

**CITY OF ELIZABETH
PLANNING BOARD REGULAR MEETING
TENTATIVE AGENDA-CITY COUNCIL CHAMBERS
THURSDAY, JULY 10, 2008--7:30 P.M.**

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

MINUTES: June 5, 2008 a reg. mtg.

RESOLUTIONS

- P-15-05, 742-762 Spring Street, Provident Capital Co., LLC;**
- P-57-06, 64-138 Atalanta Plaza, Danic Urban Renewal, Company, L. P, final;**
- P-56-07, 45-51 Elm Street, Metro P. C. S. NY, LLC;**
- P-01-08, 111-113 First Street, Metro P. C. S. NY, LLC;**
- P-10-08, 1089-1099 Elizabeth Avenue, Joseph Centanni;**
- P-11-08, 2-12 Papetti Plaza, Metro P. C. S. NY, LLC;**
- P-12-08, 585 Newark Avenue, Metro P. C. S. NY, LLC.**

DEVELOPMENT REVIEW HEARING

P-06-08, 813 Jackson Avenue, Brunilda Pabon & Nieves Ortiz. Proposal to demolish existing structure, to sub divide lot into two, for future construction of a one-family dwelling on each of the newly created lots, in an R-2 zone. (**“c” variance, and minor sub-division**) (Sanchez, Esq.)

P-13-08, Broadway, South Park, & Livingston Streets, & New Point Road. Proposal to sub-divide into seven lots, to construct new two-family, and mixed-use commercial, and retail space, on the newly created lots, in an R-3, R-3A, and C-2 zones. (**major Sub-division, “c” & “d” variance, and preliminary site plan**). (Andril, Esq.)

P-15-08, South side of Dowd Avenue/East of Progress Street, AMB Portview Commerce Center. Proposal to sub-divide a tract of land to create a separate parcel, to be acquired, and utilized for emergency access, and in connection with Portview Commerce Center, previously approved on September 7, 2006, in an MRC zone. (**“c” variance, minor sub-division**) (J. Paparo, Esq.)

P-16-08, 33 Cherry Street, Metro P. C. S. NY, LLC. Proposal to install a wireless telecommunications antenna on a rooftop, with related equipment cabinet, in an R-4 zone. (**preliminary and final site plan**) (Meese, Esq.)

P-17-08, 69 Division Street, Metro P. C. S. NY, LLC. Proposal to install a wireless telecommunications antenna, related equipment cabinet on roof-top of building, in an R-3 zone. (**preliminary and final site plan**) (Meese, Esq.)

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FINAL SITE PLAN

P-28-07, 750 No. Broad Street, NY SMSA, LTD Partnership/ Verizon. Proposal to install a wireless telecommunications antenna on roof-top, and a related equipment cabinet within the building, in a R-4 zone. **(final site plan)** **(M. Beck, Esq.)**

P-52-07, 748-772 North Broad Street, Metro P. C. S. NY, LLC. Proposal to install a wireless telecommunications antenna on roof-top, and an equipment cabinet within the building in a R-4 zone. **(“c” variance)** **(Schkolnick, Esq.)**

P-04-08, 325 Division Street, CSX Transflo Corporation. Proposal to expand on the previously approved garage structure and parking area, in a MRC zone. **(final site plan)** **(Hehl, Esq.)**

OTHER BUSINESS-by Victor Vinegra, PP, PE, Consultant City Planner
City of Elizabeth Master Plan-A review and comment session concerning potential amendments to the existing Master Plan, Redevelopment Areas, Zone Districts, Bulk Requirements, or Development Standards as they relate to the Land Use regulations of the City of Elizabeth.

ADJOURNMENTS-The following were adjourned by the Board to September 4, 2008, a regular meeting:

P-22-07, 729-763 Meadow Street, Narayansweropdosji, LLC. Proposal to construct two buildings, a four-story, one hundred and twenty three unit, Holiday Inn Express, and a three story, eighty one unit Cambria Inn, with two hundred and five parking spaces, and a loading berth for each, in a C-3 zone. **(preliminary & final site plan, “c” variance)** **(Himelman, Esq.)**

P-14-08, 324 Elizabeth Avenue, 324 Elizabeth Avenue, LLC. Proposal to construct a new 4, 205 sq. ft. one-story commercial retail building with eight off-street parking, and five on-street spaces, in a C-2 zone. **(“c” variance, preliminary and final site plan)** **(Paparo, Esq.)**

P-48-07, Jersey Gardens Blvd., Kapkowski Road, CELADON/Tern Landing Development, LLC. Discussion of the design standards for the proposed development; an application of a Ferry Terminal, with parking, in the Kapkowski Road Redevelopment Area. **(compliance review only)** **(Kienz/McManus, Esq.)**