

**MINUTES
REGULAR MEETING
CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT
THURSDAY, JUNE 09, 2022**

MEETING OPENING

Chairman G. Castro, called the meeting to order at 7:35 p.m.

SUNSHINE ACT

Chairman G. Castro 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 Thursday, January 20th, 2022**. Chairman G. Castro asked everyone to stand for the flag pledge; the Board stood and recited the Pledge of Allegiance.

ATTENDANCE

Present: Chairman G. Castro, Commissioners Y. Eady-Perkins, A. Goncalves, F. Horta, E. Cano, E. Falcon, Dr. J. K. Donahue, Patrick McNamara, Esq., Board Attorney, Anthony Gallerano, PP, City Planner, E. Fishman, Court Reporter, and Monae Whitehead, Board Secretary.

Absent: Vice-Chairman J. Nunes Commissioners F. Fernandez, M. Silva-Afonso, and R. Sosa.

MINUTES

The minutes of **May 12th, 2022**, regular meeting was presented for action. A motion to **approve** the minutes was made by Commissioner J. Donahue and was seconded by Commissioner E. Cano and the tally was 5-0.

RESOLUTION

Z-10-21, 316-318 & 320-324 South Fifth Street, Armando & Paola Muscaritolo. (“c” & “d” variance, preliminary & final site plan) On a motion to **approve** this resolution was made by Commissioner E. Falcon and seconded by Commissioner F. Horta, and the motion was carried five-zero.
Z-03-22, 20-52 Butler Street, Elizabeth Industrial Center, LLC. (“c” & “d” variance, & minor sub-division) On a motion to **approve** this resolution was made by Commissioner J. Donahue and seconded by Commissioner E. Cano, and the motion was carried five-zero.

DEVELOPMENT REVIEW HEARING

Z-13-21, 1370-1372 Fremont Place, Cecilia and Manuela Merino Morales. (“d” variance, preliminary & final site plan) R. Donat, Esq., came forward for the application and called Mr. Christopher Dougherty, RA, who duly sworn. He testified on the plans and explained the parking layout. He then called Ms. Cecilia Morales, applicant, who duly sworn. She testified on the parking and storage situation. Chairman Castro 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 F. Horta and seconded by Commissioner E. Cano and the motion was carried four-one, which **denied the application**.

ADJOURNMENTS- A request to Adjourn with date to be determined for:

Z-11-21, 301 South Street, JJ Capital Investments, LLC. A proposal to convert existing religious convent into a multi-family dwelling, including addition of third floor and interior renovation, consisting of six 1-bedrooms and seven 2-bedrooms, in a R-2 zone, Ward 6. (“c” & “d” variance, preliminary & final site plan) A motion to **adjourn** this application by Commissioner J. Donahue and seconded by Commissioner Y. Eady-Perkins, and the motion was carried 7-0.

ADJOURNMENTS- A request to Adjourn to the July 21st, special ZBA meeting for:

Z-15-21, 950-952 Lafayette Street, Martha Rodriguez. A proposal to sub-divide the lot into two lots. On one lot convert the existing two-family into a three-family including garage apartment and on second lot keeping the existing three-family, in a R-2 zone, Ward 6. (**“c” and “d” variance and minor subdivision**) A motion to **adjourn** this application by Commissioner J. Donahue and seconded by Commissioner F. Horta, and the motion was carried 7-0.

Z-02-22, 100-122 Division Street, St. Joseph Social Services, Inc. A proposal to construct 2 new 1 story pole barns as an accessory use, in a Public zone, Ward 6. (**preliminary and final site plan**) A motion to **adjourn** this application by Commissioner Y. Eady-Perkins and seconded by Commissioner E. Falcon, and the motion was carried 7-0.

CLOSED SESSION

Discussion on Spring Street Litigation. A motion to go into closed session was made by Commissioner Y. Eady-Perkins and seconded by Commissioner E. Falcon @ 8:13 pm. A motion to close the close session and return to open meeting was made by Commissioner E. Falcon and seconded by Commissioner A. Goncalves @ 8:20 pm.

MEETING ADJOURNED

On a motion by Commissioner Y. Eady-Perkins and seconded by Commissioner E. Cano, the meeting was adjourned at 8:20 pm., there was no other business.

GOOD NITE!!!