

**MINUTES
REGULAR MEETING
CITY OF ELIZABETH PLANNING BOARD
THURSDAY, JANUARY 06, 2022**

MEETING OPENING- Madam Chair Gonzalez Lugo called the meeting to order at 7:34 p.m.

SUNSHINE ACT- Madam Chair Gonzalez Lugo 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 Tuesday, January 4th, 2022 and Worrall Community Newspaper on Thursday, January 6th, 2022.** Madam Chair Gonzalez Lugo asked everyone to stand for the flag pledge; the Body stood & recited the Pledge of Allegiance.

ATTENDANCE

Present: Councilman C. Torres, Madam Chair G. Gonzalez Lugo, and Commissioners J. Labrador, M. Carvalho, I. Rivera, M. Merino (arrived @ 7:58pm) Patrick McNamara, Esq., Board Attorney, Victor Vinegra, PP, City Planner, Eric Fishman, Court Stenographer, & Talia Smith, Clerk 1.

Absent: Vice-Chairman C. Shallcross, Secretary T. Urban, and Commissioners N. Isaacs, A. Rodriguez, C. Brown.

NOMINATIONS

On a motion by Commissioner M. Carvalho, Mrs. G. Gonzalez Lugo, was nominated **Madam Chair for the year 2022**, there were no other nominations, it was seconded by Councilman C. Torres, and the tally was 5-0. Nominations were closed by Commissioner M. Carvalho, and seconded by Councilman C. Torres, and Mrs. G. Gonzalez Lugo accepted, Congratulations!

On a motion by Councilman C. Torres, Mr. C. Shallcross, was nominated **Vice-Chairman for the year 2022**. The motion was seconded by Commissioner J. Labrador, there were no other nominations, the tally was 5-0. Nominations were closed by Councilman C. Torres, and seconded by Commissioner J. Labrador, and Mr. C. Shallcross accepted, Congratulations!

On a motion by Commissioner M. Carvalho, Mr. T. Urban, was nominated **Secretary for the year 2022**. The motion was seconded by Councilman C. Torres, there were no other nominations, the tally was 5-0. Nominations were closed by Commissioner M. Carvalho, and seconded by Councilman C. Torres, and Mr. T. Urban accepted, Congratulations!

By unanimous decision from the Board, **the Star Ledger and Worrall Community Newspaper, were elected the official newspapers of the Board for the year 2022-2023.** Moved by Councilman C. Torres, seconded by Commissioner M. Carvalho, the tally was 5-0.

By unanimous decision from the Board, **Scarinci & Hollenbeck-The Firm, were elected the Board Attorneys for the year 2022-2023.** Moved by Commissioner M. Carvalho, seconded by Commissioner J. Labrador, the tally was 5-0.

By unanimous decision from the Board, **Harbor Consultants were elected the Board Planners for the year 2022-2023.** Moved by Commissioner M. Carvalho, seconded by Councilman C. Torres, the tally was 5-0.

By unanimous decision from the Board, **Richard Campisano was elected the Conflict Counsel Attorney for the year 2022-2023.** Moved by Commissioner M. Carvalho, seconded by Commissioner I. Rivera, the tally was 5-0.

Meeting Dates for the year of 2022/2023. A motion to approve the calendar was made Commissioner M. Carvalho, seconded by Councilman C. Torres, the tally was 5-0.

MINUTES

The minutes of **December 02, 2021** were presented for action. A motion to approve the minutes was made by Councilman C. Torres seconded by Commissioner M. Carvalho, and the motion was carried on a vote of two to zero.

RESOLUTION

P-11-21, 144-146 Magnolia Avenue, SNF Property Group, LLC. (“c” variance, preliminary, & final site plan) On a motion was made by Councilman C. Torres and seconded by Commissioner M. Carvalho and the motion was carried two-zero.

DEVELOPMENT REVIEW HEARING

P-09-21, 521-529 Irvington Avenue, Jaime Delgado. (“c” variance & minor sub-division) A. Andril, Esq., came forward for the application and called Mr. Christopher Zehnder, PP, RA, who duly sworn, he testified, was examined and excused. V. Vinegra, who was duly sworn, made comments, and was excused. Madam Chair Gonzalez Lugo opened the floor for public comment.

Rosa Pereira, 536 Irvington Avenue, mentioned the lack of cleanliness of the property.

Charlotee Orguela, 6 Algonquin Place, commented about the aesthetics with the new construction and how it won't fit in the neighborhood.

Jose Cutanho, 549 Irvington Avenue, opposed the application.

Cheryl Hood Francis, 26 Kempshall Place, would like to see the character of the neighborhood stay the same.

Joseph Cora, 16 Algonquin Place, states that the owner will not take care of the new property because of how his current property is treated and how the new construction won't fit in with the older homes that are there.

Winsome Mitchell, 32 Barnard Place, stated how the water run off directly impacts her property which is right next to the property and how gatherings are taking place in the streets.

Councilman Carlos Cedeno, 606 Union Avenue, states that a lot of the community is against this application and would like to keep the neighborhood the same with larger unique lots. If the board approves it will be a negative impact on the community.

Leslie Cora, 16 Algonquin Place, states that the owner of the property doesn't take care of the property and the water will flood the houses just like with Hurricane Ida.

Madam Chair Gonzalez Lugo closed the floor for public comment. A motion to **deny** the application was made by Councilman C. Torres and was seconded by Commissioner J. Labrador and the tally was six-zero.

P-15-21, 313-319 & 321-325 Doyle Street, Distinct Properties, LLC. (“c” variance, major subdivision, & final major subdivision) A. Andril, Esq., came forward for the application and called Mr. James Guerra, RA, who duly sworn, he testified, was examined and excused. V. Vinegra, who was duly sworn, made comments, and was excused. Madam Chair Gonzalez Lugo opened the floor for public comment.

Dennis Rooney, 312 Red Cliff Street, discussed the files he created for board members.

Concetta Cuzzola, 310 Doyle Street, stated that the flooding is horrible, how putting 5 houses is excessive, and how parking will be much worse.

Cindy Coppa, 18 South 7th Street, stated that when digging for new construction they will hit the roots from her tree, and it will die.

Madam Chair Gonzalez Lugo closed the floor for public comment. A motion to **table** the application to the March 3rd, 2022, regular meeting, was made by Commissioner M. Carvalho and was seconded by Commissioner J. Labrador and the tally was six-zero. Exhibits presented: A-1, proposed rendering.

DEVELOPMENT REVIEW HEARING CONT'D

P-08-21, 308-312 West Jersey Street, 310 W. Jersey Ave. Realty. ("c" variance, preliminary, & final site plan) S. Hehl, Esq., came forward for the application and called Mr. Anthony Kurus, PE, who duly sworn, he testified, was examined and excused. V. Vinegra, who was duly sworn, made comments, and was excused. Madam Chair Gonzalez Lugo opened the floor for public comment, and no one came forward for or against the application. A motion to **approve** the application was made by Councilman C. Torres and was seconded by Commissioner J. Labrador and the tally was six-zero.

P-01-21, 423-427 Morris Avenue, 423-427 Morris Avenue, LLC. ("c" variance, preliminary, & final site plan) S. Hehl, Esq., came forward for the application and called Mr. Michael Sousa, PE, who duly sworn, he testified, was examined and excused. He then called Mr. Armando 'Errico, applicant, who duly sworn, he testified, was examined and excused. V. Vinegra, who was duly sworn, made comments, and was excused. Madam Chair Gonzalez Lugo opened the floor for public comment, and no one came forward for or against the application. A motion to **adjourn** the application to the February 3rd, 2022, regular meeting, was made by Councilman C. Torres and was seconded by Commissioner J. Labrador and the tally was six-zero.

OTHER BUSINESS

City Council authorize the Planning Board to Conduct a Study to determine if Parcel 823-827 East Jersey Street (Block 7 Lot 287) is an area in need of Redevelopment without the power of condemnation. A motion to **approve** was made by Councilman C. Torres seconded by Commissioner I. Rivera and the motion was carried on a vote of six to zero.

Redevelopment Plan for 581-599 Pennsylvania Avenue, by Harbor Consultants. A motion to **approve and recommend to City Council** was made by Commissioner M. Carvalho, seconded by Commissioner J. Labrador and the motion was carried on a vote of five to zero.

ADJOURNMENTS- to the, January 20th, 2022 next special PB meeting for:

P-16-21, Rear 575, 577, 627, 655, 667, 631, 601, & 583 Kapkowski Road, Port Elizabeth Urban Renewal, LLC. A proposal to consolidate 8 lots and construct a 277,440 sq. ft. new warehouse and office, in the Kapkowski Road Redevelopment Area. (**Major sub-division, final major sub-division, preliminary and final site plan**) (S. Hehl, Esq.)

ADJOURNMENT

On a motion by Commissioner J. Labrador and seconded by Commissioner I. Rivera, the meeting was adjourned at 10:29 p.m., there was no other business.

GOOD NITE!!!