

**CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING, TENTATIVE AGENDA  
THURSDAY, OCTOBER 12<sup>TH</sup>, 2023-7:30 P.M.**

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

**MINUTES: of September 14<sup>th</sup>, 2023 a regular meeting**

**RESOLUTIONS : none**

**DEVELOPMENT REVIEW HEARING**

**Z-06-23, 711 Jefferson Ave, 711 Jefferson, LLC.** A proposal to construct a 2 story multi-family dwelling containing 1 one-bedroom and 2 two-bedrooms in a R-2 zone, Ward 5. (**“d” variance**)  
(**D. Shafkowitz, Esq.**)

**Z-11-23, 864-878 North Ave East, 878 North Ave. Realty LLC.** A proposal to expand the existing commercial space by 8,339 sf and, reconfigure parking and onsite circulation, in a MCR-1 zone, Ward 5. (**preliminary and final site plan**)

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

**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-10-23, 595 Spring Street, Tesla Inc.** A proposal to install a Tesla- branded electric vehicle supercharging post, with additional site improvements, in a MCR -1 zone, Ward 5.(**preliminary and final site plan**)

(**D. Prime, 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 thru lanes, in a HC zone, Ward 2. (**preliminary and final site plan**)

(**D. Kinback, Esq.**)

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