxiliary office building with off street parking for eight cars, to support an existing Marine Construction Terminal, Class B Recycling operation, in an M-2 zone. (“c” variance, preliminary & final site plan) (T. Cosma, Esq.)

**P-07-17, 747-757 Amboy Avenue, 747 Amboy Realty, LLC.** A proposal to install a 4,900 sq. ft pre-fabricated building/garage, for the servicing, and repair of the applicant’s truck fleet, with continued truck parking/storage, in an M-2 zone. (preliminary & final site plan) (J. Paparo, Esq.)

**OTHER BUSINESS, for review, and comments, and to recommend to Honorable City Council for Action. A Resolution from City Council Members authorizing the Planning to prepare a Redevelopment Plan for the Elizabethport Phase II Area, and A Redevelopment Plan from Victor E. Vinegra, PP, Planner Consultant for same, including the following properties:**

**Tax Account 2-855, 62-214 South First Street, Kingbird Acquisitions;  
Tax Account 2-856, 216-224 South First Street, E. Salerno Properties;  
Tax Account 2-857, 226-304 South First Street, Clean Venture;  
Tax Account 2-858, 306-398 South First Street, City of Elizabeth  
Tax Account 2-859, 400-429 South First Street, City of Elizabeth;  
Tax Account 3A-9A, South Front Street, BPB Holding Corporation.**

**OTHER BUSINESS**

**P-43-06, 60-90 Broadway, 133-135 First Street, 120-134 Front Street, and 74-82 Livingston Street, Sabra Port, LLC.** A request from Alcides T. Andril, Esq. by letter dated April 10, 2017, for a 24-month extension of time to file for building permits, due to the complexity of the project, and the necessary additional steps to complete the permitting process. (EXTENSION OF TIME TO FILE)

**OTHER BUSINESS**

**P-35-08, 225-227 South Second Street, Ernesto Santos.** A request from Kevin Moore, Esq. by letter dated April 10, 2017, for a 24-month extension of time to file for building permits, the necessary additional steps to complete the permitting process. **(EXTENSION OF TIME TO FILE)**

**FOR THE PLANNING BOARD TO ADOPT A REDEVELOPMENT PLAN AS PRESENTED BY MICHAEL MISTRETTA, PP, LLA, PLANNER CONSULTANT, AND PREPARED ON APRIL 18, 2017.**

**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, 140 East Broad Street/310 Jefferson Avenue;**  
**Tax Account 12-249, 1142-1148 East Broad Street;**  
**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, Rear 311-315 Jefferson Avenue;**  
**Tax Account 12-604, 302-304 Madison Avenue;**  
**Tax Account 12-605, 306-312 Madison Avenue;**  
**Tax Account 12-880A, 1110 Magnolia Avenue;**  
**Tax Account 12-880B, 1112 Magnolia Avenue.**

**A PLAN Prepared by Michael Mistretta, PP, of Harbor Consultants, dated May 10, 2017, for the Magnolia Avenue Redevelopment Area, (854-910 Magnolia Avenue, Block 8, Lot-1180, & 859-867 Magnolia Avenue, Block 8, Lot-1210) determined that the area meets one or more of the criteria to designate in need of Redevelopment without the power of Non-Condemnation. For review, and adopt, and to recommend to Honorable City Council Members for action.**

**ADJOURNMENT: to the June 15, 2017, A REGULAR MEETING FOR:**

**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-01-17, 500 Elizabeth Avenue, 500 Elizabeth Avenue, LLC.** A proposal to construct a mixed used building with a commercial space on the first floor, and four one-bedroom apartments on the second floor, with parking for eight cars, in a C-2 zone. **(“c” variance, preliminary & final site plan)** **(A. Andril, Esq.)**