

**CITY OF ELIZABETH
PLANNING BOARD REGULAR MEETING
TENTATIVE AGENDA-CITY COUNCIL CHAMBERS
THURSDAY, DECEMBER 4, 2008--7:30 P.M.**

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

MINUTES: November 6, 2008 a reg. mtg.

RESOLUTIONS

P-24-08, 231 Franklin Street, Al Bober/Executor/Helena Bober;

P-27-08, 911-915 South Elmora Avenue, 866 Bayway Circle, LLC;

P-32-08, 646-648 Marshall Street, Paul Johnson.

DEVELOPMENT REVIEW HEARING

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-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-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-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)**
Phase II

(Paparo, 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)**

(Sanchez, Esq.)

PLANNING BOARD

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DEVELOPMENT REVIEW HEARING CONT'D

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.)

FINAL SITE PLAN

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

P-21-08, 400 North Broad Street, Shailendra Sharma. (Andril, Esq.)

OTHER BUSINESS

P-25-08, 331-333 South Park Street, Arianna Holding Company, LLC. Proposal to sub-divide a property into two lots, a one story masonry building is to be removed. (**Waivers of checklist requirements**).

Ordinances

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

ADJOURNMENTS

The following is requesting an adjournment by the Board to an undetermined date:

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.)

The following is requesting an adjournment by the Board to the January 8, 2009, mtg.:

P-34-08, Rear of 126-210 Bayway Avenue, Lucky Bear, LLC, (aka Block 4, Lot 67). Proposal to construct a one story 148,686 sq. ft. building, to house 139, 830 sq. ft. of freezer space, and 8,856 sq. ft. of associated office space, in an M-2 zone. (**“c” variance, preliminary & final site plan**).

ADDENDUM-PB, 12/4/08

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.)**

A CALENDAR OF MEETING DATES FOR THE YEAR 2009-2010, FOR BOARD MEMBERS REVIEW, AND COMMENTS OR APPROVAL FOR PUBLICATION.

**Note: Manuel P. Sanchez, Esq., will be the representing attorney for:
P-28-08, 971-975 South Elmora Avenue, Sam Glenn, Inc.**