

**MINUTES
SPECIAL MEETING
CITY OF ELIZABETH PLANNING BOARD
THURSDAY, NOVEMBER 05, 2015**

MEETING OPENING- Chairman Haas of the Board, called the meeting to order at 7:34 p.m.

SUNSHINE ACT-Chairman Haas announced that this meeting had been duly advertised in accordance with provisions of the Open Public Meetings Act, (**N.J.S.A. 10:4-6 et. seq.**) as a regularly scheduled meeting. Notice of the hearing was published in the Star Ledger on **Thursday, January 16, 2015**. Chairman Haas asked everyone to stand for the flag pledge; the Body stood & recited the Pledge of Allegiance.

ATTENDANCE

Present: Councilman C. Torres, Chairman Haas, Vice-Chairwoman C. Ross, and Commissioners C. Brown, R. Moreno, M. Nuñez, C. Shallcross, Secretary T. Urban, P. McNamara, Esq., Board Attorney, and V. Vinegra, PP, PE, City Planner, F. Wolff, Court Stenographer, and Marta Rivera, Board Clerk.

Absent:, Commissioner G. Gonzalez, I. Rivera, and M. Carvalho.

MINUTES-The minutes of **October 01, 2015**, were presented for action. A motion to approve the minutes was made by Commissioner M. Nuñez, and seconded by Councilman C. Torres, and the motion was carried on a vote of seven to zero, for those eligible to vote.

DEVELOPMENT REVIEW HEARING NEW/OLD:

P-08-15, 109 Court Street, IDN Group, LLC. ("c" variance, & preliminary site plan) A. Andril, Esq. appeared for the application, and called Ms. Griselda Flores, who duly sworn, was examined and excused. He then called Mrs. Martha Brazoban, RA, who duly sworn, was examined and excused. Victor Vinegra, PP, PE, Planning Board Planner Consultant, who duly sworn, made comments. A motion to approve the application was made by M. Nuñez, and it was seconded by Commissioner Shallcross, and the motion was carried eight, to zero by the Board,

P-06-15, 224-226 Atlantic Street, Dennis Repousis. ("c" variance, minor sub division) M. Sanchez, Esq. appeared for the application, and called Mr. Dennis Repousis, who duly sworn, was examined and excused. He then called Mr. James R. Guerra, RA, who duly sworn, was examined and excused. Victor Vinegra, PP, PE, Planning Board Planner Consultant, who duly sworn, made comments. A motion to approve the application was made by Councilman C. Torres, and it was seconded by Commissioner Brown, and the motion was carried eight, to zero by the Board.

P-05-15, 32-34 Atlantic Street, Monica Mayan Martinez. (final site plan) S. Hehl, Esq. appeared for the application, duly sworn, made comments. Victor Vinegra, PP, PE, Planning Board Planner Consultant, who duly sworn, made comments. A motion to approve the application was made by Councilman C. Torres, and it was seconded by Commissioner T. Urban, and the motion was carried six, to zero by the Board.

OTHER BUSINESS-For review, and comments by the Board.

The following application was **WITHDRAWN** by the applicant, no action will be taken for it: **P-09-15, 13-19 Aberdeen Road, Joseph & Louise Manzano. (preliminary & final site plan) (A. Andril, Esq.)**

OTHER BUSINESS

A request to adjourn to the Dec. 3, 2015 by letter from Al Andril, Esq., for: **P-11-15, 1052-1054 East Grand Street, 1052 East Grand Street, LLC;**

OTHER BUSINESS-For review, and comments by the Board. A request by letter dated **October 23, 2015**, from **Toll & Associates, PA, on behalf of HERTAM, LLC**, for a request to change certain properties from the **Elizabethport Waterfront Redevelopment Area to the Elizabethport Phase II Redevelopment Area, 39-55 Pine Street, and including seven properties, in a C-2 zone.** (M. Sanchez, Esq.)

ORDINANCES

1. Amendment to City of Elizabeth's Ordinance "Section 17.40.040 Number of parking and loading spaces required, TABLE I". Victor Vinegra, PP, PE, Planning Board Planner Consultant, who duly sworn, made comments. A motion to recommend the Ordinance to City Council for action was made by Commissioner T. Urban, and it was seconded by Commissioner Shallcross, and the motion was carried six, to eight by the Board.

2. Amendment to City of Elizabeth's Ordinance "Section 17.36.110 D. Open space shall be provided as follows:" Victor Vinegra, PP, PE, Planning Board Planner Consultant, who duly sworn, made comments. A motion to recommend the Ordinance to City Council for action was made by Commissioner N. M. Nuñez, and it was seconded by Vice-chairwoman Ross, and the motion was carried six, to eight by the Board.

RESOLUTIONS

P-02-14, 604 Magnolia Avenue, Lamegos Investments, LLC. A motion to approve the wording of the resolution was made by Commissioner Nuñez, and it was seconded by Councilman C. Torres, and the motion was carried six to zero by those eligible to vote.

P-07-15, 851 Julia Street, E & A Ventures, LLC. A motion to approve the wording of the resolution was made by Commissioner T. Urban, and it was seconded by Commissioner Councilman C. Torres, and the motion was carried six to zero by those eligible to vote.

P-05-15, 32-34 Atlantic Street, Monica Mayan Martinez.

ADJOURNMENT

On a motion by, Commissioner Urban, and seconded by Commissioner Shallcross, the meeting was adjourned at 9:45 p.m.