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September 27, 2019

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, Elizabeth, NJ and
Block: 8, Lots: 1299.A and 1699.D
Our File: 03840326.000001

Dear Ms. Rivera:

As you are aware, this office represents the Applicant, Spring Street Development Corp., in connection with the above referenced Application. The Application was initially submitted on April 11, 2019, withdrawn on April 26, 2019, and reinstated on June 13, 2019. Following a completeness determination, additional plan sets were submitted on August 27, 2019. Subsequent to that submission, review letters were received from the Board's consultants. Enclosed, please find the following documents and correspondences, which are responsive to the comments and questions set forth by the Board's consultants:

- Original and eighteen (18) copies of the Zoning Board Application with attachments **last revised September 27, 2019**;
- Nineteen (19) copies of the Checklist;
- Nineteen (19) copies of a letter from Jarmel Kizel Architects and Engineers dated September 26, 2019 responsive to the Board Engineer's letter;

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- Nineteen (19) copies of a letter from Langan Engineering and Environmental Services, Inc. dated September 26, 2019 responsive to the Board Traffic Engineer's letter;
- Nineteen (19) signed and sealed preliminary and final site plan sets, consisting of thirteen (13) sheets, prepared by Jarmel Kizel Architects and Engineers and Frey Engineering, LLC dated February 21, 2019 and last revised September 26, 2019; and
- Nineteen (19) signed and sealed "Preferred Site Plan Exhibits" prepared by Jarmel Kizel Architects and Engineers and dated September 25, 2019.

As indicated in the letters included with the enclosed application package, we have modified the site plan to include access over an adjacent site to North Avenue in an effort to address concerns from the Board's professionals concerning traffic to and from the site using the existing access points at Spring Street. The adjacent site will remain vacant save for the access road and the Applicant is eager to see the City adopt a Redevelopment Plan for the area and participate with the City in redeveloping both sites once such Plan is adopted.

The hearing is currently scheduled for October 10. Should you have any questions, please do not hesitate to contact this office. Thank you for your assistance in this matter.

Respectfully,



Corey Klein

CK:CK
Enclosures

cc: Justin Dimare (w/o enc. via e-mail to jdimare@ngkf.com)
Gerry Gesario (w/o enc. via e-mail to ggesario@jkarch.com)
Anthony Gallerano (w/o enc. via e-mail to tonyg@hcicg.net)