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June 26, 2020

VIA E-MAIL TO [mrivera@elizabethnj.org](mailto:mrivera@elizabethnj.org)  
BY HAND DELIVERY

Zoning Board of Adjustment  
City of Elizabeth  
50 Winfield Scott Plaza - Room 403  
Elizabeth, NJ 07201  
Attention: Marta Rivera

Re: Spring Street Development Corp.  
**Z-05-19**  
703 & R 703-727 Spring Street; 729-763 Meadow Street; 901-949 and 873-889  
Woodruff Lane, Elizabeth, NJ  
Block: 8; Lots: 1699.D, 1299.A, 1699.B, 1865  
Our File: 03840326.000009

Dear Ms. Rivera:

As you are aware, this office represents the Applicant, Spring Street Development Corp., in connection with the above referenced Application. In order to address the comments from the Board's professionals, particularly those related to traffic, the Applicant is submitting the following documents and correspondences:

- Original and eighteen (18) copies of the Zoning Board Application with attachments **last revised June 26, 2020;**
- Nineteen (19) copies of the Checklist **last revised June 26, 2020;**
- Nineteen (19) copies of the Preliminary Investigation Report for Meadow Street/ Spring Street/ North Avenue/ Woodruff Lane Redevelopment Study Area;

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- Nineteen (19) copies of a letter from Jarmel Kizel Architects and Engineers dated June 22, 2020 responsive to the various reports from the Board's professionals;
- Nineteen (19) copies of a letter from Langan Engineering and Environmental Services, Inc. dated June 25, 2020 responsive to letters from the Board's traffic consultants;
- Nineteen (19) copies of a letter from Phillips, Preiss, Grygiel, Leheny, Hughes LLC dated June 24, 2020 responsive to letters from the Board's planner;
- Nineteen (19) signed and sealed preliminary and final site plan sets, consisting of fifteen (15) sheets, prepared by Jarmel Kizel Architects and Engineers and Frey Engineering, LLC dated February 21, 2019 and last revised June 24, 2020; and
- Nineteen (19) signed and sealed "Preferred Site Plan Exhibits" prepared by Jarmel Kizel Architects and Engineers and dated February 21, 2019 and last revised June 24, 2020; and
- Nineteen (19) signed and sealed Boundary and Topographic Surveys prepared by Barry Isett & Associates, Inc. and dated June 24, 2020.

As the Board is aware, the Applicant is required per the settlement agreement with State of New Jersey Department of Environmental Protection (attached to the enclosed Application) to install an engineering control or cap regard to historic fill contamination.

The Applicant worked with the City Planning Department in 2017 to fund a Redevelopment Study (also attached to the enclosed Application), which was adopted by City Council in 2018 and which created the twelve-parcel North Ave East/Spring Street/Woodruff Lane - Ward 5 Redevelopment Area and deemed it an area in need of redevelopment.

The Applicant has an agreement to assemble an additional one-acre parcel at 873 - 901 Woodruff Lane within the North Ave East/Spring Street/Woodruff Lane - Ward 5 Redevelopment Area that will provide helpful access to the site from a low-volume road, relieving traffic flow from Route 1/9 as per the letter from Langan Engineering and Environmental Services enclosed herein.

Paul Grygiel, PP of Phillips Press Grygiel Leheny Hughes LLC, has indicated in a memorandum enclosed herewith that the proposed interim use is a use that is similar to existing uses approved by the Zoning Board on three previous occasions on the same block and across the

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street from the subject property. He further points out that redevelopment plans adopted by municipalities in the area permit interim parking uses while redevelopment is pending, thus recognizing that large-scale, multi-phased commercial projects are not always immediately ready or available for long-term development in their entirety.

Should you have any questions, please do not hesitate to contact this office. Thank you for your assistance in this matter.

Respectfully,

*/s/Corey Klein*

Corey Klein

CK:CK  
Enclosures

cc: Justin DiMare (w/ enc. via e-mail to [jdimare@ngkf.com](mailto:jdimare@ngkf.com))  
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