

**MINUTES**  
**CITY OF ELIZABETH PLANNING BOARD**  
**THURSDAY, JUNE 23, 2022**

**MEETING OPENING-** Madam Chair Gonzalez Lugo called the meeting to order at 7:39 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 (left @ 9:00pm), Madam Chair G. Gonzalez Lugo, Vice-Chairman C. Shallcross, Secretary T. Urban (came @ 8:08pm) and Commissioners I. Rivera, M. Carvalho, M. Merino, A. Rodriguez, N. Isaacs (came @ 8:04pm), Patrick McNamara, Esq., Board Attorney, Victor Vinegra, PP, City Planner, Eric Fishman, Court Stenographer, & Monae Whitehead, Board Clerk.

**Absent:** Commissioners C. Brown and J. Labrador.

**MINUTES**

The minutes of **June 2<sup>nd</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 four to zero.

**RESOLUTION**

**P-04-22, 1017-1021 Laura Street, Bondi Investments, LLC. (minor sub-division)** A motion to **approve** this resolution was made by Vice-Chairman C. Shallcross and seconded by Commissioner M. Carvalho and the motion was carried on a vote of four-zero.

**P-05-22, 127-135 Franklin Street, MAS Capital, LLC. (“c” variance, major subdivision, final major subdivision, preliminary and final site plan)** A motion to **approve** this resolution was made by Commissioner M. Carvalho and seconded by Councilman C. Torres and the motion was carried on a vote of four-zero.

**OTHER BUSINESS**

**823-827 East Jersey Street Redevelopment Plan, by Harbor Consultants.** Michael Mistretta, PP, came forward and explained the Redevelopment and was excused. A motion to **approve and recommend to City Council** was made by Commissioner M. Carvalho and seconded by Councilman C. Torres and the tally was seven-zero.

**Elizabeth port Amended Redevelopment Plan, by Harbor Consultants.** Michael Mistretta, PP, came forward and explained the Redevelopment and was excused. A motion to **approve and recommend to City Council** was made by Councilman C. Torres and seconded by Commissioner M. Carvalho and the tally was nine-zero.

**DEVELOPMENT REVIEW HEARING**

**P-17-21, 165 Division Street, Seaport Self Storage, LLC. (preliminary and final site plan)** D. Shafkowitz, Esq., came forward for the application and called Mr. William Vogt, RA, who duly sworn. He made comments on the revision made for the 20 ft setback, and how everything else is being kept as it was presented at the last meeting. 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 Commissioner M. Carvalho and seconded by Councilman C. Torres, and the tally was nine-zero. Exhibits presented; A-1, Sheets SCH-000 thru SCH-904.

**P-10-22, 69-73 West Jersey Street & 100-134 Price Street, 190 Union Redevelopment Urban Renewal, LLC. (preliminary and final site plan)** S. Hehl, Esq., came forward for the application and called Mr. Sal Garcia, applicant, who duly sworn. He made comments on the proposed development and the history of the Vinty Project. He compared how things will be similar to his project (Vinty 1) that is located across the street from project being proposed tonight. He then called Mr. Anthony Kurus, PP, PE, who duly sworn. He agreed to all comments made by the commissioners and planners reports, and discussed the layout of the new proposed building. 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 Commissioner M. Carvalho and seconded by Secretary T. Urban and the tally was eight-zero. Exhibits presented; A-1, Picture of Courtyard proposed, A-2, pictures of dog parks, streetview of property, and the entrances to the proposed building, A-3, Neglia site plan.

**P-58-06 Amended, 786-790 Trumbull Street, Trumbull NJ Realty, LLC. (“c” variance, amended major subdivision, amended final major subdivision)** D. Shafkowitz, Esq., came forward for the application and called Mr. Greg Waga, RA, who duly sworn. He made comments on the revisions that needed to be made because a variance was triggered after their initial approval. 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 Commissioner M. Carvalho and seconded by Secretary T. urban, and the tally was eight-zero.

**RESOLUTION**

**823-827 East Jersey Street Redevelopment Plan.** A motion to **approve** this resolution was made by Commissioner M. Carvalho and seconded by Commissioner I. Rivera and the motion was carried on a vote of eight-zero.

**Elizabeth port Amended Redevelopment Plan.** A motion to **approve** this resolution was made by Commissioner M. Carvalho and seconded by Commissioner I. Rivera and the motion was carried on a vote of eight-zero.

**ADJOURNMENT- A request to Adjourn to the next, September 1st, regular PB, meeting for:**

**P-19-21, 431-435 Morris Avenue, Real Contracting, LLC.** A proposal to construct a new 3 story residential dwelling with 2 one-bedroom units and 6 two-bedroom units, in a C-1 zone, Ward 4. (**“c” variance, preliminary, and final site plan**) A motion to **adjourn** this application was made by Commissioner M. Carvalho, and seconded by Commissioner I. Rivera and the motion was carried on a vote of seven-zero.

**P-02-22, 338 South Broad Street, EGM Properties, LLC.** A proposal to construct a new 3 story residential dwelling with 8 two-bedroom units, in a R-3 zone, Ward 2. (**“c” variance, preliminary, and final site plan**) A motion to **adjourn** this application was made by Commissioner M. Carvalho, and seconded by Commissioner I. Rivera and the motion was carried on a vote of seven-zero.

**ADJOURNMENT- A request to Adjourn to the next, September 1st, regular PB, meeting for, CONT'D:**

**P-08-22, 843-845 & 847 Adams Street, VG Construction, LLC.** A proposal to subdivide the property into two lots and construct a new two-family dwelling with 3 bedrooms on each lot, in a R-2 zone, Ward 5. (**minor subdivision, preliminary, and final site plan**) A motion to **adjourn** this application was made by Commissioner M. Carvalho, and seconded by Commissioner I. Rivera and the motion was carried on a vote of seven-zero.

**ADJOURNMENT**

On a motion by Commissioner I. Rivera and seconded by Commissioner N. Isaacs, the meeting was adjourned at 9:44 p.m., there was no other business.

**GOOD NITE!!!**