

**CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT
REGULAR MEETING-TENTATIVE AGENDA
CITY COUNCIL CHAMBERS
THURSDAY, JULY 17, 2014--7:30 P.M.**

Roll Call & Pledge of Allegiance to the Flag;

Minutes of June 12, 2014, a regular meeting.

RESOLUTIONS

Z-02-14, 448-454 Spring Street, RSR, LLC;

Z-06-14, 540-548 Westfield Avenue, George & Medhat Corp.;

Z-10-14, 200 Erie Street, NYSMSA Limited Partnership/Verizon Wireless;

Z-07-14, 101-141 Spring Street, 941-969 E. Jersey Street, & 110 Reid Street, Elizabeth Foods, LLC, (final site plan).

DEVELOPMENT REVIEW HEARING

Z-05-14, 239-243 Union Street, Union Street, Associates. A proposal develop the existing vacant lot, to construct a new three story building with first floor retail space, and six two bedroom apartments on the upper floors, parking not a requirement in a C-3 zone. (“c” and “d” variance, preliminary & final site plan) (A. Andril, Esq.)

Z-11-14, 146 Stiles Street, 146 Stiles Street, LLC. A proposal to convert the existing rooming house into a two family dwelling, with parking for four cars, in an R-1 zone. (“c” and “d” variance) (A. Andril, Esq.)

Z-12-14, 40-42 Lt. Glenn Zamorski Drive, AMJM Holdings, LLC. A proposal to construct a new six-family, two bedroom residential apartment building, in an R-3A zone. (“c” and “d” variance, preliminary & final site plan) (J. Paparo, Esq.)

FINAL SITE PLAN

Z-03-13, 138-142 Third Street, MAS Construction, LLC. (final site plan). (A. Andril, Esq.)

OTHER BUSINESS-The following: Z-31-12, 495 Catherine Street, Steve Smith. A proposal to convert an existing three-family dwelling into a four-family dwelling, in an R-3 zone. (conditional use variance, & preliminary & final site plan) (L. Lavender, Esq.);

Application was remanded to the Zoning Board of Adjustment, Board's decision of September 12, 2013, has been reversed by order of the Honorable Judge Karen M. Cassidy, AJSC. The Board may revisit their decision, and reverse it according to the complaint.

ADJOURNMENTS-none

HAVE A GREAT DAY!!