

**CITY OF ELIZABETH PLANNING BOARD
REGULAR MEETING TENTATIVE AGENDA
THURSDAY, APRIL 06, 2023 -7:30 P.M.**

ROLL CALL & PLEDGE OF ALLEGIANCE TO THE FLAG

MINUTES: of March 02, 2023 a regular meeting

RESOLUTIONS

P-17-22, 907-931 East Jersey Street, CMT Developers, LLC. (preliminary & final site plan)

P-19-22, 127-133 Jacques Street, ARM Associates, Inc. (major sub-division, final major sub-division, preliminary and final site plan)

DEVELOPMENT REVIEW HEARING

P-16-22, 463-467 Madison Avenue, 463-437 Madison Avenue, LLC. A proposal to construct a new 3-story residential dwelling including 8 one-bedroom units and 8 two-bedroom units, in a R-3 Zone, Ward 5. (“c” variance, preliminary, & final site plan) **(C. Murphy, Esq.)**

P-01-23, 1241-1259 Virginia Street, Posh Perfumes & Cosmetics, Inc. A proposal to expand the structure another 9,660.74 square feet bringing the total size of the building to 35,177.93 square feet, to be used for storage, in a C-4 Zone, Ward 4. (“c” variance, preliminary, & final site plan) **(S. Hehl, Esq.)**

P-02-23, 26-30 Elm Street, 26-30 Elm Street, LLC. A proposal to construct a new 3-story residential dwelling including 12 two-bedroom units, in a R-3 Zone, Ward 4. (“c” variance, preliminary, & final site plan) **(A. Andril, Esq.)**

OTHER BUSINESS

Harbor Consultants presents, Resolution – To refer the ordinance to repeal Chapter 17.44 entitled “Flood Damage Protection” of the City of Elizabeth Land Development Code and replace it with “Floodplain Management Regulations” to the Planning Board for review and comment.

Resolution: Authorize the Planning Board to conduct a study to determine if the Catherine St/ Magnolia Ave/ Madison Ave Area is an area in need of redevelopment with the power of condemnation.

ADJOURNMENTS-A request to Adjourn to a regular PB meeting for: none

Monae Whitehead, Board Clerk, 908.820.4023, Monae.whitehead@elizabethnj.org