

**MINUTES
REGULAR MEETING
CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT
THURSDAY, SEPTEMBER 14th, 2023**

MEETING OPENING

Chairman G. Castro, called the meeting to order at 7:45 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 12th, 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, Vice-Chairman J. Nunes, Commissioners Y. Eady-Perkins, N. Campos, A. Chappotin, E. Falcon, Dr. J. K. Donahue, Patrick Macamera, Esq., Board Attorney, Morgan Scott, Board Secretary.

Absent: Commissioners M. Silva-Afonso, F. Horta, A. Goncalves, E. Cano

NOMINATIONS

City Planners for Year 2023-2024 Moved by Vice-Chairman J. Nunes, seconded by Commissioner E. Falcon, the tally was seven-zero.

Secretary for the Year 2023-2024 Moved by Commissioner Donahue, seconded by Commissioner Nunes, the tally was seven- zero.

MINUTES

The minutes of **July 13th, 2023**, regular meeting was presented for action. A motion to **approve** the minutes was made by Commissioner E. Falcon and was seconded by Commissioner Y. Eady-Perkins and the tally was six-zero.

RESOLUTION

Z-07-23, 225-229 Broad Street, Broad Street Associates. (“c” & “d” variance and preliminary site plan) A motion to approve was made by Commissioner J. Nunes and seconded by Commissioner N. Campos and the motion was carried five-zero.

Amendment to Professional Conflict attorney’s resolution for money amount increase. A motion to approve was made by Commissioner J. Nunes and seconded by Commissioner A. Chappotin and the motion was carried seven-zero.

ADJOURNMENTS- A request to Adjourn to the October 12th, 2023, regular ZBA meeting without re-notice for:

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.)

A request to Adjourn to the November 9th, 2023, regular ZBA meeting without re-notice 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.)

ZONING BOARD MINUTES
Pg. 2

September 14th, 2023

MEETING ADJOURNED

On a motion by, Commissioners Commissioner J. Nunes and seconded by Commissioner Y. Eady-Perkins the meeting was adjourned at 9:00p.m., there was no other business.

GOOD NIGHT!!!