

**MINUTES**  
**CITY OF ELIZABETH PLANNING BOARD**  
**THURSDAY, MAY 05, 2022**

**MEETING OPENING-** Madam Chair Gonzalez Lugo called the meeting to order at 7:32 p.m.

**SUNSHINE ACT-** Madam Chair Gonzalez Lugo announced that this meeting had been duly advertised in accordance with provisions of the Open Public Meetings Act, (N.J.S.A. 10:4-6 et. seq.) as a regularly scheduled meeting. Notice of the hearing was published in the **Star Ledger and Worrall Community Newspaper on Monday, March 28, 2022.** Madam Chair Gonzalez Lugo asked everyone to stand for the flag pledge; the Body stood & recited the Pledge of Allegiance.

**ATTENDANCE**

**Present:** Councilman C. Torres, Madam Chair G. Gonzalez Lugo, Vice-Chairman C. Shallcross, and Commissioners M. Merino, A. Rodriguez, Patrick McNamara, Esq., Board Attorney, Victor Vinegra, PP, City Planner, Eric Fishman, Court Stenographer, & Monae Whitehead, Board Clerk.

**Absent:** Secretary T. Urban and Commissioners M. Carvalho, N. Isaacs, J. Labrador, C. Brown, I. Rivera.

**MINUTES**

The minutes of **April 07, 2022**, were presented for action. A motion to approve the minutes was made by Councilman C. Torres seconded by Vice-Chairman C. Shallcross, and the motion was carried on a vote of three to zero.

**RESOLUTION**

**P-01-21, 423-427 Morris Avenue, 423-427 Morris Avenue, LLC. (“c” variance & preliminary site plan)** A motion to **approve** this resolution was made by Councilman C. Torres, and seconded by Vice-Chairman C. Shallcross and the motion was carried on a vote of three-zero.

**23-33 South Spring Street Redevelopment Study.** A motion to **approve** this resolution was made by Councilman C. Torres, and seconded by M. Merino and the motion was carried on a vote of three-zero.

**DEVELOPMENT REVIEW HEARING**

**P-15-21, 313-319 & 321-325 Doyle Street, Distinct Properties, LLC. (“c” variance, major subdivision, & final major subdivision)** A. Andril, Esq, came forward for the application and called Mr. James Guerra, RA, PP, who duly sworn. He made comments on the lot adjustments, setbacks, and the specific changes to the site. He also mentioned the height change and parking for each newly created lot. Victor Vinegra PP, City Planner, who was duly sworn, made comments on the stormwater, parking requirements, and the traffic, and was excused. Madam Chair Gonzalez Lugo opened the floor for public comment. Dennis Rooney, 312-314 Redcliff Street, explains his package which contains pictures and notes on the flooding that occurred, parking, and mentioned density. Connie Cuzzola, 310 Doyle Street, sworn that she was one of the people who took the photos in Mr. Dennis Rooney’s package. Lucy Cuzzola, 310 Doyle Street, sworn that she was one of the people who took the photos in Mr. Dennis Rooney’s package. Anne Mazza DeAlmidea, was in support of the application and says this a great neighborhood for people to live in. Madam Chair Gonzalez Lugo closed the floor for public comment. A motion to **approve** the application was made by Councilman C. Torres and seconded by Commissioner M. Merino, and the tally was five-zero.

**OTHER BUSINESS**

City Council authorize the Planning Board to Conduct a Study to determine if 823-827 East Jersey Street is an area in need of Redevelopment without the power of condemnation. Victor Vinegra came forward for the Redevelopment Study, who duly sworn, made comments, and was excused. A motion to **approve** the Redevelopment Study was made by Councilman C. Torres and seconded by Commissioner M. Merino, and the tally was five-zero.

**ADJOURNMENT- A request to Adjourn to the next, May 5<sup>th</sup>, regular PB, meeting for:**

**P-13-21, 863-865 Elizabeth Avenue, The W Group, LLC.** A proposal to add a third floor to the existing mix use building for residential units, in a C-2 Zone, Ward 6. ("**c**" **variance, preliminary, & final site plan**)

**P-17-21, 165 Division Street, Seaport Self Storage, LLC.** A proposal to construct a new 5 story self-storage commercial building, in a C-4 zone, Ward 5. (**preliminary and final site plan**)

**P-01-21, 423-427 Morris Avenue, 423-427 Morris Avenue, LLC.** A proposal to construct a new 3 story residential apartment building containing 2 one-bedroom/studio units and 9 two-bedroom units, in a C-1 zone, Ward 4. (**final site plan**)

A motion to **adjourn** the applications was made by Councilman C. Torres and seconded by Commissioner M. Merino, and the tally was five-zero.

**ADJOURNMENT**

On a motion by Commissioner M. Merino and seconded by Commissioner A. Rodriguez, the meeting was adjourned at 8:45 p.m., there was no other business.

**GOOD NITE!!!**