

**CITY OF ELIZABETH
PLANNING BOARD REGULAR MEETING
TENTATIVE AGENDA-CITY COUNCIL CHAMBERS
THURSDAY, NOVEMBER 6, 2008--7:30 P.M.**

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

MINUTES: October 2, 2008 a reg. mtg.

RESOLUTIONS

- P-19-08, 435 Spring Street, Carlos Marin, (PSP only);**
- P-21-08, 400 North Broad Street, Shailendra Sharma, (PSP only);**
- P-22-08, 125 Broad Street, Metro P. C. S. NY, LLC, (PSP only);**
- P-23-08, 322 Third Street, Metro P. C. S. NY, LLC, (PSP only);**
- P-29-08, 876-880 Anna Street, Ivan Heredia.**

DEVELOPMENT REVIEW HEARING

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**)
(J. Paparo, Esq.)

P-24-08, 231 Franklin Street, Al Bober/Executor/Helena Bober. Proposal to subdivide a lot into two, for future construction of two-family dwelling, in an R-3A zone. (**“c” variance, minor sub-division**)
(Sahaj, Esq.)

P-27-08, 550 Edgar Road, 911-915 South Elmora Avenue. Proposal to construct a new Capital One Bank, with two drive thru lane, and retail building to house a Laundromat facility, in a C-4 zone. (**“c” variance, preliminary and final site plan**)
(Paparo, Esq.)

P-30-08, 456-544 York Street, Weisman Family Properties, LLC. Proposal to subdivide a lot into two lots, manufacturing facility is to remain on one lot, and on the other lot, a wireless telecommunications facility, with a related unmanned equipment cabinet, (approved in 1994, P-15-94), in an MRC zone. (**“c” variance, minor sub-division**)
(Mc Manus, Esq.)

P-22-08, 125 Broad Street, Metro P. C. S. NY, LLC. Proposal to install a wireless telecommunications facility, with a related unmanned equipment cabinet, in a C-3 zone. (**final site plan**)
(Meese, Esq.)

P-31-08, 901 Spring Street, Metro P. C. S. NY, LLC. Proposal to install a wireless telecommunications facility, with a related unmanned equipment cabinet, in a C-3 zone. (**preliminary & final site plan**)
(Meese, Esq.)

DEVELOPMENT REVIEW HEARING CONT'D

P-32-08, 646-648 Marshall Street, Paul Johnson. Proposal to demolish existing 2-fam. Home to subdivide a lot into two lots, to construct a new 2-fam. Home on each of the newly created lots, in an R-3A zone. **(minor sub-division) (Sanchez, Esq.)**

ADJOURNMENTS

The following were adjourned by the Board to December 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-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.)**

P-49-07, Kapkowski Road & Glimcher Realty Way, Jersey Garden Lodging Associates, LLP, final site plan. (Jaworski, Esq.)

P-26-08, 855 Woodruff Lane, Gate Gourmet Division Americas. Proposal to expand an existing manufacturing preparation of airline food products, with associated storage-/warehouse, to add a 2, 588 sq. ft. addition of dry storage and receiving area, in an MRC zone. **("c" & "d" variance, & preliminary and final site plan.) (Helh, Esq.)**

P-28-08, 971-975 South Elmora Avenue, Sam Glenn, Inc. Proposal to convert a 900 sq. ft area into a one-bay auto repair shop, and the sale, and storage of automotive parts, in a C-4 zone. **(preliminary and final site plan) (De Noia, Esq.)**

P-33-08, 416 Morris Avenue, Morris Avenue, LLC. Proposal to reburish and convert an existing one-story structure into seven units, for commercial retail, with off-street parking, in a C-2 zone. **("c" & "d" variance, preliminary and final site plan) (Andril, Esq.)**

OTHER BUSINESS

Not available for this meeting is the following: Ordinances

By Victor Vinegra, PP, PE, Consultant City Planner; **City of Elizabeth Master Plan.**