

MINUTES
REGULAR MEETING
CITY OF ELIZABETH PLANNING BOARD
THURSDAY, APRIL 4, 2019

MEETING OPENING- Chairman Haas called the meeting to order at 7:31 p.m.

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 **Tuesday, January 15, 2019 and La Voz on Tuesday, January 15, 2019.** Chairman Haas asked everyone to stand for the flag pledge; the Body stood & recited the Pledge of Allegiance.

ATTENDANCE

Present: Councilman C. Torres (came in @ 7:36pm), Chairman G. Haas, Vice-Chairman C. Shallcross, and Commissioners G. Gonzalez Lugo, A. Rodriguez, M. Merino, N. Isaacs, I. Rivera, C. Brown, Secretary T. Urban (came in @ 7:36pm), A. Gallerano, PP, Consultant City Planner, P. McNamara, Esq., Board Attorney, Monae Torres, Clerk, and Eric Fishman, CSR.

Absent: Commissioners M. Carvalho.

MINUTES

The minutes of **February 7, 2019**, were presented for action. A motion to approve the minutes was made by Commissioner Brown seconded by Commissioner Gonzalez Lugo, and the motion was carried on a vote of nine to zero.

RESOLUTION

A Resolution for a Redevelopment Study for 30-34 Bank Street, Block 7, Lot 48, and 731-735 New Point Road, Block 7, Lot 562, to determine if City-owned parcels are areas in need of redevelopment without condemnation, **by Anthony Gallerano, PP, PE.** On a motion by Councilman C. Torres, and seconded by Commissioner G. Gonzalez Lugo, and the motion was carried nine-zero.

DEVELOPMENT REVIEW HEARINGS

P-01-19, 651 Kapkowski Road, Tesla, Inc. (preliminary & final site plan, with waivers of site plan requirements) D. Prime, Esq., came forward for the application, and called Mr. Beau Whiteman, manager of Tesla, Inc., who duly sworn, he testified, was examined and excused. He then called Mr. David Revette, PE, who duly sworn, he testified, was examined and excused. A. Gallerano, PP, Consultant City Planner, who duly sworn, made comments, and was excused. Chairman Haas opened the floor for public comment, and no one came forward in favor, or against the application. A motion to **approve** the application was made by Commissioner Gonzalez Lugo, and was seconded by Commissioner Isaacs, and the tally was nine-zero. Exhibits presented; A-1, photo simulation package, A-2, aerial plan of site, A-3, detailed site plan, A-4, Equipment and parking plan, A-5, Equipment of parking elevations.

DEVELOPMENT REVIEW HEARINGS CONT'D

P-02-19, 704-706 South Park Street, Luso Builders, LLC. ("c" variance & minor sub-division) A. Andril, Esq., came forward for the application, and called Mr. Christopher Zehnder, PP, who duly sworn, he testified, was examined and excused. Chairman Haas opened the floor for public comment, and no one came forward in favor, or against the application. A motion to approve the application was made by Commissioner Brown, and was seconded by Vice-Chairman Shallcross, and the tally was nine-zero.

OTHER BUSINESS

A Study and a Resolution for a Redevelopment Study for 30-34 Bank Street, Block 7, Lot 48, and 731-735 New Point Road, Block 7, Lot 562, to determine if City-owned parcels are areas un need of redevelopment without condemnation, **by Anthony Gallerano, PP, PE.** Chairman Haas opened the floor for public comment. Linda Mirando, 136 Meadow Road, Clark, NJ, came forward asked questions and was excused. A motion to approve the Study was made by Councilman C. Torres, and seconded by Commissioner I. Rivera, and the motion was carried nine-zero.

P-06-16, 125-147 Chilton Street, 112-116 W. Grand Street, Community Access Institute Inc. A request from Steve Hehl, Esq. by the letter to extend the time to record the Deed of Transfer to CAI, Inc., due to issues with owners, of a minor sub-division, with bulk variances. J. Koodray, Esq., came forward for the application. A motion to approve the extension was made by Vice-Chairman C. Shallcross, and seconded by Commissioner G. Gonzalez Lugo, and the motion was carried nine-zero.

ADJOURNMENT- adjourned to the May 2, 2019, the next regular meeting is the following:

P-23-18, 237-239 Delaware Street, Alejandro Alex Pupo. A proposal tp demolish existing structure, to construct a new four-family dwelling with parking for eight cars in an R-3 zone. ("**c**" variance, preliminary & final site plan) (S. Hehl, Esq.)

P-03-19, 100-104 Franklin Street, O V Builders, LLC. A proposal to consolidate two lots, and to sub-divide into three lots. For future construction of a new two-family dwelling, (infill housing), on each of the newly created lots, in a C-2 zone. ("**c**" variance & preliminary & final major sub-division) (A. Andril, Esq.)

ADJOURNMENT

On a motion by Councilman Torres, and seconded by Commissioner Gonzalez Lugo, the meeting was adjourned at 9:30 p.m., there was no other business.

GOOD NITE!!! ☺