

**MINUTES  
REGULAR MEETING  
CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT  
THURSDAY, OCTOBER 08, 2015**

**MEETING OPENING**

Chairman Fernandez, called the meeting to order at 7:41 p.m.

**SUNSHINE ACT**

Chairman Fernandez announced that the requirements of the Sunshine Act were met by submission of a notice to the Star Ledger, which was published on **Friday, January 16, 2015**. Chairman Fernandez, asked everyone to stand for the flag pledge; the Board stood and recited the Pledge of Allegiance.

**ATTENDANCE**

**Present:** Chairman F. Fernandez, Commissioners Vice-chairwoman E. Cano, Dr. J. K. Donahue, J. Nunes, R. Sosa, & Y. Eady-Perkins, and A. Gallerano, P.P., PE, Consultant City Planner, Marta Rivera, Secretary/Board Clerk, & F. Wolff, C.S.R., and Sheri K. Siegelbaum, Esq., Board Attorney.

**Absent:**, Commissioner O. Galvez, A. Goncalves, G. Castro, F. Horta, & M. Silva-Afonso.

**MINUTES**

The minutes of **SEPTEMBER 10, 2015, a regular meeting**, were presented for action. A motion to approve the minutes was made by Commissioner J. Nunes, and was seconded Commissioner M. Silva-Afonso, and the motion was carried six to zero.

**OTHER BUSINESS- An Appeal of a Zoning Officer's decision for: 1029 Fairmount Avenue, Maria Amaral/Dina Santos. (M. Carvalho, Zoning Officer)** A. Andril, Esq., came forward for the application, and called Mrs. Dina Santos, applicant, who duly sworn, she testified, was examined and excused. M. Carvalho, City of Elizabeth, Zoning Officer, was duly sworn, she testified, made comments, and was excused. Anthony Gallerano, PP, PE, Consultant City Planner, was duly sworn, he testified, made comments, and was excused. A motion to **approve** the appeal was made by Commissioner J. Nunes, and was seconded by Commissioner R. Sosa, and the tally was five to zero.

**DEVELOPMENT REVIEW HEARINGS**

**Z-16-15, 46 Broad Street, 50 Broad Street, CH Martins, Inc. Trademark sign, LLC. ("c" Variance)** M. Moore, Esq., came forward for the application, and called Mr. Charles Sean, of Sol-Cbach Group, who duly sworn, he testified, was examined and excused. He then called Mr. Mathew Evans, RA, who duly sworn, he testified, was examined and excused. Anthony Gallerano, PP, PE, Consultant City Planner, was duly sworn, he testified, made comments, and was excused. Chairman Fernandez opened the floor for public comment, and no one came forward. A motion to **approve** the application was made by Commissioner J. Nunes, and was seconded by Commissioner R. Sosa, and the tally was six to zero. Conditioned upon amendment to application to a 4ft. front letter reduced to 11"-14", and not lighted.

**DEVELOPMENT REVIEW HEARINGS**

**Z-20-15, 545 Rahway Avenue, PMG New Jersey, LLC. ("c" variance)** S. Gouin, Esq., came forward for the application, and called Mr. Brian Shortino, PE, who duly sworn, he testified, was examined and excused. He then called Mr. Roger De Niseria, PP, who duly sworn, he testified, was examined and excused. Anthony Gallerano, PP, PE, Consultant City Planner, was duly sworn, he testified, made comments, and was excused. Exhibits presented were: A-1, photos of proposed lighting for canopy, and existing conditions. A-2, Photos of existing conditions. A motion to **approve** the application was made by Vice-Chairwoman E. Cano, and was seconded by Commissioner Y. Eady-Perkins, and the tally was six to zero.

**Z-18-15, 501-649 York Street, Elberon Development, LLC. ("c" variance)** (Commissioner Y. Eady-Perkins left the meeting at 9:00 pm.) Donna Jennings, Esq., called Mr. Abbas Valenjad, PE, Shop Rite, came forward for the application, and duly sworn, he testified, was examined and excused. He then called Mr. Michael Castoro, Sign Graphics, who duly sworn, he testified, was examined and excused. He then called Mr. Raymond C. Liotta, AIA, PP, from Maser Consultants, who duly sworn, he testified, was examined and excused. Anthony Gallerano, PP, PE, Consultant City Planner, was duly sworn, he testified, made comments, and was excused. A motion to **approve** the application was made by Commissioner J. Nunes, and was seconded by Commissioner R. Sosa, and the tally was five to zero.

**RESOLUTIONS-Voted upon only by those Commissioners eligible to vote.**

**Z-09-14, 754-758 & 760-774 Bayway Avenue, J. P. Clinton Management, LLC, Revised.** ("c" and "d" Variance, Preliminary & final site plan). On a motion by Commissioner Y. Eady-Perkins, and seconded by Chairman F. Fernandez, the wording of the resolution was memorialized, and the tally was 2-0.

**Z-11-15, 137 Smith Street, Magill Real Estate Holdings, LLC. ("c" Variance)** On a motion by Commissioner J. Nunes, and seconded by Commissioner R. Sosa the wording of the resolution was memorialized, and the tally was 4-0.

**Z-15-15, 80 West Grand Street, Community Access Unlimited, Inc. ("c" variance, Preliminary, and Final Site Plan)** On a motion by Commissioner J. Nunes, and seconded by Commissioner J. Nunes, the wording of the resolution was memorialized, and the tally was 4-0.

**Granted by the BOARD WAS THE REQUEST TO ADJOURN TO November 08, 2015, REGULAR MEETING FOR: None**

**ADJOURNMENT**

On a motion by Chairman Fernandez, and seconded by Vice-Chairperson E. Cano, the meeting was adjourned at 10:30 p.m., there was no other business.