

**MINUTES  
REGULAR MEETING  
CITY OF ELIZABETH PLANNING BOARD  
THURSDAY, OCTOBER 2, 2008**

**MEETING OPENING**

The Vice-Chairwoman, Constance Ross, called the meeting to order at 7:35 p.m.

**ATTENDANCE**

**Present:** Councilman Cuesta, (who left the mtg. @ 8:45 p.m.), Commissioners Alma, Bottitta, Callinan, Martins, Mellage, Ross, Shallcross, and Chairman Haas, (**came in @ 7:40 p.m.**). Patrick J. Mc Namara, Esq., Board Attorney, Victor Vinegra, PP, PE, City Planner, Fred Wolff, Court Stenographer, and Victoria Rivera, Clerk.

**Absent:** Commissioners Brown, and Urban.

**SUNSHINE ACT**

Chairman Haas 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 on **Thursday, January 21, 2008**. Chairman Haas asked everyone to stand for the flag pledge; the Body stood & recited the Pledge of Allegiance.

**MINUTES**

The minutes of **September 4, 2008**, were presented for action. A motion to approve the minutes was made by Commissioner Alma, and seconded by Commissioner Shallcross, and the motion was carried three to zero, with Councilman Cuesta, and Commissioners Bottitta, Mellage, and Martins abstaining

**OTHER BUSINESS-MASTER PLAN**

**City of Elizabeth Master Plan**-A resolution concerning potential re-examination, and amendments to the existing Master Plan, Redevelopment Areas, Zone Districts, Bulk Requirements, or Development Standards as they relate to the Land Use regulations of the City of Elizabeth. On a motion by Commissioner Alma, the wording of the resolution was memorialized, and Commissioner Martins seconded the motion, and the Board Concurred unanimously. Councilman Cuesta, and Commissioners Bottitta, Mellage, and Martins abstained.

**RESOLUTIONS-Only for those Commissioners eligible to vote.**

**P-54-06, 51-53 Broad Street, MANN Associates, final site plan.** A motion to adopt the wording of the resolution was made by Commissioner Alma, and was seconded by Commissioner Martins, and it was carried three to zero.

**P-16-08, 33 Cherry Street, Metro PCS, NY, LLC.** A motion to adopt the wording of the resolution was made by Commissioner Alma, and was seconded by Commissioner Shallcross, and it was carried three to zero.

**P-17-08, 69 Division Street, Metro PCS, NY, LLC.** A motion to adopt the wording of the resolution was made by Commissioner Alma, and was seconded by Commissioner Shallcross, and it was carried three to zero.

**P-19-08, 435 Spring Street, Carlos Marin, preliminary site plan.** A motion to adopt the wording of the resolution was made by Commissioner Alma, and was seconded by Commissioner Shallcross, and it was carried three to zero.

**DEVELOPMENT REVIEW HEARINGS**

**P-26-08, 855 Woodruff Lane, Gate Gourmet Division America.** Joseph Paparo, Esq., appeared for the application, duly sworn. He called Mr. Michael Russell, applicant, duly sworn, he testified, was examined and excused. He called Mr. George Kelley, PE, duly sworn, he testified, was examined and excused. Victor Vinegra, consultant City Planner, duly sworn, made comments. A motion to **table** the application was made by Councilman Cuesta, pending a complete revised site plan to be presented at the November 6, hearing, with a variance for parking. The motion was seconded by Commissioner Martins, and the tally was eight to zero. Exhibits presented were: A-1, a site plan depicting proposed improvements.

**P-29-08, 876-880 Anna Street, Ivan Heredia.** Alcides T. Andril, Esq., appeared for the application, and called Mr. Christopher Zhender, AIA, PP, who was duly sworn, his credentials were accepted by the Board, he testified, was examined and excused. Victor Vinegra, consultant City Planner, duly sworn, made comments. Chairman Haas opened the floor to public comment, no one came forward. A motion to **approve** the application was made by Councilman Cuesta, and was seconded by Commissioner Martins, and the tally was seven to zero, with Commissioner Mellage abstaining.

**P-22-08, 125 Broad Street, Metro PCSNY, LLC.** Ms. Simone, Esq., came forward for the application, and called Mr. Danny Penesco, RFE, he was duly sworn, he testified, was examined and excused. He then called Mr. Gary Musciano, RA, PP, who was duly sworn, he testified, was examined and excused. He then called Mr. David Karlebach, who was duly sworn; he testified, and was examined and excused. Victor Vinegra, City Consultant Planner, made comments. Chairman Haas opened the floor to public comment, and no one came forward. A motion to **approve** the application was made by Vice-chairwoman, and was seconded by Commissioner Martins, and the tally was seven to zero. Exhibits presented were: A-1, A map of existing conditions, and coverage without the proposed site. A-2, a photo view from Broad, and E. Jersey Streets. A-3, A photo view from East Grand Street. A-4, A photo view from intersection of Broad Street, and Commerce Place.

**P-23-08, 322 Third Street, Metro PCSNY, LLC.** Ms. Simone, Esq., came forward for the application, and called Mr. Gary Musciano, RA, PP, who was duly sworn, he testified, was examined and excused. He then called Mr. David Karlebach, who was duly sworn; he testified, and was examined and excused. He then called Mr. Gene Rotondo, he was duly sworn, he testified, was examined and excused. Victor Vinegra, City Consultant Planner, made comments. Chairman Haas opened the floor to public comment, and no one came forward. A motion to **approve** the application **for preliminary site plan only**, was made by Commissioner Mellage, and was seconded by Commissioner Bottitta, and the tally was seven to zero. Exhibits presented were: A-1, A map of existing conditions, without the proposed site. A-2, Photo of existing and proposed conditions and a view from Jersey Gardens Blvd, NW of site. A-3, A photo view from Jersey Gardens Mall, NE of site. A-4, A photo view from Jersey Gardens Mall parking area, SE of site.

**P-21-08, 400 North Broad Street, Shailendra Sharma.** Alcides Andril, Esq., appeared for the application, and called Mr. Shailendra Sharma, AIA, PP, who was duly sworn, he testified, was examined and excused. He then called Ms. Martha Bazoba, AIA, PP, who was duly sworn, her credentials were accepted by the Board, she testified, was examined and excused.

## PLANNING BOARD MINUTES

October 2, 2008

### DEVELOPMENT REVIEW HEARINGS CONT'D

**P-21-08, cont'd.** Victor Vinegra, consultant City Planner, duly sworn, made comments. A motion to **approve** the application was made by Commissioner Alma, and was seconded by Vice-chairwoman Ross, and the tally was seven to zero. Exhibit presented was A-1, Photographs of existing conditions of building.

### ADJOURNMENTS-

The Board granted the applicant's request for an adjournment to **the November 6, 2008.**

**P-14-08, 324 Elizabeth Avenue, 324 Elizabeth Avenue, LLC;**

**P-24-08, 231 Franklin Street, Al Bober/Executor/Helena Bober.**

The Board granted the applicants request for an adjournment to **the December 4, 2008.**

**P-22-07, 729-763 Meadow Street, Naransweropsdoji, LLC;**

**P-48-07, Jersey Gardens Blvd., Kapkowski Road, CELADON Tern Landing;**

**P-49-07, Kapkowski Road, & Glimcher Realty Way, Jersey Gardens Lodging Association, LLP;**

### ADJOURNMENT

On a motion by Chairman Haas, and seconded by Commissioner Alma, the meeting was adjourned at 10:20 p.m.