

**MINUTES  
REGULAR MEETING  
CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT  
THURSDAY, July 13<sup>th</sup>, 2023**

**MEETING OPENING**

Chairman G. Castro, called the meeting to order at 7:40 p.m.

**SUNSHINE ACT**

Chairman G. Castro 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 12<sup>th</sup>, 2023**. Chairman G. Castro asked everyone to stand for the flag pledge; the Board stood and recited the Pledge of Allegiance.

**ATTENDANCE**

**Present:**, Chairman G. Castro, Commissioners N. Campos, A. Chappotin, E. Falcon, F. Horta, Dr. J. K. Donahue, A. Goncalves, Patrick Macnamera, Esq., Board Attorney, Monae Whitehead, Board Secretary, and Morgan Scott, Clerk.

**Absent:**, Vice-Chairman J. Nunes, Commissioners M. Silva-Afonso, Y. Eady-Perkins, E. Cano

**MINUTES**

The minutes of **June 8<sup>th</sup>, 2023**, regular meeting was presented for action. A motion to **approve** the minutes was made by Commissioner F. Horta and was seconded by Commissioner Chappotin and the tally was five-zero.

**DEVELOPMENT REVIEW HEARING**

**Z-07-23, 225-229 Broad Street, Broad Street Associates. (“c” & “d” variance, preliminary, and final site plan)** S. Murman esq., came forward, duly sworn, and made comments. Then Issac Sebbag, the owner, duly sworn, and made comments. Then Chairman Castro made comments on his concern for the building appearance and parking spaces. Next to come forward was Yassen Saad, the project engineer, and was duly sworn. He made comments on the demolition of the 1-story and 2-story buildings to create extra parking, as well as a driveway installation attached to commerce place to allow entrance to the parking area. He also stated that there will be reconstruction on the curbing along commerce place. He then sat. Ivano Marulanada, project architect, came forward, duly sworn, and made comments on the renovation and expansion of the current building. He mentions that the first floor will have amenities, such as a lounge and mail room. Also there will be a total of 14 parking spaces with 19 residential units. He then sat. Tony Gallerano, city planner, agreed with Patrick Mcnamera, city attorney, that they should only be passed for preliminary based upon redesign. The requested concrete plans, change of the exterior yellowstone materials, and reduce the units from 19 to 17. Chairman G. Castro opened the floor for public comment, and no one came forward for or against the application A motion to **approve** the resolution was made by Commissioner J. K. Donahue and seconded by Commissioner N. Campos and the motion was carried seven-zero.

**MEETING ADJOURNED**

On a motion by, Commissioners E. Falcon and seconded by Commissioner N. Campos the meeting was adjourned at 9:00p.m., there was no other business.

**GOOD NIGHT!!!**