

**CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING-TENTATIVE AGENDA  
CITY COUNCIL CHAMBERS  
THURSDAY, DECEMBER 11, 2014--7:30 P.M.**

**Roll Call & Pledge of Allegiance to the Flag,**

**Minutes of October 09, 2014, a regular meeting.**

**RESOLUTIONS-**

**Z-05-14, 239-243 Union Street, Union Street, Associates;**

**Z-11-14, 146 Stiles Street, 146 Stiles Street, LLC;**

**Z-16-14, 900 Fairmount Avenue, E & A Ventures, LLC.**

**Z-57-07, 1112 Magnolia Avenue, 1107-1115 Chestnut Realty, LLC, Louis Renzo.**

**DEVELOPMENT REVIEW HEARING**

**Z-26-13, 521-523 Jersey Avenue, Melsey Builders, LLC.** A proposal develop the existing vacant lot, to construct a new three story, 7,742 sq. ft. building, with four three-bedroom apartments, and off street parking, in a R-2 zone. (“c” and “d” variance, preliminary site plan)  
(M. Sanchez, Esq.)

**Z-15-14, 803-809 Bond Street, Fast Builders, LLC.** A proposal to convert the existing retail building into a mixed use residential/commercial by adding four one-bedroom apartments on the second floor, with parking for nineteen, in an MRC zone. (“c” and “d” variance preliminary & final site plan)  
(A. Andril, Esq.)

**Z-18-14, 648 Third Avenue, 640 Third, LLC.** A proposal to convert the existing retail building into a mixed use residential/commercial by adding eight apartments on the second floor, one one-bedroom, and seven two bed-room, with parking for twelve, in an MRC zone. (“c” and “d” variance preliminary & final site plan)  
(J. Paparo, 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-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.)

**A Request for an extension of time for the Use, and Bulk Variance, and Minor Sub-division approval, dated September 20, 2007 for:**

**Z-36-07, 317 Rahway Avenue, Fernando Fernandez.**

**FINAL SITE PLAN-None**

**ADJOURMENTS-None**

*HAVE A GREAT DAY!!*