

**CITY OF ELIZABETH PLANNING BOARD  
REGULAR MEETING TENTATIVE AGENDA  
THURSDAY, SEPTEMBER 07, 2023 -7:30 P.M.**

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

**NOMINATIONS  
PROFESSIONAL PLANNERS;**

**MINUTES:** of July 06, 2023 a regular meeting

**RESOLUTIONS**

**P-04-18, 125-133 Broad Street, Hersch Tower NJ, LLC/ 125 Broad Partners, LLC. (extension of time)**

**P-16-22, 463-467 Madison Avenue, 463-437 Madison Avenue, LLC. (“c” variance and preliminary site plan)**

**P-03-23, 581-599 Pennsylvania Avenue, RJR Holdings, LLC. (“c” variance and preliminary site plan)**

**P-08-23, 1010-1018 Augusta Street, Bondi Investments, LLC. (“c” variance, preliminary, and final site plan)**

**P-09-23, 59-81 & 74-82 Livingston Street, Quattro Urban Renewal 1. (preliminary site plan)**

**DEVELOPMENT REVIEW HEARING**

**P-06-22, 51-53 West Grand Street, City Properties, LLC.** A proposal to construct a new 5-story elevator mixed use dwelling with 4 floors of residential units containing 16 one-bedroom apartments and 2 two-bedroom apartments. A commercial retail space and surface parking on the ground floor, also an outdoor terrace and community room on the fifth floor, in Midtown Redevelopment Area, Ward 6. **(preliminary & final site plan)**

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

**P-06-23, 823-827 East Jersey Street, MREH New Point, LLC.** A proposal to construct a new 3-story residential dwelling with 10 two-bedrooms, in a R-3 zone, Ward 6. **(final site plan)**

**(A. Andril, Esq.)**

**P-10-23, 1001 Newark Avenue, 1001 Newark Avenue Associates.** A proposal to sub-divide a lot with existing 24,700 sf of vacant land for manufacturing, in a MCR-2 zone, Ward 4. **(“c” variance and minor sub-division)**

**(G. Goodman, Esq.)**

**P-12-23, 3 Hillside Road, Benjamin Carvalho.** A proposal to subdivide 2,937sf of one lot with the current size of 11,534sq to change to 14,471sq, in an R-1 Zone, Ward 3 **(“c” variance, major and final subdivision)**

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

**OTHER BUSINESS**

**Extension Request: P-12-18, 1166-1236 East Broad Street, C&L East Broad Realty, LLC the current resolution will expire on October 7, 2023. The extension request will be for 2 additional years, expiring October 7, 2025.**

**CLOSED SESSION**

**Vote on Conflict Attorney for application P-13-23, Waste Management of New Jersey.**

**ADJOURNMENTS-A request to Adjourn to the regular PB meeting for: none**

**Morgan Scott, Board Clerk, 908.820.4094, [Morgan.Scott@elizabethnj.org](mailto:Morgan.Scott@elizabethnj.org)**