

**MINUTES
SPECIAL MEETING
CITY OF ELIZABETH ZONING BOARD OF ADJUSTMENT
THURSDAY, JULY 21, 2022**

MEETING OPENING

Chairman G. Castro, called the meeting to order at 7:39 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 F. Fernandez, A. Goncalves, F. Horta, Dr. J. K. Donahue, E. Falcon (came @ 7:42 pm), 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 Y. Eady-Perkins, M. Silva-Afonso, E. Cano, and R. Sosa.

MINUTES

The minutes of **June 09, 2022**, regular meeting was presented for action. A motion to **approve** the minutes was made by Commissioner F. Horta and was seconded by Commissioner A. Goncalves and the tally was 4-0.

RESOLUTION

Z-13-21, 1370-1372 Fremont Place, Cecilia and Manuela Merino Morales. (DENIAL for “d” variance, preliminary & final site plan) On a motion to **approve** this resolution of denial was made by Commissioner A. Goncalves and seconded by Commissioner E. Falcon, and the motion was carried one-zero with 4 abstains.

DEVELOPMENT REVIEW HEARING

Z-05-22, 1130-1150 Chestnut Street, PSE&G. (“d” variance, conditional use, preliminary, and final site plan) G. Kienz, Esq., came forward for the application and called Ms. Eglis Feliz, project manager, who duly sworn. She testified on the layout of the site, floor plans, security systems, and how it will be a 2-year construction period. He then called Mr. Nicholas Casper, PE, who duly sworn. He testified on the stormwater, fences, lighting, site triangle, and parking. He then called Mr. Richard Hughes, senior project manager, who duly sworn. He testified on the security and safety protocols. He then called Ms. Katherine Hering, PP, who duly sworn. She testified on the landscaping, variances that are being asked for, setbacks, and did an overview of the project. Chairman Castro opened the floor for public comment, and no one came forward for or against the application. A motion to **approve** the application for preliminary site plan only and all variances was made by Commissioner F. Horta and seconded by Commissioner E. Falcon and the motion was carried six-zero. Exhibits presented; A-1, aerial exhibit of site, A-2, Landscape Plan.

OTHER BUSINESS

Appeal of Z.O. Decision, 552-572 Morris Avenue, American Promotional Events-East, Inc. d/b/a TNT Fireworks. This appeal was withdrawn by the applicant and its attorney.

Nomination for Professional Planner's during the period from July 1, 2022, through June 30, 2023.

A motion to nominate Harbor Consultants as our Professional Planners for the period of July 1st, 2022, through June 30th, 2023, was made by Commissioner A. Goncalves and seconded by Commissioner E. Falcon and the motion was carried six-zero.

ADJOURNMENTS- A request to Adjourn to the September 8th, 2022, regular ZBA meeting with re-notice 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)

ADJOURNMENTS- A request to Adjourn to the September 8th, 2022, regular ZBA meeting without re-notice for:

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**)

Z-04-22, 216 Palmer Street, 216 Palmer Street, LLC. A proposal to keep existing structure and add 2 two-bedrooms in the basement with 1 handicap parking and 3 additional parking spaces in the front, in a R-2 zone, Ward 6. ("**c**" & "**d**" variance)

CLOSED SESSION

Discussion on Spring Street Litigation. A motion to go into closed session was made by Commissioner A. Goncalves and seconded by Commissioner F. Horta @ 9:33 pm. A motion to close the close session and return to open meeting was made by Commissioner A. Goncalves and seconded by Commissioner F. Horta @ 9:37 pm.

MEETING ADJOURNED

On a motion by Commissioner F. Horta and seconded by Commissioner A. Goncalves, the meeting was adjourned at 9:40 pm., there was no other business.

GOOD NITE!!!