

**CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
THURSDAY, FEBRUARY 8, 2024-7:30 P.M.
Revised 2/6/24**

ROLL CALL & PLEDGE OF ALLEGIANCE TO THE FLAG

MINUTES: of January 11, 2024, 2023 a regular meeting

RESOLUTIONS :

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.

Z-08-23 Lucky Plaza, LLC, 638-640 Newark Avenue. (S. Hehl, Esq)
Ward 4 -Use & Bulk Variances, design Waiver and Preliminary Site Plan Approval

DEVELOPMENT REVIEW HEARING:

Z-14-23 425 Westfield Ave, LLC, 425-427 Westfield Ave. Ward 3 Prelim/final site plan, R-2 Zone (Hehl. Esq)

ADJOURNMENTS:

A request to Adjourn to the next regular ZBA meeting for:

Z-09-23, 420-434 Route 1, McDonalds Real Estate Co. Ward 2 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-04-23, 929 Elizabeth Ave, SR Reddy, LLC. (Hehl, Esq) 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.)**
MOVED TO PLANNING BOARD

Z-08-23 Lucky Plaza, LLC, 638-640 Newark Avenue. Ward 4 Final site plan **(S. Hehl, Esq)**
Request for March meeting

OTHER BUSINESS: none