

MINUTES
CITY OF ELIZABETH PLANNING BOARD
THURSDAY, APRIL 07, 2022

MEETING OPENING- Madam Chair Gonzalez Lugo called the meeting to order at 7:40 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 and Worrall Community Newspaper on Monday, March 28, 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, Vice-Chairman C. Shallcross, and Commissioners C. Brown, I. Rivera, Patrick McNamara, Esq., Board Attorney, Victor Vinegra, PP, City Planner, Eric Fishman, Court Stenographer, Morgan Scott, Clerk 1, & Monae Whitehead, Board Clerk.
Absent: Secretary T. Urban and Commissioners M. Carvalho, M. Merino, N. Isaacs, J. Labrador, A. Rodriguez.

MINUTES

The minutes of **March 24th, 2022**, were presented for action. A motion to approve the minutes was made by Commissioner I. Rivera seconded by Councilman C. Torres, and the motion was carried on a vote of four to zero.

RESOLUTION

P-20-21, 1100-1132 East Jersey Street, Fortis Developers, LLC. (Preliminary and final site plan) A motion to **approve** this resolution was made by Councilman C. Torres, and seconded by Vice-Chairman C. Shallcross and the motion was carried on a vote of four-zero

P-14-21, 828-832 & 834-836 East Jersey Street, Magill Real Estate Holdings. (final site plan) A motion to **approve** this resolution was made by Councilman C. Torres, and seconded by I. Rivera and the motion was carried on a vote of four-zero

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

DEVELOPMENT REVIEW HEARING

P-01-21, 423-427 Morris Avenue, 423-427 Morris Avenue, LLC. (“c” variance, preliminary) S. Hehl, Esq, came forward for the application and called Mr. Armando D’Erico, who duly sworn. He made comments on the new development being made as affordable housing, as well as targeting homeless veterans, and was excused. Robert Coleman, RA, was then called forward, was duly sworn and made comments on the project layout and materials, then excused. Victor Vinegra PP, City Planner, who was duly sworn, made comments to add more structure to make the column wider at the base of the building, and was excused. Nicholas Graviano, PP, was called forward and comments on the code requirements that were met and ones that will be impeded, then 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 for variances and preliminary site plan only was made by Councilman C. Torres and seconded by Commissioner C. Brown, and the tally was five-zero. Exhibits presented; A-1, Front façade of building.

OTHER BUSINESS

Amended Midtown Redevelopment Plan, by Harbor Consultants. Victor Vinegra came forward for the Redevelopment Plan, who duly sworn, made comments, and was excused. A motion to **approve** the Redevelopment Plan and resolution was made by Councilman C. Torres and seconded by Commissioner C. Brown, and the tally was five-zero

23-33 South Spring Street Redevelopment Study, by Harbor Consultants. Victor Vinegra came forward for the Redevelopment Study, who duly sworn, made comments on city codes allowing the redevelopment site to be eligible for usage by applicable clientele, and excused. Madam Chair Gonzalez Lugo opened the floor for public comment. Anthony Toscano, 913 Third Avenue, came forward and duly sworn, had questions on what the site would be used for, and then was excused. Madam Chair Gonzalez Lugo closed the floor for public comment. A motion to **approve** the Redevelopment Study was made by Councilman C. Torres and seconded by Commissioner I. Rivera, and the tally was five-zero.

CLOSED SESSION

Discussion on litigation. From 8:34pm – 8:37pm, A motion go into close session was made by Commissioner C. Brown and seconded by Councilman C. Torres and a motion to reopen the session was made by Councilman C. Torres and seconded by Commissioner C. Brown and the tally was five-zero.

ADJOURNMENT- A request to Adjourn to the next, May 5th, 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**) A motion to **adjourn** the application was made by Councilman C. Torres and seconded by Commissioner C. Brown, and the tally was five-zero.

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 motion to **adjourn** the application was made by Councilman C. Torres and seconded by Commissioner C. Brown, and the tally was five-zero.

ADJOURNMENT

On a motion by Commissioner C. Brown and seconded by Commissioner I. Rivera, the meeting was adjourned at 8:38 p.m., there was no other business.

GOOD NITE!!!