

**MINUTES
REGULAR MEETING
CITY OF ELIZABETH PLANNING BOARD
THURSDAY, MARCH 03, 2022**

MEETING OPENING- Madam Chair Gonzalez Lugo called the meeting to order at 7:30 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: Madam Chair G. Gonzalez Lugo, Vice-Chairman C. Shallcross, and Commissioners N. Isaacs, C. Brown, I. Rivera, Secretary T. Urban, Patrick McNamara, Esq., Board Attorney, Anthony Gallerano, PP, City Planner, Eric Fishman, Court Stenographer, Morgan Scott, Clerk 1, & Monae Whitehead, Board Clerk.

Absent: Councilman C. Torres Commissioner J. Labrador, M. Carvalho, M. Merino, and A. Rodriguez

MINUTES

The minutes of **February 3rd, 2022**, were presented for action. A motion to approve the minutes was made by Commissioner N. Isaacs seconded by Commissioner C. Brown, and the motion was carried on a vote of five to zero.

RESOLUTIONS

P-14-21, 828-832 & 834-836 East Jersey Street, Magill Real Estate Holdings. (“c” variance and preliminary site plan) On a motion was made by Commissioner I. Rivera and seconded by Vice-Chairman C. Shallcross and the motion was carried Five -zero.

Redevelopment Plan for 859-867 Magnolia Avenue On a motion was made by Commissioner I. Rivera and seconded by Commissioner C. Brown and the motion was carried Five-zero.

Redevelopment Study for 5-61 Bay Avenue. On a motion was made by Commissioner C. Brown and seconded by Commissioner N. Isaacs and the motion was carried six-zero.

Redevelopment Plan for 581-599 Pennsylvania Avenue. On a motion was made by Commissioner C. Brown and seconded by Vice-Chairman C. Shallcross and the motion was carried six-zero.

DEVELOPMENT REVIEW HEARING

P-20-21, 1100-1132 East Jersey Street, Fortis Developers, LLC. (Preliminary and final site plan) M. Gilson, Esq., came forward for the application and called Mr. John Dunlea PE, who duly sworn, he testified, was examined and excused. A. Gallerano, PP, City Planner, 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 Secretary T. Urban and seconded by Commissioner C. Brown, and the tally was six-zero.

FINAL SITE PLAN

P-14-21, 828-832 & 834-836 East Jersey Street, Magill Real Estate Holdings. (final site plan)
A. Andril, Esq., came forward for the application, made comments, and was excused. A. Gallerano, PP, City Planner, 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 Commissioner I. Rivera, and seconded by Commissioner C. Brown, and the tally was five-zero.

OTHER BUSINESS

Redevelopment Study for 5-61 Bay Avenue, by Harbor Consultants. M. Mistretta, PP, came forward, duly sworn, testified, and was excused. A. Gallerano, PP, City Planner, who was duly sworn, made comments, and was excused. A motion to **approve** this redevelopment was made by Commissioner I. Rivera seconded by Commissioner C. Brown and the motion was carried on a vote of six-zero.

Redevelopment Plan for 581-599 Pennsylvania Avenue, January 11th version, by Harbor Consultants. K. Sarmad, PP, came forward, duly sworn, testified, and was excused. A. Gallerano, PP, City Planner, who was duly sworn, made comments, and was excused. A motion to **approve** this redevelopment was made by Commissioner N. Isaacs seconded by Commissioner C. Brown and the motion was carried on a vote of six-zero.

Resolution- Sustainable Jersey- Renew Green Building Practices for Municipal, Commercial, and Residential Buildings and Resolution- Sustainable Jersey- Renew Sustainable Land Use Pledge. A motion to **approve** these resolutions was made by Commissioner I. Rivera seconded by Commissioner C. Brown and the motion was carried on a vote of six-zero.

ADJOURNMENTS- A request to Adjourn to the next, April 7th, regular PB, meeting for:

P-13-21, 863-865 Elizabeth Avenue, The W Group, LLC. A proposal to add a third floor to the existing mix use building for residential units, in a C-2 Zone, Ward 6. ("**c**" **variance, preliminary, & final site plan**) (R. Scklonick, Esq.)

P-15-21, 313-319 & 321-325 Doyle Street, Distinct Properties, LLC. A proposal to consolidate two lots and then sub-divide into five lots. Each lot will contain a 3-story two family residential building, containing 2 three-bedrooms, in a R-2 zone, Ward 2. ("**c**" **variance, major subdivision, & final major subdivision**) (A. Andril, Esq.)

ADJOURNMENT

On a motion by Commissioner I. Rivera and seconded by Commissioner C. Brown, the meeting was adjourned at 8:32 p.m., there was no other business.

GOOD NITE!!!