

**CITY OF ELIZABETH PLANNING BOARD
REGULAR MEETING
TENTATIVE AGENDA-CITY COUNCIL CHAMBERS
THURSDAY, MARCH 03, 2016--7:30 P.M.**

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

MINUTES: February 04, 2016, a regular meeting;

RESOLUTIONS*

- *The Land Use Element of the City of Elizabeth Master Plan, by Victor E. Vinegra, PP;**
- *P-15-15, 2-90 North Avenue East, PAC Urban Renewal No. Ave. I, LLC;**
- *P-08-15, 109 Court Street, IDN Group, LLC, FSP;**
- *Toll & Associates, PA, on behalf of HERTAM, LLC, Elizabethport Waterfront Redevelopment Area to the Elizabethport Phase II Redevelopment Area, 39-55 Pine Street;**
- *Ord#4647-Amendment to City of Elizabeth's Ordinance "Section 17.40.040 Number of parking and loading spaces required, TABLE I";**
- *Ord#4646-Amendment to City of Elizabeth's Ordinance "Section 17.36.110 D. Open space shall be provided ", and;**
- *P-12-12, 200-206 & 212-214 Third St., Housing Authority of the City of Elizabeth, FSP;**
- *Redevelopment Study for Designating -A Condemnation Redevelopment Area, of 220-228 South Second Street, Block 1, Lots 943A, through O, and 201-227 Butler Street, Block 2, Lots 98A-98J;**

DEVELOPMENT REVIEW HEARING NEW/OLD

P-11-15, 1052-1054 E. grand Street, 1052 E. Grand Street, LLC. A proposal to subdivide two lots, and to construct two attached, two family dwellings each with parking, in a R-3 zone. ("c" variance, minor sub-division). **(M. Sanchez, Esq.)**

P-13-15, 190 Union Street, Parcel D, Faros-Mas Elizabeth, LLC. A proposal develop 2.3 acres, various lots into a mixed use, and to construct a new five story, 240 residential units building, the majority for extended stay; with amenities such as a spa, a club room, swimming pool, and a fitness center, a theater, and an event/conference center, also a landscaped courtyard for outdoor space; and, with 11,271 sq. ft of commercial space to house Restaurant/Bar, and with 240 parking spaces, in the Midtown Redevelopment Area. **(Preliminary Site Plan- Advisory Review)** **(S. Hehl, Esq.)**

P-14-15, 290 Union Street, Parcel B, Faros-Mas Elizabeth, LLC. A proposal develop 2.4 acres, various lots into a mixed use, and to construct a new five story, 227 residential units building, the majority for extended stay; with amenities such as a spa, a club room, swimming pool, and a fitness center, a theater, and an event/conference center, also a landscaped courtyard for outdoor space; and, with 26,411 sq. ft of commercial space to house Retail space, and with 227 parking spaces for residential use, and Commercial parking will be with the Parking Authority Facility on Union Street, in the Midtown Redevelopment Area. **(Preliminary Site, Plan Advisory Review)** **(S. Hehl, Esq.)**

***OTHER-Submissions for advisory Board Planning Review for:**

***An Authorization from City Council to prepare a Redevelopment Plan for the following: Redevelopment Study of the University Corridor, Morris Avenue, Union County, Route 82), ("the Study");**

***An Authorization from City Council to prepare a Redevelopment Plan for the following: Redevelopment Study of 829-961 Newark Avenue, 1187 Newark Avenue, 1015-0127 Newark Avenue);**

***Outfront Media, 200 Relocated Bayway, Block A, Lot 67A, (PANY/NJ) A proposed conversion of an existing Tri-face Static billboard into a digital multi-message billboard. (Site Plan) L. Di Arminio, Esq, and;**

***P-22-07, 729-763 Meadow Street, Naransweropsdoji, LLC, (Cambria Suites, & Hilton Hotels), A request from John Wiley, Jr., Esq. for an extension of time to file for a building permit;**

ADJOURNMENTS: to April 07, 2016; the following:

P-12-15, 42, 44, &46 Atlantic Street, Meridian Developers, LLC. A proposal to sub-divide the lot into two, for the future construction of a new dwelling in each of the newly created lots, in a R-2 zone. ("c" variance, minor sub-division) (A. Paparo, Esq.)

NO OTHER BUSINES

S/MEETING ADJOURNED

HAVE A GREAT EVENING!!! ☺