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. ___ Application for Hearing (Attach Form #00)

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

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

6. ___ 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. ___ Preliminary Approval of Site Plan (Attach Form #08)

10. ___ 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. ___ 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.

<table>
<thead>
<tr>
<th>DATE OF APPLICATION</th>
<th>TYPE OF DEVELOPMENT</th>
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</table>
APPLICATION FOR BOARD HEARING

PROJECT'S GENERAL INFORMATION

PROPERTY:
Address 700-712 Court Street
Owner(s) Abilio Teixeira
Address(es) 585 Cherry Street, Elizabeth, NJ

Date of Purchase Property Tax-Account #7-141

APPLICANT:
Name Court Street Properties, LLC
Address 762 Trumbull Street, Elizabeth, NJ 07201
Contact Person Alcides T. Andril, Esq.
Telephone (908) 558-0100

PROPOSED OWNERSHIP STATUS*:
Proprietorship ___ Partnership ___ Corporation ___
Lessee ___ Contingent Purchaser X
Other ___ (Explain)

PROJECT'S ATTORNEY:
Name Alcides T. Andril, Esq.
Firm Andril & Espinosa, LLC
Address 534 Westfield Avenue, Elizabeth, New Jersey 07208

PROJECT'S ARCHITECT:
Name Christopher Zehnder
Firm
Address 215 Jefferson Avenue, Elizabeth, NJ 07201
New Jersey License #16426

PROJECT'S ENGINEER:
Name ___ Telephone ___
Firm ___
Address ___
New Jersey License #

PROJECT'S LAND SURVEYOR:
Name Robert H. Wetzel
Firm
Address 959 Jacques Street, Rahway, NJ 07065
New Jersey License #39253

*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
DCP FORM #00, PAGE 3 OF 5
(Revised March 14, 1988)

PLANNING BOARD X
ZONING BOARD

APPLICATION FOR
BOARD HEARING (CONT'D)

PHYSICAL DEVELOPMENT INTENT

Property Description
Address 700-712 Court Street
Owner(s) Abilio Teixeira

Property Tax-Account #7-141 Zoning C-2
Lot Area 16,400 Square Feet Tract Area 16,400 Square Feet

STREET
FRONTAGE: Court Street 164 Seventh Street 100

LINEAR FEET

STRUCTURES:

INTENT* STORIES CONSTRUCTION USE** FLOOR AREA EFF. # OF BEDROOMS/UNIT
B 3 Frame R (Sq. Ft.) Units 1 2 3 4 5

* 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):

LOT AREA (Sq. Ft.)

LOT FRONTAGE (Sq. Ft.)
CERTIFICATION FOR EXEMPTION FROM SITE PLAN APPROVAL (Please complete for projects other than one or two family residences):

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
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<td>1.</td>
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<td>2.</td>
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<td>6.</td>
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<td>7.</td>
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</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
DCP FORM #00, PAGE 5 OF 5
(Revised March 14, 1986)

APPLICATION FOR
BOARD HEARING (CONT'D)

Present Use Category: C-2
Principal Use(s): C-2
Major Accessory Use(s):

Proposed Use Category: C-2
Principal Use(s): C-2
Major Accessory Use(s):

USE:
Describe the PRESENT USE of the property including both indoor and outdoor activities:
Vacant lot

Describe the PROPOSED USE of the property including both indoor and outdoor activities:
Construction of a new three story eighteen unit residential building

REQUIRED ATTACHMENTS:

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 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 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.

[Signature]
Notary Public
An Attorney At Law
of the State of New Jersey

[Signature]
APPLICATION'S SIGNATURE
DATE

[Signature]
DATE

[Signature]
DATE
APPEAL FOR RELIEF FROM
ZONING REQUIREMENTS

Appeal is hereby made, pursuant to Section C.40:55D-70c of the New
Jersey Municipal Land Use Law, for the permission to vary requirements
of the zoning article of the Development Control Ordinance of the City
of Elizabeth as follows:

A. SECTION REQUIREMENTS RELIEF REQUESTED

1. 17.36.110 Front Yard 35' 3' proposed
2. Rear yard 57'5"
3. Imp. Coverage 60% 56'/25' proposed

B. ARGUMENTS: 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.
C. PUBLIC HEARING NOTIFICATION INFORMATION: 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. 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            NO

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

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

3. ____  X   Is the subject property adjacent to a state highway? If yes, the Commissioner of Transportation shall be notified of the hearing by the applicant (please see Note 2).

D. DISCLOSURE OF INFORMATION: If the application involves variances to construct twenty-five (25) or more residential units, or if the proposed project is owned by a corporation or partnership, the applicant is required to submit a disclosure statement of all stockholders or partners with ten percent (10%) or greater interest in the corporation or partnership pursuant to N.J.S.A. 40:55D-48.1 et seq.
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, New Jersey 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, New Jersey 08625
Application is hereby made for approval of proposed Site Plan for the land herein described.

1.

<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>Site Plan</td>
<td>Christopher Zehnder</td>
<td>1-2-20</td>
<td></td>
</tr>
</tbody>
</table>

2. Notification Information.

Yes \( \times \) No \( \times \)

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 country road? If yes, County Planning Board shall be notified or hearing by the applicant and a copy of the site plan shall be submitted to the County Planning Board by the local board

3. Publication Hearing Notification Information

Yes \( \times \) No \( \times \)

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 200 feet (200') 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 located adjacent to a State Highway? Yes  No
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 FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION.

4. Disclosure information

Is the applicant and/or owner a corporation, partnership or limited liability company and does the subdivision involve six (6) or more lots? Yes  No
If yes, submit disclosure of all stockholders and/or members holding 10% or more of the stock or partners and/or members with a 10% or greater interest in the partnership of limited liability company pursuant to N.J.S.A. 40:55D-48.1 et seq. (Form #14)
Application is hereby made for final approval of the proposed site plan for the land hereinafter more particularly described. (Attach Form #24 Final Plan Intake Checklist, Form #25 Public Works Final Approval Certification Checklist, and Form #26 Planning Final Approval Certification Checklist)

1. Date of preliminary approval: __Pending__. Date of any extensions granted (attach documentation): __None__. Preliminary site plan approval pursuant to N.J.S.A. 40:55 D-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.

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
<th>Contact Person</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>Draining Plan</td>
<td>Chris Zehnder</td>
<td>965-1900</td>
</tr>
<tr>
<td>b.</td>
<td>Paving Plan</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>c.</td>
<td>Utility Plan</td>
<td>&quot;</td>
<td>&quot;</td>
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<tr>
<td>d.</td>
<td>Landscaping Plan</td>
<td>&quot;</td>
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<tr>
<td>e.</td>
<td>Sign Plan</td>
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<tr>
<td>f.</td>
<td>Lighting Plan</td>
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<tr>
<td>g.</td>
<td>Elevation Drawing</td>
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</table>

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

**NONE**

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

**NO CONDITIONS WERE IMPOSED BY THE BOARD DURING THE PRELIMINARY SITE PLAN APPROVAL PROCESS.**

5. Person to whom final approved plan is to be issued:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Check One:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alcides T. Andril, Esq.</td>
<td>534 Westfield Avenue, Elizabeth, NJ 07208</td>
<td>Applicant will pick up</td>
</tr>
<tr>
<td>Phone:</td>
<td>(908) 558-0100</td>
<td>Documents should be mailed X</td>
</tr>
</tbody>
</table>
I, ABILIO TEIXEIRA, THE OWNER OF THE PREMISES KNOWN AS 700-712 COURT STREET, ELIZABETH, NJ, TAX ACCOUNT NUMBER 7-141 FOR WHICH AN APPLICATION OF DEVELOPMENT HAS BEEN SUBMITTED BY COURT STREET PROPERTIES, LLC, A CONTINGENT PURCHASER WHICH INVOLVES THE CONSTRUCTION OF AN EIGHTEEN UNIT RESIDENTIAL BUILDING AND REQUIRES THE GRANTING OF A SITE PLAN APPROVAL AND SUCH BULK VARIANCES AS MAY BE REQUIRED.

I HEREBY CERTIFY THAT I HAVE READ THE APPLICATION AND GRANT PERMISSION TO THE APPLICANT TO PROCEED BEFORE THE PROPER BOARD. I FURTHER CERTIFY THAT I AM AWARE THAT THE ENTIRE PROPERTY IS SUBJECT TO THE ACTIONS OF THE REVIEWING BOARD WHICH MAY AFFECT THE PROPERTY RIGHTS OF MYSELF OR MY SUCCESSORS AND THAT AS THE OWNER OF SAID PROPERTY I AM ULTIMATELY RESPONSIBLE FOR COMPLYING WITH ANY AND ALL CONDITIONS IMPOSED BY THE REVIEWING BOARD. I FURTHER CERTIFY THAT I AM AWARE INFORMATION REGARDING THE APPLICATION AND THE PROSPECTIVE CONDITIONS OF APPROVAL WILL BE AVAILABLE FOR PUBLIC INSPECTION FOR TEN (10) DAYS PRIOR TO THE HEARING AND THAT THE ACTUAL DECISION CONTAINING THE CONDITIONS IMPOSED WILL BE AVAILABLE FOR PUBLIC INSPECTION NOT LATER THAN TEN (10) DAYS AFTER SAID HEARING. INFORMATION IS AVAILABLE DURING NORMAL BUSINESS HOURS AT THE OFFICE OF THE DIVISION OF ZONING AND LAND USE CONTROL, 50 WINFIELD SCOTT PLAZA, ELIZABETH, N.J. 07201.

[Signature]

NOTARY PUBLIC DATE: 1-14-20

[Stamp of the Notary]

OWNER'S SIGNATURE DATE: 1-14-20