

**MINUTES**  
**CITY OF ELIZABETH PLANNING BOARD**  
**THURSDAY, JUNE 02, 2022**

**MEETING OPENING-** Madam Chair Gonzalez Lugo called the meeting to order at 7:35 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, Secretary T. Urban and Commissioners C. Brown, M. Carvalho (came @ 7:38 pm), Patrick McNamara, Esq., Board Attorney, Victor Vinegra, PP, City Planner, Eric Fishman, Court Stenographer, & Monae Whitehead, Board Clerk.

**Absent:** Secretary T. Urban and Commissioners M. Merino, A. Rodriguez, N. Isaacs, J. Labrador, and I. Rivera.

**MINUTES**

The minutes of **May 5<sup>th</sup>, 2022**, were presented for action. A motion to approve the minutes was made by Councilman C. Torres seconded by Vice-Chairman C. Shallcross, and the motion was carried on a vote of three to zero.

**RESOLUTION**

**P-15-21, 313-319 & 321-325 Doyle Street, Distinct Properties, LLC. (“c” variance, major subdivision, & final major subdivision)** 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 three-zero.

**DEVELOPMENT REVIEW HEARING**

**P-04-22, 1017-1021 Laura Street, Bondi Investments, LLC. (minor sub-division)** A. Andril, Esq., came forward for the application and called Mr. Christopher Zehnder, RA, PP, PE, who duly sworn. He made comments on the lot subdivision, tree planting, and how they can comply to all and any comments from the departments and professionals. Victor Vinegra 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 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.

**P-05-22, 127-135 Franklin Street, MAS Capital, LLC. (“c” variance, major subdivision, final major subdivision, preliminary and final site plan)** S. Merman, Esq., came forward for the application and called Mr. Christopher Zehnder, RA, PP, PE, who duly sworn. He made comments on the lot subdivision, how it’s no detriment to the neighborhood, the prevailing setbacks in the surrounding area, stormwater management, and parking. Mr. Sal Garcia, applicant, who duly sworn. He agreed to move the utility pole to make more parking and will agree to build fences in front and in between the dwellings. Victor Vinegra 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 or against the application. A motion to **approve** the application was made by Councilman C. Torres and seconded by Commissioner M. Carvalho and the tally was six-zero.

**OTHER BUSINESS**

City Council authorize the Planning Board to reexamine the Baker Center Redevelopment Plan to consider warehouse use on parcels for parcels 829-961 Newark Avenue, Block 11 Lot 847, and 827-907 Newark Avenue, Block 11 Lot 847.A. Victor Vinegra came forward and explained the Redevelopment and was excused. A motion to **approve** the reexamination was made by Secretary T. Urban and seconded by Commissioner C. Brown, and the tally was six-zero.

**ADJOURNMENT- A request to Adjourn to the next, September 1st, 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 applications was made by Secretary T. Urban and seconded by Commissioner C. Brown, and the tally was six-zero.

**ADJOURNMENT- A request to Adjourn to the next, June 23rd, special PB, meeting for:**

**P-17-21, 165 Division Street, Seaport Self Storage, LLC.** A proposal to construct a new 5 story self-storage commercial building, in a C-4 zone, Ward 5. (**preliminary and final site plan**) A motion to **adjourn** the applications was made by Secretary T. Urban and seconded by Commissioner C. Brown, and the tally was six-zero.

**WORKSHOP SESSION**

**Went into workshop session @ 9:00 pm and closed workshop session @ 9:20 pm made by Commissioner M. Carvalho and seconded by Commissioner C. Brown for P-17-21, 165 Division Street, Seaport Self Storage, LLC.**

**ADJOURNMENT**

On a motion by Commissioner M. Carvalho and seconded by C. Brown, the meeting was adjourned at 9:22 p.m., there was no other business.

**GOOD NITE!!!**