APPLICATION FOR BOARD ACTION

Planning Board

APPLICATION FOR BOARD HEARING

APPLICATION IS HEREBY MADE FOR:

1. ___ Appeal of Administrative Action Pursuant to Section C.40:55-70a (Attach Form #01)

2. ___ Appeal for Interpretation Pursuant to Section C.40:55D-70b (Attach Form #02)

3. X Application for Hearing (Attach Form #00)

4. ___ Relief from Zoning Requirements Pursuant to Section C.40:55D-70c (Attach Form #03)

5. X Use Variance Pursuant to Section C.40:55D-70d (Attach Form #04)

6. X Conditional Use Authorization Pursuant to Section C.40:55D-67 (Attach Form #05)

7. ___ Approval of Subdivision (Attach Form #06)

8. ___ Final Approval of Major Subdivision (Attach Form #07)

9. X Preliminary Approval of Site Plan (Attach Form #08)

10. X Final Approval of Site Plan (Attach Form #09)

11. ___ Direction to Issue a Building Permit Pursuant to Section 602 or 604 of the Elizabeth Development Control Ordinance

12. X Hearing Application Checklist (Attach Form #18)

NOTE: IF AN APPLICATION FOR DEVELOPMENT HAS BEEN SUBMITTED FOR THIS PROPERTY WITHIN THE LAST TEN YEARS, PLEASE PROVIDE THE FOLLOWING INFORMATION:

DATE OF APPLICATION
None within the last ten (10) years

TYPE OF DEVELOPMENT
APPLICATION FOR BOARD ACTION
DCP FORM #00, PAGE 2 of 5
(Revised March 14, 1988)

APPLICATION FOR BOARD HEARING (cont’d)

PROJECT’S GENERAL INFORMATION

PROPERTY:
Address 1129-1133 E Jersey Street
Owner(s) YWCA
Address(es) 1129-1133 E Jersey Street, Elizabeth, New Jersey 07201
Date of Purchase 1921
Property Tax Account # 9-401A

APPLICANT:
Name YWCA of Eastern Union County
Address 1131 E Jersey Street, Elizabeth, New Jersey 07201
Contact Person Janice C. Lilien, CEO
Telephone 908-355-1500 ext. 21

PROPOSED OWNERSHIP STATUS*:
Proprietorship __________ Partnership __________ Corporation _______
Lessee _________ Contingent Purchaser _________ Other X
(Explain) Nonprofit 501(c)(3) Corporation

PROJECT’S ATTORNEY:
Name Stephen F. Hehl, Esq.
Firm Hehl Offices of Javerbaum Wurgaft Hicks Wikstrom & Sinins, P.C.
Address 370 Chestnut Street, Union, New Jersey 07083
Telephone (908) 687-7000

PROJECT’S ARCHITECT:
Name Frank J. Lawrence, R.A.
Firm James R. Guerra, P.A.
Address 55 Jefferson Avenue, New Jersey 07201
New Jersey License # AL 06176

PROJECT’S ENGINEER:
Name Thomas J. Quinn, P.E., C.M.E.
Firm EKA Associates, P.A.
Address 328 Park Avenue, Scotch Plains, New Jersey 07076
New Jersey License # 24GE04107200
Telephone (908) 322-2030

PROJECT’S LAND SURVEYOR:
Name James R. Watson, P.L.S., P.P.
Firm EKA Associates, P.A.
Address 328 Park Avenue, Scotch Plains, New Jersey 07076
New Jersey License # Professional Land Surveyor: 30750
Professional Planner: 3363
Telephone (908) 322-2030

*Note: If the applicant is not the proprietor, then the applicant is required to submit a letter signed by the property owner, authorizing the filing and processing of this application (attach Form #13). Corporations and partnerships must attach Form #14. CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY.
APPLICATION FOR BOARD ACTION Planning Board
DCP FORM #00, PAGE 3 of 5
(Révised March 14, 1988) Zoning Board

APPLICATION FOR BOARD HEARING (cont’d)

PHYSICAL DEVELOPMENT INTENT

Property Description
Address 1129-1133 E Jersey Street
Owner (s) YWCA
Property Tax Account # 9-401.A
Zoning C-5 (Commercial)

Lot Area 12,000 square feet or 0.28 acres

FRONTAGE:

<table>
<thead>
<tr>
<th>STREET</th>
<th>LINEAR FEET</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Jersey</td>
<td>75 FT</td>
</tr>
<tr>
<td>Hampton Place</td>
<td>50 FT</td>
</tr>
</tbody>
</table>

STRUCTURES:

<table>
<thead>
<tr>
<th>INTENT*</th>
<th>STORIES</th>
<th>CONSTRUCTION TYPE</th>
<th>USE** TYPE</th>
<th>FLOOR AREA (Sq. Ft)</th>
<th>EFF. UNITS</th>
<th># OF BR / UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>2</td>
<td>CMU, metal columns and beams, wood construction above 1st floor</td>
<td>O / R</td>
<td>+/- 18,762 SF</td>
<td>12</td>
<td>X</td>
</tr>
</tbody>
</table>

*Note: Definition of Intent
A: Addition to Existing
B: New Construction
C: Existing to Remain
D: To Be Demolished

**Note: Definition of Use Type
R: Residential
C: Commercial
W: Warehousing
M: Manufacturing
A: Accessory
I: Institutional
O: Office

BUILDING LOTS

(Please complete if property is to be subdivided): N/A

<table>
<thead>
<tr>
<th>LOT AREA (Sq. Ft.)</th>
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<table>
<thead>
<tr>
<th>LOT FRONTAGE (Sq. Ft.)</th>
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</tbody>
</table>
CERTIFICATION FOR EXEMPTION FROM SITE PLAN APPROVAL (Please complete for projects other than one or two family residence):

NOT APPLICABLE

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>❌</td>
</tr>
<tr>
<td>2.</td>
<td>❌</td>
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<tr>
<td>3.</td>
<td>❌</td>
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<tr>
<td>4.</td>
<td>❌</td>
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<tr>
<td>5.</td>
<td>❌</td>
</tr>
<tr>
<td>6.</td>
<td>❌</td>
</tr>
<tr>
<td>7.</td>
<td>❌</td>
</tr>
</tbody>
</table>

Note: A Yes response to one or more of the above questions indicates the need for a site plan review or, a certification from the City Engineer, City Planner and Zoning Administrator that improvements meet the criteria for exemption from site plan hearing requirements.
APPLICATION FOR BOARD ACTION
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(Revised March 14, 1988)

APPLICATION FOR BOARD HEARING (cont')

Present Use Category: Mixed-use (Business office and residential / community shelter)
Principal Use (s): Business office and residential / community shelter
Major Accessory Use (s): N/A
Proposed Use Category: Existing uses to remain
Principal Use (s): Business office and residential / community shelter
Major Accessory Use (s): 9-space off-street parking area

USE:
Describe the PRESENT USE of the property including both indoor and outdoor activities:
YWCA offices and community shelter for victims of domestic violence

Describe the PROPOSED USE of the property including both indoor and outdoor activities:
YWCA offices and community shelter for victims of domestic violence

REQUIRED ATTACHMENTS:

YES NO
1. _____ X Is a new public street right-of-way proposed? If yes, please attach description.
2. _____ X Are off-tract facilities proposed? If yes, please attach description.
3. _____ X Are there any deed restrictions which affect the subject property in effect or contemplated? If yes, please attach description.
4. _____ X Is the subject property located in "A" Flood Hazard Area? If yes, please attach copy of necessary permit or waiver.
5. _____ X Is the subject property within 500 feet of a tidal water body? If yes, please attach a copy of the necessary permit or waiver.

I hereby depose and say that all the statements contained in these papers submitted herewith are true and correct. I also authorize City Officials and Board members to have physical access to the property and any structures on the property as necessary for the purpose of gathering information relevant to this application.

YWCA OF EASTERN UNION COUNTY
JANICE C. LILIENT, CEO

Date: 3/23/2020

STAMP OF NOTARY PUBLIC
JOSHUA J. KODRAY, ESQ.
AN ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY
Appeal is hereby made, pursuant to Section C.40: 55D-70c of the New Jersey Municipal Land Use Law, for permission to vary requirements of the zoning article of the Development Control Ordinance of the City of Elizabeth as follows:

<table>
<thead>
<tr>
<th>SECTION</th>
<th>REQUIREMENTS</th>
<th>RELIEF REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>d(1) Use Variance</td>
<td>17.36.150 Community shelter for victims of domestic violence are not specifically permitted</td>
<td>Community shelter for victims of domestic violence is existing and proposed</td>
</tr>
<tr>
<td>d(3) Conditional Use Variance</td>
<td>17.36.150.8.b Min. Net Floor Area 2nd Floor Residential Unit: 850 SF</td>
<td>Sleeping units: 169 SF to 249 SF</td>
</tr>
<tr>
<td>Off-Street Parking</td>
<td>17.40.040.A Required: 34 parking spaces</td>
<td>Proposed: 9 parking spaces</td>
</tr>
</tbody>
</table>

Arguments must be submitted in support of the requested relief. On a separate sheet, for each variance requested, explain fully how the physical characteristics of the property in question prevents compliance with the strict application of the code requirements creating an undue hardship for the applicant.

2. Public Hearing Notification Information:

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the city agency holding the hearing at least two (2) days prior to the date of the hearing.

- a) Is the subject property located within two hundred (200) feet of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1) [Yes] [No] [X]

- b) Is the subject property adjacent to an existing or proposed county road or adjoining other County land? If yes, County Planning Board shall be notified of hearing by applicant. (Note 1) [Yes] [No] [X]

- c) Is the subject property adjacent to a State highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2) [Yes] [No] [X]

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED IN THE STATE AND WITHIN TWO HUNDRED (200) FEET IN ALL DIRECTIONS OF PROPERTY IN QUESTION. [X]

3. Disclosure Information

Is applicant and/or owner a corporation or partnership and does the application involve variances to construct a multiple dwelling of 25 or more family dwellings? If yes, submit disclosure of all stockholders holding 10% or more stock or partners with 10% or greater interest in the partnership pursuant to NJSA 40:55D-48.1 et. seq. (Form #14) [Yes] [No] [X]
NOTES:

"1" Union County Planning Board, Attn: Union County Department of Engineering and Planning, Union County Administration Building, Elizabethtown Plaza, Elizabeth, NJ 07207

"2" New Jersey Department of Transportation, 1035 Parkway Avenue, P.O. Box 101, Trenton, NJ 08625
Request is hereby made pursuant to Section C.40:55D-7(d) of the New Jersey Municipal Land Use Law to the Board for permission to permit the construction of a use in an **C-5** Zone which is specifically prohibited by the Development Control Ordinance of the City of Elizabeth.

1. Arguments must be submitted in support of the requested "Use Variance". On a separate sheet, describe reasons why the requested use variance should be granted by the Board.

2. Public Hearing Notification Information
Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the city agency holding the hearing at least two (2) days prior to the date of the hearing.

   Yes  or  No

   a) Is the subject property located within two hundred feet (200') of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note #1).

   b) Is the subject property adjacent to an existing or proposed county road or adjoining other county land? If yes, County Planning Board shall be notified of hearing by applicant. (Note #1).

   c) Is the subject property adjacent to a state highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note #2)

THE APPLICANT SHALL NOTIFY ALL PROPERTY OWNERS LOCATED IN THE STATE AND WITHIN TWO HUNDRED (200) FEET IN ALL DIRECTIONS OF PROPERTY IN QUESTION.
Note #1: If the subject property is located within two-hundred (200) feet of a municipal boundary, or if the subject property is adjacent to a county road or land, the applicant should file Form #15 and submit it to:

Union County Planning Board
Union County Department of Engineering & Planning
Union County Administrative Building
Elizabethtown Plaza
Elizabeth, NJ 07201

Note #2: If the subject property is located adjacent to a state highway or property, the applicant should file Form #15 and submit it to:

New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 101
Trenton, NJ 08625
Request is hereby made pursuant to Section C.17:36.070 of the New Jersey Municipal Land Use Law to the Board for authorization of YWCA facility with 2nd fl. as a use in C-5 Zone which is conditionally permitted by the Development Control Ordinance of the City of Elizabeth.

1. The following is a description of the proposed use:
   YWCA offices and community shelter for victims of domestic violence with 12, 2nd floor dwelling units and 9 off-street parking spaces

2. Does the proposed use meet all required conditions of the Development Control Code of the City of Elizabeth?
   Yes No

3. Public Hearing Notification Information
   Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the city agency holding the hearing at least two (2) days prior to the date of the hearing.

   a) Is the subject property located within two hundred (200) feet of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant.

   b) Is the subject property adjacent to a state highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing (Form #15)

   THE APPLICANT SHALL NOTIFY ALL PROPERTY OWNERS LOCATED IN THE STATE AND WITHIN TWO HUNDRED (200) FEET IN ALL DIRECTIONS OF PROPERTY IN QUESTION.
APPLICATION FOR BOARD ACTION
DCP FORM #05, PAGE-2 OF 2
(Revised March 14, 1988)

CONDITIONAL USE AUTHORIZATION

NOTE 1: If the subject property is located within two-hundred (200) feet of a municipal boundary, or if the subject property is adjacent to a county road or land, the applicant should file Form #15 and submit it to:

Union County Planning Board
Union County Department of Engineering & Planning
Union County Administrative Building
Elizabeth Plaza
Elizabeth, N.J. 07201

NOTE 2: If the subject property is located adjacent to a state highway or property, the applicant should file Form #15 and submit it to:

New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 101
Trenton, N.J. 08625
Do not write above this line

Application is hereby made for approval of the proposed Site Plan for the land herein described:

<table>
<thead>
<tr>
<th>Plan Description</th>
<th>Prepared by</th>
<th>Date</th>
<th>For Official Use only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary &amp; Final Site Plan</td>
<td>EKA Associates, P.A</td>
<td>3/13/2020</td>
<td></td>
</tr>
<tr>
<td>Architectural Floor Plans &amp; Elevations</td>
<td>James R. Guerra, P.A</td>
<td>2/13/2020</td>
<td></td>
</tr>
</tbody>
</table>

2. Notification Information
   Does the proposed development provide or is it required to provide five (5) or more parking spaces and located adjacent to an existing or proposed county road? If yes, County Planning Board shall be notified of hearing by the applicant and a copy of the site plan shall be submitted to the County Planning Board by the local Board.
   
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

3. Public Hearing Notification Information
   (If Public Hearing has been waived omit this section)
   Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the city agency holding the hearing at least two (2) days prior to the date of the hearing.
   
   a) Is the subject property located within two hundred (200) feet of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant.
   
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

   b) Is the subject property adjacent to a state highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing (Form #15)
   
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

   THE APPLICANT SHALL NOTIFY ALL PROPERTY OWNERS LOCATED IN THE STATE AND WITHIN TWO HUNDRED (200) FEET IN ALL DIRECTIONS OF PROPERTY IN QUESTION.

4. Disclosure Information
   Is applicant and/or owner a corporation or partnership and does the subdivision involve six (6) or more lots? If yes, submit disclosure of all stockholders holding 10% or more stock or partners with 10% or greater interest in the partnership pursuant to NJSA 40:55D-48.1 et. seq. (Form #14)
   
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>
Application is hereby made for final approval of the proposed site plan for the land hereinafter more particularly described.

1. Date of preliminary approval: N/A***. Date of any extensions granted (attach documentation): Preliminary site plan approval pursuant to N.J.S.A. 40:55D-49, expire three years from the date of preliminary approval. The applicant may apply to the reviewing Board for extensions for additional periods of at least one (1) year but not to exceed a total extension of two (2) years.

   Contact Persons                  Phone Number
   _______________________________  __________________________
   e. Sign Plan                    N/A
   g. Elevation Drawing            Frank J. Lawrence, RA / James R. Guerra, P.A.  908-355-2555

2. Does the final plan follow exactly the plan granted preliminary approval in regard to development plans, area covered, and other details? (Yes or No) N/A*** If not, indicate material changes (attach copy if necessary).

3. Have all conditions of preliminary approval been met? (Yes or No) N/A*** Attach evidence of compliance if not included on plans. If conditions have not been met, specify reasons.

5. Person to whom final approved plan is to be issued:
   Name: Stephen F. Hehl, Esq.
   Address: 370 Chestnut Street, Union, N.J. 07083
   Phone: (908) 687-7000

   Check One:
   Applicant will pick up
   Documents should be mailed

***The Applicant seeks Preliminary and Final Site Plan approval simultaneously herein
Pursuant to the requirements of New Jersey Statute 40:55D-48.1 et seq., I, (Name & Title) Janice C. Lilien, CEO, hereby certify that the following is a true and complete list of the names and addresses of all individuals who own ten percent (10%) or more stock or other interest in (Name of Corporation/Partnership), YWCA of Eastern Union County, which is a Nonprofit 501(c)(3) Corporation with ownership interests in the property located at 1129-1133 E Jersey St., Elizabeth, New Jersey, for which an application has been filed with the city of Elizabeth Planning Board / zoning board. I fully understand that failure to disclose any and/or all ownership parties with ten percent (10%) or more interest in the corporation / partnership or deliberately misrepresenting any facts thereon is sufficient grounds for disapproval of the application by the board and can result in a fine as provided for by the statute.

% of stock or other ownership interest:

Name: Janice C. Lilien, CEO
Address: YWCA of Eastern Union County

Note: If additional space is required, please attach separate sheet.

Notary Public: Joshua J. Koodray, Esq.
Date: 3/23/2020

Stamp of the notary public:

JOSHUA J. KOODRAY, ESQ.
AN ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY
AN ORDINANCE TO AMEND CHAPTER 40 OF THE CODE OF THE CITY OF ELIZABETH ENTITLED "LAND DEVELOPMENT CONTROL" FOR THE PURPOSE OF REVISIONING THE DEVELOPMENT APPLICATION COMPLETENESS CHECKLIST BY AMENDING SECTIONS 3 AND 83 AND REPEALING SECTIONS 91 THROUGH 93.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELIZABETH:

WHEREAS, it is intended that the requirements for a complete application be simplified and made more relevant to the review process.

SECTION 1. Chapter 40 Section 83 is hereby amended to read as follows:

§40-83. Incomplete applications. An application for development shall be deemed to be complete for the purpose of commencing the period within which Board action is to be taken upon submission unless the Board or the Board's designee determines that it does not fulfill the criteria for a complete application. The Board may subsequently require corrections, additions or revisions to the documents as needed to make an informed decision as to whether the application is entitled to approval.

A. Notification. The Board or the Board's designee shall have notified the applicant in writing of the deficiencies of the submitted application within forty-five (45) days of such application.

B. Waivers. The applicant may request that one or more of the completeness requirements be waived, in which event the Board or its authorized committee shall grant or deny the request within forty-five (45) days.

C. Checklist. All applicants shall be provided with the criteria for a complete application which shall serve as a checklist.

D. Criteria for basic application documents shall be as follows.

(1) ✔ All development applications shall include the following documents.
   (a) Completed application forms with original signature of the applicant or an authorized representative and notarized;
   ✔ (b) Evidence of payment of required fees;
   ✔ (c) Disclosure Statement of all ownership interests pursuant to N.J.S.A. 40:55D-48.1 et seq.;
   ✔ (d) A development proposal containing the minimum elements as required and specified herein (The approving authority may, at its discretion, require building elevation drawings with specifications of façade materials);
(2) In addition, Final Major Subdivision and Site Plan applications shall include the following documents,

✓ (a) A statement as to the fulfillment of all conditions imposed by preliminary approval to which is appended a certified copy of the approving resolution;
✓ (b) Completed engineering plans;
✓ (c) A statement as to the installation of required improvements indicating whether the improvements have been installed, or that guarantees have been posted, or that guarantees are to be a condition of approval to which is appended the certifications of the Municipal Engineer or Municipal Clerk as appropriate;
✓ (d) Certification showing all current tax/water rents paid.

(3) In addition, applications for other than Final Subdivision and Final Site Plan shall include the following additional documents.

✓ (a) A statement as to the existence and nature of protective covenants and deed restrictions;
✓ (b) A Tax Map sheet(s) showing the property in question and all properties within 400 feet;
✓ (c) A current survey showing all property lines with dimensions and bearings and depicting existing conditions;

Development proposals shall contain the following minimum elements.

(1) Variance proposals shall include the following elements.
✓ (a) Building Layout Plan; and
✓ (b) other plans and schedules as required to demonstrate the nature of the relief sought.
✓ (c) Zoning Schedule;

(2) Minor Subdivision proposals shall include the following elements.

N/A (a) Zoning Schedule; and
(b) Utility Plan;

(3) Preliminary Major Subdivision proposals shall include the following elements.

N/A (a) Zoning Schedule;
(b) Proposed property lines with dimensions and bearings;
(c) Building Layout Plan;
(d) Drainage Schedule;
(e) Drainage Plan;
(f) Utilities Plan; and
(g) for areas within the public rights-of-way:
[1] Pavement Plan;
[2] Lighting Schedule;
[3] Landscape Schedule;
Preliminary Site Plan proposals shall include the following elements:

(a) Zoning Schedule;
(b) Building Layout Plan;
(c) Drainage Schedule;
(d) Drainage Plan;
(e) Utilities Plan;
(f) Pavement Striping Schedule;
(g) Pavement Plan;
(h) Lighting Schedule;
(i) Landscape Schedule;
(j) Landscape Plan

Proposal elements shall be prepared in accord with the format and content specifications for plans and schedules as follows. Schedule shall clearly note items which are variances from zoning requirements or exceptions from design standards.

(1) Sheets for any drawing subject to site plan or subdivision approval shall conform to the following specifications:

(a) All engineering drawings shall have individual sheets folded to fit within an 8-1/2" x 11" area.

(b) All preliminary site plans, subdivision sketch plats and plot plans shall be submitted on standard 8-1/2" x 11" sheets.

(c) Maps to be recorded with the county shall be on a sheet size meeting one of four standards:

[1] eight and one-half by thirteen (8-1/2 x 13) inches;
[2] thirty by forty-two (30 x 42) inches;
[3] twenty-four by thirty-six (24 x 36) inches;
[4] of fifteen by twenty-one (15 x 21) inches;

(d) A title block shall contain:

[1] title of proposal;
[2] Name and address of applicant;
[3] Name, address and seal of architect/engineer/surveyor;
[4] Date prepared with revision dates and descriptions;

(e) Orientation shall be provided by

[1] graphic scale;
[2] numeric scale;
[3] north arrow; and
[4] key map with reference to all streets within three thousand (3,000) feet at a scale of not more than 2,500 feet to the inch to be provided on at least one sheet of any set;

(2) Zoning Schedules shall be filled and arranged in columns describing limits, proposed conditions, and compliance/variance status for:

(a) Building Height;
(b) Front street setback;
(c) Rear street setback;
(d) Property line setback;
(e) Building coverage;
(f) Parking;
(g) Loading;
(h) any other code requirements;

(3) Building Layout Plan drawings shall be titled and keyed to a legend depicting:
(a) Building lines with setback dimensions and heights;
(b) Building projection lines with dimensions, heights or clearances;
(c) New construction;
(d) Reconstruction;
(e) Demolition;

(4) Drainage Schedules shall be titled and arranged in columns describing:
(a) Runoff coefficient and limit;
(b) design storm frequency;

(5) Drainage Plan drawings shall be titled and keyed to a legend depicting:
(a) Drainage areas with discharge points and flow direction;
(b) Open and piped interconnections between areas;
(c) Location and height of terraced and bermed areas;
(d) Depth of sheet flow in pedestrian areas for design storm shown in one inch contours;
(e) Utilities Plan Drawings shall be titled and keyed to a legend depicting;
(f) Water service, hydrants and meters;
(g) Sanitary sewer service;
(h) Gas service and meters;
(i) Electric service and transformers;
(j) Heating fuel tanks;

(6) Pavement Striping Schedules shall be titled and arranged in columns describing:
(a) Parking stall category (resident, employee, customer-short term, customer-long-term, wheelchair accessible)
(b) Parking stall width;
(c) Stall angle;
(d) Stall depth and overhang depth;
(e) Pedestrian aisle width along side of stalls;
(f) Driveway aisle width;

(7) Pavement Plan drawings for vehicular areas shall be titled and keyed to a legend depicting:
(e) Curbing with type of material;
(b) Driveway aprons and driveways within public rights-of-way with pavement type;
Parking stalls, aisles and driveways outside public rights-of-way with pavement type;
Sight distance triangle minimums for intersections of vehicular drives with streets, parking aisles, walls, building corners and walks.

(8) Lighting schedules shall be titled and arranged in columns describing:
(a) Functional area (parking/pedestrian area, driveway/aisle intersections, pedestrian hazards; building entry, loading dock);
(b) Level (peak, off-hour, late-night security);
(c) Minimum point illumination;
(d) Maximum uniformity ratio of average illumination to minimum;
(e) Maximum uniformity ratio of maximum illumination to minimum;
(f) Fixture type (Flood, spot, cut-off [minimum 81 degrees]);
(g) Height limit for features;

(9) Landscaping Schedules shall be titled and arranged in columns describing:
(a) Planting types (deciduous, coniferous, tree, shrub, groundcover);
(b) Minimum planting size;
(c) Planting condition (bare root, balled, canned);

(10) Landscape Plan drawings shall be titled and keyed to a legend depicting:
(a) Building entrances and exits;
(b) Walks, patios and other paved surfaces showing material type;
(c) Outdoor storage enclosures for refuse and recyclables;
(d) Exterior utilitarian appurtenances which require visual screening (air conditioners, transformers, meters, etc.);
(e) Fences and walls with height and function (screening, security, or delineative and classified as decorative or utilitarian);
(f) Other landscape structures (patios, walks, pools);
(g) Existing trees over eighteen (18) inches' caliper;
(h) Shade tree canopy drip line at maturity;
(i) Screen planting areas with height at maturity;
(j) Ground cover planting areas;
(k) Decorative planting beds;

Engineering Plan drawings shall contain the following:

For any street improvements: plans, cross sections and center-line profile;
For any public utilities: plans and profiles with any easements delineated;
For any pavement: profiles and material specifications;
For any drainage facilities: contours or spot elevations, profiles and specifications including pipe sizes, invert elevations and capacity.
N/A (5) For any exterior lighting: location, mounting, fixture type and specifications for wattage and isofootcandle pattern;

✓ (8) For any walls or fences: profiles and specifications;

✓ (7) For any planting: expanded planting schedule, including quantity, common and botanical name, height or caliper at time of planting, root condition, seasonal restrictions on installation; specifications for installation including profiles; and mixture of seeding.

SECTION 2. Chapter 40 Section 3 is hereby amended to delete the definition "Complete Application".

SECTION 3. Chapter 40 Sections 40-01 through 40-93 are hereby repealed in their entirety.

SECTION 4. Applications filed prior to the effective date of this ordinance and not found to be incomplete prior to action by the Planning Board, Zoning Board or City Council shall not be governed by the provisions of this ordinance.

SECTION 5. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance shall be and are hereby, to the extent of such inconsistency, repealed.

SECTION 6. If any portion or clause of this ordinance is declared invalid for any reason whatsoever, the same shall not affect the validity or constitutionality of any other part or portion of this ordinance.

SECTION 7. The effective date of this ordinance shall be twenty (20) days after its final passage by City Council and approval by the Mayor and publication and filing with the Union County Planning Board and in the manner provided by law.
<table>
<thead>
<tr>
<th>Description</th>
<th>Section</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
<th>Comment</th>
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</thead>
<tbody>
<tr>
<td>Use Regulations</td>
<td>17.36.150</td>
<td>a. Professional offices, studios and clinics;</td>
<td>Business offices;</td>
<td>Business offices;</td>
<td>Variance Requested</td>
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<td></td>
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<td>b. Business offices;</td>
<td>Residential (community shelter for victims of domi</td>
<td>Residential (community shelter for victims of domestic violence)</td>
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<td>c. Neighborhood convenience;</td>
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<td>d. Local convenience;</td>
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<td>e. Community retail;</td>
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<td>f. General and specialty retail;</td>
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<td>g. Indoor amusement;</td>
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<td>h. Hotel;</td>
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<td>i. Major entertainment;</td>
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<td>j. Major retail commercial;</td>
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<td>k. Arterial commercial</td>
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<td>l. Residential, subject to 17.36.150.B.8</td>
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<tr>
<td>Residential Dwelling Unit: Minimum Net Floor Area</td>
<td>17.36.150.8.b</td>
<td>850 SF</td>
<td>- - -</td>
<td>169 SF to 249 SF</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Number of Off-Street Parking Spaces</td>
<td>17.40.040.A</td>
<td>34 spaces</td>
<td>0 spaces</td>
<td>9 spaces</td>
<td>Variance Requested</td>
</tr>
</tbody>
</table>
The applicant, YWCA of Eastern Union County (the “Applicant” or “YWCA Union County”), submits the subject application seeking preliminary and final site plan, d(1) use variance, d(3) conditional use variance and bulk (“c”) variance approvals in connection with the property located at 1129-1133 E Jersey Street, Elizabeth, New Jersey 07201, further identified as Block 9, Lot 401.A on the Tax Maps of the City of Elizabeth (the “Property” or the “Site”). The 12,500 square foot-Site, which is situated within the City’s C-5 Commercial Zone District (the “C-5 Zone”), contains YWCA’s current facility, which was recently damaged by a fire (the “Existing Facility”). The Property is owned by Y.W.C.A, which has consented to this Application.

The YWCA is dedicated to eliminating racism, empowering women, and promoting peace, justice, freedom and dignity for all. In furtherance of these lofty goals, YWCA Union County’s mission is to empower survivors of domestic violence to become safe and free from abuse, and to promote social justice and eliminate violence against women and girls. The Applicant accomplishes its mission through the provision of comprehensive, client-centered services, and through education, collaboration and advocacy that builds safe, informed and supportive communities.

YWCA Union County is recognized as the designated domestic violence agency in Union County by the New Jersey Coalition to End Domestic Violence and the State of New Jersey. Its domestic violence program began with the opening of an emergency shelter program for victims of domestic violence and their children in 1978. Since that time, the Applicant’s services have grown to include supportive housing, a 24-hour hotline, counseling and case management, the Union County Family Justice Center, PALS (Peace: A Learned Solution) Program for children, court advocacy, skills training and empowerment program (STEP – a workforce development
program), crisis response teams (CRT), DV liaison program, and community and professional Education. All YWCA Union County’s programs and services are provided in both English and Spanish to meet the needs of the surrounding community.

The Existing Facility, which housed YWCA Union County’s emergency shelter and administrative offices, recently experienced a fire and has been rendered unusable. The Applicant’s Board of Directors and staff evaluated several options and in bringing the instant Application, decided to demolish the existing structure and build a new, modern building on the same footprint of the Existing Facility. The building will be fully ADA accessible, have parking for staff, and increase the capacity for our emergency shelter. It will also provide capacity to grow additional non-residential services.

The Application requires the variance relief from the following sections of the City’s Land Development Code (“LDC”):

- **d(1) Use Variance**

  Pursuant to LDC Section 17.36.150, the C-5 Zone does not specifically permit community shelters for victims of domestic violence. A YWCA Union County operated community shelter for victims of domestic violence is existing and proposed.

  *Please note Schedule III (Conditional Uses), conditionally permits shelters of victims of domestic violence in all residential zones. The C-5 Zone, which conditionally permits second floor residential uses above permitted first floor uses, is not technically a residential zone.*

- **d(3) Conditional Use Variance**

  LDC Section 17.36.150.8, conditionally permits second floor residential uses in the C-5 Zone. LDC Section 17.36.150.8.b requires a minimum net floor area for residential units to be eight hundred fifty (850) square feet. The Applicant proposes sleeping units from one hundred sixty-nine (169) square feet to two hundred forty-nine (249) square feet.

- **Off-Street Parking**
LDC Section 17.40.040.A requires thirty-four (34) off-street parking spaces, whereas nine (9) off-street parking spaces are proposed.

The Applicant will provide the necessary expert testimony demonstrating that the requested variance relief will not negatively impact the surrounding properties and can be reconciled with both the Zoning Ordinance and Master Plan. The Applicant’s proposal represents an inherently beneficial use and the benefits to granting the requested variances outweigh any perceived detriments. The Applicant’s experts will further testify that the requested variances satisfy the statutory criteria for granting the relief sought herein.

The emergency shelter is a core program of the Applicant’s domestic violence services and is essential to meet the safety needs of low-income victims of domestic violence experiencing abuse. According to information provided by YWCA Union County, the need for shelter is borne out by studies that demonstrate that domestic violence is a significant contributing cause of homelessness among women and children. According to the Ford Foundation, fifty percent (50%) of all homeless women and children are homeless largely due to domestic violence. More recently, according to a report by the ACLU in 2006, half of U.S. cities reported that domestic violence is a primary cause of homelessness.

Low income victims of domestic violence and their children are faced with limited options when fleeing an abusive relationship. Particularly in this part of the county, lack of affordable housing options makes the challenge even greater. Programs that provide specific, supportive services like the YWCA Union County’s emergency shelter helps victims access the services they need to end the cycle of abuse and poverty faced by women and children in our communities. Additionally, YWCA Union County’s shelter is the only shelter for victims of domestic violence in Union County. The New Jersey Department of Children and Families has designated the Applicant as a lead agency in Union County for these services. Additionally, YWCA Union
County and the City of Elizabeth have also partnered for several decades to provide services in our emergency shelter through funding from the City’s Community Development Block Grant program, and the Emergency Shelter Grant program. The programs have supported vital services to victims of domestic violence and their children who might otherwise have to choose between homelessness or remaining with their abuser. Without an emergency shelter run by the YWCA, there would be no local place for victims of domestic violence seeking safety.

The emergency shelter program is overseen by the Director of Residential Services and the Shelter Coordinator. Staff include full-time advocates, a counselor, a maintenance person, and per-diem advocates. The shelter is staffed 24/7. The total number of staff operating the shelter is 10 FTE. The shelter maintains significant security measures. All doors are locked and monitored by video and voice with screens monitored by advocates. Clients are allowed in by remote control of the door lock. Visitors to the building are limited to site visits by funders, volunteers, and companies providing needed plumbing, HVAC, and other maintenance needs. Deliveries of needed items are permitted through screening by shelter staff and no one is permitted to enter without a confirmed appointment.

Clients are screened on two levels: first, via a basic screening for domestic violence history and family details (number of children, location, etc.) by hotline staff. If the client is confirmed to be a victim of domestic violence and the location is considered safe (abuser does not live in vicinity) a second screening with more detailed information is completed, also by telephone. Access for new clients accepted is coordinated with the police department to ensure safety. All entry to the building, whether for clients, staff, visitors, repair people etc. is monitored via secure video. All entrances/exits are alarmed and monitored for security. The agency also has a specific protocol for emergencies and security for all persons entering/exiting the building.
While a parking variance for the number of proposed off-street parking spaces is required, the proposed building will provide - for the first time – nine (9) off-street parking spaces for staff working in the shelter. This is especially important for the safety of overnight shelter staff. Since the Applicant’s staff work in shifts, the number of parking spaces is adequate given that all staff are not always present. The security of the parking area also allows for safe access to/from the building and a protected space where law enforcement can bring clients for entry into the shelter.

This proposal presents an opportunity to secure professional services for some of the community’s most vulnerable individuals for years to come. The Applicant looks to continue its great work in the community while expanding the types of non-residential services offered in its facility. While a d(1) use variance is required, the emergency shelter use has existed for some time and is an inherently beneficial use. The d(3) conditional use variance for minimum square footage of the proposed sleeping units may be granted when one considers the purpose of these sleeping units and distinguishes them from traditional residential dwelling units. The Applicant proposes nine (9) off-street parking spaces, which technically requires a bulk ("c") variance but improves upon existing conditions and meets YWCA Union County’s demonstrated demand. The Applicant will provide the requisite expert testimony demonstrating that the project will not negatively impact the public interest nor the intent and purpose of the Zoning Ordinance or Master Plan. For these reasons, as well as those the Applicant will introduce through testimony and other evidence at the public hearing on this matter, the Applicant respectfully requests that the Zoning Board grant this Application.