

**CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT
REGULAR MEETING, TENTATIVE AGENDA
THURSDAY, AUGUST 11, 2022-7:30 P.M.**

ROLL CALL & PLEDGE OF ALLEGIANCE TO THE FLAG

MINUTES: of July 21, 2022, a special meeting

RESOLUTIONS

Z-05-22, 1130-1150 Chestnut Street, PSE&G. (“d” variance, conditional use, and preliminary site plan)

FINAL SITE PLAN

Z-05-22, 1130-1150 Chestnut Street, PSE&G. A proposal to construct a new public utility electrical substation, in a C-2/C-4 zone, Ward 5. **(final site plan)** **(G. Kienz, Esq.)**

DEVELOPMENT REVIEW HEARING

Z-16-21, 50-52 North Avenue, Luxury Affordable, LLC. A proposal to construct a new 3 story mixed use dwelling, with 1 commercial unit on the first floor and 6 two-bedroom apartments on the upper floors, in an OC-1 zone, Ward 4. **(“c” & “d” variance, preliminary, and final site plan)**
(A. Andril, Esq.)

Z-06-22, 553-559 Elizabeth Avenue, La Jolla, LLC. A proposal to improve the adjacent lot to include second floor outdoor eating area, in a R-3A zone, Ward 1. **(“c” & “d” variance, preliminary, and final site plan)**
(A. Andril, Esq.)

Z-07-22, 1062-1084 Magnolia Avenue, Magnolia Estates, LLC. A proposal to subdivide the lot, in a C-2 zone, Ward 5. **(“d” variance and minor subdivision)** **(D. Shafkowitz, Esq.)**

ADJOURNMENTS- A request to Adjourn to the next regular ZBA meeting for: **NONE**

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