

**MINUTES  
CITY OF ELIZABETH PLANNING BOARD  
THURSDAY, APRIL 6<sup>TH</sup>, 2023**

**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, January 20<sup>th</sup>, 2023**. Madam Chair Gonzalez Lugo asked everyone to stand for the flag pledge; the Body stood & recited the Pledge of Allegiance.

**ATTENDANCE**

**Present:** Chairwoman Madam Chair G. Gonzalez Lugo, Vice-Chairman C. Shallcross, Secretary T. Urban, and Commissioners V.A. Mazza, M. Carvalho, N. Isaacs, M. Rivera-Sullivan, I. Rivera, A. Rodriguez, M. Merino, Patrick McNamara, Esq., Board Attorney, Tony Gallerano, PP, City Planner, Eric Fishman, Court Stenographer, Monae Whitehead, Board Clerk & Morgan Scott, Clerk 1.

**Absent:**, Councilman C. Torres and Commissioner N. Isaacs

**MINUTES**

The minutes of **March 2nd, 2023** were presented for action. A motion to approve the minutes was made by Commissioner V.A. Mazza seconded by Vice-Chairman C. Shallcross, and the motion was carried on a vote of five- zero.

\*At 7:35 pm, Commissioner I. Rivera entered the meeting.

**RESOLUTION**

**P-17-22, 907-931 East Jersey Street, CMT Developers, LLC. (preliminary & final site plan)** A motion to **approve** this resolution was made by Commissioner V.A. Mazza and seconded by Vice-Chairman C. Shallcross and the motion was carried on a vote of five-zero.

**P-19-22, 127-133 Jacques Street, ARM Associates, Inc. (Preliminary and final site plan)** A motion to **approve** this resolution was made by Vice-Chairman C. Shallcross and seconded by Commissioner V.A. Mazza and the motion was carried on a vote of six-zero.

**DEVELOPMENT REVIEW HEARING**

**P-01-23, 1241-1259 Virginia Street, Posh Perfumes & Cosmetics, Inc.** Steven Hehl Esq., came forward and spoke for the application and then called Mr. Anthony Kures, Applicant Engineer, who duly sworn. He made comments on the location being 99,661 square feet, being used mainly for storage purposes, while also having a few offices on premise. This location will be upgraded to improve impervious coverage, as well as have a stormwater system and new roof to attach to the detention system, within the Elizabeth guidelines. After the remaining comments, then Mr. Ivano Marulada, Application Architect, came forward and spoke. He mentioned the improvement of the location will increase overall land efficiency and use, also reduce truck flow near the surrounding residential area. He was followed by Alexander Dowuhry, City Planner, who made comments and then stepped down. Commissioner M. Carvahlo came forward to request a more detailed site plan of the parking lot. Madam Chair Gonzalez Lugo opened the floor for public comment, no one came forward. A motion to approve the application was made by Commissioner M. Carvalho, and seconded by Commissioner I. Rivera. The tally was eight -zero. Exhibits presented: Exhibit Z-100, updated drain system , Exhibit SPE-806-2023, Exhibit G000

\*At 8:32 pm, Secretary T. Urban, Entered the meeting

**DEVELOPMENT REVIEW HEARING CONT'D**

**P-02-23, 26-30 Elm Street, 26-30 Elm Street, LLC** A. Andril Esq., came forward to explain the application and then called Mr. Christopher Zehnder, Applicant Engineer, Architect, and City Planner, forward. Mr. Zehnder explains the property will be a 3-story building with twelve 2 – Bedroom units, for residential use. This property will have an elevator building, along with parking within regulations, and a stormwater drain system with roof storage bins. He mentions that although the space is 6% over the impervious coverage amount, they meet all the open space regulations. Madam Chair Gonzalez Lugo opened the floor for public comments for or against the application. A motion to approve the application was made by Commissioner M. Carvalho, and seconded by Commissioner M. Merino, and the tally was nine-zero.

**OTHER BUSINESS**

**Resolution: To refer the ordinance to repeal Chapter 17.44 entitled “Flood Damage Protection” of the City of Elizabeth Land Development Code and replace it with “Floodplain Management Regulations” to the Planning Board for review and comment.** After being sworn- in, Tony Gallerano came forward and presented the flood plan management regulations. A motion to adopt to Harbor Consultants was made by Commissioner M. Carvalho and seconded by Secretary T. Urban, and the tally was nine -zero.

**Resolution: Authorize the Planning Board to conduct a study to determine if the Catherine St/ Magnolia Ave/ Madison Ave Area is an area in need of redevelopment with the power of condemnation.** A motion to approve Habor Consultants was made by Commissioner M. Carvalho and seconded by M. Rivera-Sullivan, and the tally was nine -zero.

**ADJOURNMENTS - A request to Adjourn to the April 6<sup>th</sup>, regular PB meeting for:**

**P-16-22, 463-467 Madison Avenue, 463-437 Madison Avenue, LLC.** A proposal to construct a new 3-story residential dwelling including 8 one-bedroom units and 8 two-bedroom units, in a R-3 Zone, Ward 5. A motion to adjourn until May 4<sup>th</sup>, 2023 was made by Commissioner M. Carvalho and seconded by M. Rivera-Sullivan, and the tally was seven -zero.

**ADJOURMENT**

On a motion by Commissioner V.A. Mazza and seconded by Commissioner A. Rodriguez, the meeting was adjourned at 8:55 p.m., there was no other business.

**GOOD NITE!!!**