

**CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
THURSDAY, JANUARY 11, 2024-7:30 P.M.  
Revised 1/5/24**

**ROLL CALL & PLEDGE OF ALLEGIANCE TO THE FLAG**

**MINUTES:** of December 14, 2023 a regular meeting

**RESOLUTIONS :**

- Contract Renewal for Professional Services to Law firm of Scarinci-Hollenbeck
- Resolution Designating Star Ledger and Union County Local Source/Worral as Official newspapers
- Appointment of Fishman Court Reporting as Board Stenographer
- Appointment of Conflict Attorney

**NOMINATIONS:**

**Chairman, Vice-Chair, Secretary**

**DEVELOPMENT REVIEW HEARING**

**Z-13-23, Jorge Sequeira, 334 Murray Street, Prelim/final site plan R-2 Ward 6**

(A Andril, Esq) Pre existing deli with one residential unit, proposing a second floor addition to allow additional residential units.

**OTHER BUSINESS: none**

**ADJOURNMENTS-A request to Adjourn to the next regular ZBA meeting for:**

**Z-04-23, 929 Elizabeth Ave, SR Reddy, LLC.** A proposal to add 12 residential units on- top of the existing liquor store containing 2 two-bedroom units and 2 one-bedroom units on each floor, in a C-2 Zone, Ward 6. (“c” & “d” variance, preliminary and final site plan)

**(S. Hehl, Esq.)**

**Z-09-23, 420-434 Route 1, McDonalds Real Estate Co.** A proposal to raze the existing restaurant building to construct a new restaurant building of 4,306 sf, consisting of 54 seats, 27 parking spaces and two drive through lanes, in a HC zone, Ward 2. **(Final site plan) (D. Kinback, Esq.) Request for March meeting.**

**Z-08-23 Lucky Plaza, LLC, 638-640 Newark Avenue.** Final site plan **(S. Hehl, Esq)**

**Z-12-23, The Lobby Group, LLC, 821 Spring Street. Prelim/final site plan HC Ward 5**

(A. Andril, Esq) Existing restaurant and bar with outdoor seating area, requesting an extension with a roof top bar and seating area.