

**CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING-TENTATIVE AGENDA  
CITY COUNCIL CHAMBERS  
THURSDAY, NOVEMBER 13, 2014--7:30 P.M.**

**Roll Call & Pledge of Allegiance to the Flag, & Minutes of October 09, 2014, a regular meeting.**

**RESOLUTIONS-**

**Z-14-14, 668-770 North Avenue, Vestal-Condigel Elizabeth Urban Renewal, LLC. (Seafrigo Cold Storage);**

**Ms. Rosa La Fontaine, of 16 Chilton Street, (denial).**

**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-16-14, 900 Fairmount Avenue, E & A Ventures, LLC.** A proposal sub-divide the property and to incorporate a portion of Henry Street, vacated by City Council, to created three lots, where two presently exist, in an MRC zone. (“c” and “d” variance, preliminary & final site plan) (S. Hehl, Esq.)

**OTHER BUSINESS**

**A Request for an extension of time for the preliminary site plan, for the applicant to move forward with the final site plan:**

**Z-57-07, 1112 Magnolia Avenue, 1107-1115 Chestnut Realty, LLC, Louis Renzo.** Proposal to construct a three-story, twelve-unit multi family structure, in an C-2 zone. A request to extend the Site Plan Approval, pursuant to the Permit Extension Act, by letter dated October 10, 2014. (A. Andril, Esq.)

**Z-19-00, 737-745 North Broad Street, T & M Properties of NJ, LLC, North South Group, LLC.** A request to extend the Site Plan Approval, pursuant to the Permit Extension Act, by letter dated October 10, 2014. (M. Sanchez, Esq.)

**FINAL SITE PLAN-None**

**ADJOURNMENTS-None**

*HAVE A GREAT DAY!!*