APPLICATION FOR BOARD ACTION
DCP FORM #00, PAGE 1 of 5
(Revised March 14, 1988)

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. 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>
</tr>
</thead>
</table>
APPLICATION FOR BOARD HEARING (cont’d)

PROJECT’S GENERAL INFORMATION

PROPERTY:
Address: 666-668 Jefferson Ave (Block 12, Lot 411)
Owner (s): Jefferson 19-666 LLC
Address(es): 60 Portland Road, Union, New Jersey 07083

Date of Purchase: October 11, 2019
Property Tax Account #: 12-411

APPLICANT:
Name: Jefferson 19-666 LLC
Address: 60 Portland Road, Union, New Jersey 07083
Contact Person: Richart Ferreira
Telephone: (908) 868-4986

PROPOSED OWNERSHIP STATUS*:
Proprietorship ___ Partnership ___ Corporation ___
Lessee ___ Contingent Purchaser ___
Other ___ Limited Liability Company (LLC) ___

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

PROJECT’S ARCHITECT:
Name: James R. Guerra, A.I.A
Firm: James R. Guerra, P.A.
Address: 55 Jefferson Avenue, Elizabeth, New Jersey 07201
New Jersey License #: 06059
Telephone: (908) 355-2555

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 #: 24GED04107200
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 #: P.L.S.: 30750 / P.P.: 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
(Revised March 14, 1988) Zoning Board

APPLICATION FOR BOARD HEARING (cont'd)

PHYSICAL DEVELOPMENT INTENT

Property Description
Address: 666-668 Jefferson Ave. 9 (Block 12, Lot 411)
Owner(s): Jefferson 19-666 LLC
Property Tax Account #: 12-411
Zoning: R-3A (Four-Family Residential)

Lot Area: 7,094 S.F.  (Proposed Lot A: 3,594 SF; Proposed Lot B: 3,500 SF)

FRONTAGE:

<table>
<thead>
<tr>
<th>STREET</th>
<th>LINEAR FEET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jefferson Ave.</td>
<td>50 FT</td>
</tr>
</tbody>
</table>

STRUCTURES:

<table>
<thead>
<tr>
<th>INTENT*</th>
<th>STORIES</th>
<th>CONSTRUCTION TYPE</th>
<th>USE**</th>
<th>FLOOR AREA</th>
<th>EFF.</th>
<th># OF BR / UNIT</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Proposed Lot A</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
</tr>
<tr>
<td>B</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Lot B</th>
</tr>
</thead>
<tbody>
<tr>
<td></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):

<table>
<thead>
<tr>
<th>LOT AREA (Sq. Ft.)</th>
<th>LOT FRONTAGE (Sq. Ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Lot A</td>
<td></td>
</tr>
<tr>
<td>3,594 SF</td>
<td>25 SF</td>
</tr>
<tr>
<td>Proposed Lot B</td>
<td></td>
</tr>
<tr>
<td>3,500 SF</td>
<td>25 SF</td>
</tr>
</tbody>
</table>
CERTIFICATION FOR EXEMPTION FROM SITE PLAN APPROVAL. (Please complete for projects other than one or two family residence):

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>X</td>
</tr>
<tr>
<td>2.</td>
<td>X</td>
</tr>
<tr>
<td>3.</td>
<td>X</td>
</tr>
<tr>
<td>4.</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>X</td>
</tr>
<tr>
<td>6.</td>
<td>X</td>
</tr>
<tr>
<td>7.</td>
<td>X</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 HEARING (GDC-4)

Property of:
[Name of Property]
Situated in:
[Location]
County:
[County]

Applicant:
[Applicant's Name]
[Applicant's Address]

[Signature]
3-25-2020

[Notary's Signature]
03-15-2020

SHERI J. PAGE
NOTARY PUBLIC OF NEW JERSEY
Commission # 3461177
My Commission Expires 03/06/2025
APPEAL FOR RELIEF
FROM ZONING REQUIREMENTS
(Revised 3/25/83)

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:

SECTION

Proposed Lot A
1) 17.36 Schedule IA (Permitted Uses)
2) 17.36.100 (Lot Depth)
3) 17.36.100 A 1 (Lot Width)
4) 17.36.100 C (Lot Frontage)
5) 17.36.110.2 A 2 (Right Side Yard)
6) 17.40.010.A, 17.40.040, RSIS
   (Number of Off-Street Parking)
7) 17.36.110 A 2 (Front Yard Setback)
8) 17.36.110 A 1 (Left Side Yard Setback)
9) 17.36.110 C 3 (Accessory Parking)

REQUIRE
Mixed-Use (Residential & Office) Not Permitted
145 FT (Prevailing)
Prevailing: 47.50 FT
3.1 FT
5 spaces

PROPOSED
Mixed Use (Residential & Office) Proposed
141.88 FT
25 FT
25 FT
14 FT
2 spaces
17.3 FT (Existing Nonconformity)
0.9 FT (Existing Nonconformity)
Front yard parking in

Parking may only be situated in front of a dwelling
leading to a garage

Proposed Lot B
1) 17.36.100 (Lot Depth)
2) 17.36.100 A 1 (Lot Width)
3) 17.36.100 C (Lot Frontage)

145 FT (Prevailing)
Prevailing: 47.50 FT
138.13 FT
25 FT
25 FT

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.

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

Revised 6.8.2020
NOTES:

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

"2" New Jersey Department of Transportation, 1035 Parkway Avenue, P.O. Box 101, Trenton, NJ 08625
DO NOT WRITE ABOVE THIS LINE

Request is hereby made pursuant to Section C.40:35D-70d of the New Jersey Municipal Land Use Law to the Board for permission to permit the construction of mixed-use (two-family residence and office) as a use in an R-3A 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
Elizabethtown, 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
DCP FORM #6
Application for
Approval of Subdivision
(Revised 3/24/83)

Do not write above this line

Application is hereby made for approval of the proposed Subdivision Plat for the land herein described.

1. Plan Description Prepared by Date For Official Use Only
   Minor Subdivision Plan EKA Associates, P.A. 1/14/20

2. Classification of Subdivision. Indicate major or minor Minor Subdivision
   ANY YES RESPONSE INDICATES THAT IT IS A MAJOR SUBDIVISION.
   a) Does the subdivision involve the creation of more than two lots? Yes  No  
   b) Does the subdivision involve the creation of any new streets? Yes  No  
   c) Does the subdivision involve the extension of any off-tract improvements? Yes  No  

3. Notification Information.
   Notification of the hearing shall be given to the Union County Planning Board by the applicant and a copy of the sub-division submitted to the Union County Planning Board by the local Board.

4. 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 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 adjacent to a state highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing (Form #15)
   c) THE APPLICANT SHALL NOTIFY ALL PROPERTY OWNERS LOCATED IN THE STATE AND WITHIN TWO-HUNDRED FEET (200') IN ALL DIRECTIONS OF PROPERTY IN QUESTION.

5. Disclosure Information:
   Is the applicant and/or owner a corporation or partnership and does the subdivision involves 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 N.J.S.A. 40:55D-48.1 et. Seq. (Form #14)
Application for Preliminary Approval of Site Plan

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>1. Plan Description</th>
<th>Prepared by</th>
<th>Date</th>
<th>For Official Use only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Subdivision Plan</td>
<td>EKA Associates, P.A.</td>
<td>1/14/20</td>
<td></td>
</tr>
<tr>
<td>Architectural Plan</td>
<td>James R. Guerra, P.A.</td>
<td>12/10/19</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.
   Yes ☒ No ☗

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.
   Yes ☗ No ☐

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.

4. Disclosure Information
   If 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 NISA 40:55D-48.1 et. seq. (Form #14)
   Yes ☗ No ☒
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): N/A. 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.

2. a. Drainage Plan
   b. Paving Plan
   c. Utility Plan
   d. Landscaping Plan
   e. Sign Plan
   f. Lighting Plan
   g. Elevation Drawing

   Contact Persons: Thomas J. Quinn, P.E., C.M.E. Thomas J. Quinn, P.E., C.M.E.
   Phone: 908-322-2030 908-322-2030

   James R. Guerra, A.I.A. 908-355-2555

*** 3. 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).

   N/A

*** 4. 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, New Jersey 07083
   Phone: (908) 687-7000
   Check One:
   Applicant will pick up
   Documents should be mailed

*** Applicant seeks Preliminary and Final Site Plan approvals simultaneously herein
APPLICATION FOR BOARD OF TRUSTEES
APPLICATION FOR BOARD OF TRUSTEES

In accordance with the requirements of New Jersey Statute 49:27-6, I hereby certify that I am not a director, officer, partner or shareholder of the corporation, association, or business enterprise in which over ten percent (10%) of the voting stock or the other interest in (e.g., corporation, partnership, limited liability company) with controlling interests in the property for which the application is being made. I fully understand that failure to disclose any agency, partnership, or other control with ten percent (10%) or more stock in the corporation, association, or business enterprise is a violation of the statute. Said information is to be submitted in accordance with the statute.

[Signature]
Sheri J. Page
Notary Public of New Jersey
Commission # 2451973
Commission Expires 3/30/2023

Date: 03-25-2020
AN ORDINANCE TO AMEND CHAPTER 40 OF THE CODE OF THE CITY OF ELIZABETH ENTITLED "LAND DEVELOPMENT CONTROL" FOR THE PURPOSE OF REVISING THE DEVELOPMENT APPLICATION COMPLETENESS CHECKLIST BY AMENDING SECTIONS 3 AND 83 AND REPEALING SECTIONS 81 THROUGH 83.

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 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 facade materials);
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/property taxes paid.

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:

V1. Variances 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;

V2. Minor Subdivision proposals shall include the following elements
(a) Zoning Schedule; and
(b) Utility Plan;

V3. Preliminary Major Subdivision proposals shall include the following elements:
(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 plans 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 the following 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] fifteen by twenty-one (15 x 21) inches;
(d) A little 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;
Complete Application Checklist Ordinance
Elizabeth, NJ - page 4

(c) Rear street setback;
(d) Property line setback;
(e) Building coverage;
(f) Parking;
(n/a) 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 berm 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:
(a) 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.

Lighting schedules shall be titled and arranged in columns describing:
1. Functional area (parking/pedestrian area, driveway/aisle intersections, pedestrian hazards, building entry, loading dock);
2. Level (peak, off-hour, late-night security);
3. Minimum point illumination;
4. Maximum uniformity ratio of average illumination to minimum;
5. Maximum uniformity ratio of maximum illumination to minimum;
6. Fixture type (Flood, spot, cut-off [minimum 81 degrees]);
7. Height limit for features;

Landscaping Schedules shall be titled and arranged in columns describing:
1. Planting types (deciduous, coniferous, tree, shrub, groundcover)
2. Minimum planting size;
3. Planting condition (bare root, balled, canned)

Landscape Plan drawings shall be titled and keyed to a legend depicting:
1. Building entrances and exits;
2. Walks, patios and other paved surfaces showing material type;
3. Outdoor storage enclosures for refuse and recyclables;
4. Exterior utilitarian appurtenances which require visual screening (air conditioners, transformers, meters, etc.);
5. Fences and walls with height and function (screening, security, or delineative and classified as decorative or utilitarian);
6. Other landscape structures (patios, walks, pools);
7. Existing trees over eighteen (18) inches caliper;
8. Shade tree canopy drip line at maturity;
9. Screen planting areas with height of maturity;
10. Ground cover planting areas;
11. Decorative planting beds;

Engineering Plan drawings shall contain the following:
1. For any street improvements: plans, cross sections and center-line profile;
2. For any public utilities: plans and profiles with any easements delineated;
3. For any pavement: profiles and material specifications;
4. For any drainage facilities: contours or spot elevations, profiles and specifications including pipe sizes, invert elevations and capacity.
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, 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>
</tr>
</thead>
<tbody>
<tr>
<td>Use Regulations</td>
<td>17.36, ScheduleIA</td>
<td>a. Single-family; b. Duplex; c. Rowhouse; d. Two-family dwelling; and e. Three-to-four family</td>
<td>Single-family</td>
<td>Two-family and Office</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Lot Depth</td>
<td>17.36.100</td>
<td>145 feet (Prevailing)</td>
<td>141.11 feet</td>
<td>141.88 feet</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Lot Width</td>
<td>17.36.100.A.1</td>
<td>47.50 feet (Prevailing)</td>
<td>- - -</td>
<td>25 feet</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Lot Frontage</td>
<td>17.36.100.C</td>
<td>47.50 feet (Prevailing)</td>
<td>- - -</td>
<td>25 feet</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Right Side Yard Setback</td>
<td>17.36.110.A.2</td>
<td>3.1 feet</td>
<td>- - -</td>
<td>1.14 feet</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Number of Off-Street Parking Spaces</td>
<td>17.40.010.A; 17.40.040; RSIS</td>
<td>5 spaces</td>
<td>- - -</td>
<td>2 spaces</td>
<td>Variance Requested</td>
</tr>
</tbody>
</table>
### Accessory Parking / Driveways

<table>
<thead>
<tr>
<th>Description</th>
<th>Section</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking may be</td>
<td>17.36.110.C.3</td>
<td>situated directly in front of a</td>
<td></td>
<td>Front yard parking in front of a</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>dwelling only in</td>
<td></td>
<td>dwelling only in a driveway</td>
<td></td>
<td>dwelling / in a driveway</td>
<td></td>
</tr>
<tr>
<td>a driveway</td>
<td></td>
<td>leading to a garage</td>
<td></td>
<td>leading to a garage</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Front Yard Setback

<table>
<thead>
<tr>
<th>Description</th>
<th>Section</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>17.36.110.A.2</td>
<td>20 feet</td>
<td>17.3 feet</td>
<td>17.3 feet</td>
<td>Variance Requested / Existing Nonconformity</td>
</tr>
</tbody>
</table>

### Left Yard Setback

<table>
<thead>
<tr>
<th>Description</th>
<th>Section</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>17.36.110.A.1</td>
<td>3.1 feet</td>
<td>0.9 feet</td>
<td>0.9 feet</td>
<td>Variance Requested / Existing Nonconformity</td>
</tr>
</tbody>
</table>

### PROPOSED LOT B

<table>
<thead>
<tr>
<th>Description</th>
<th>Section</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Depth</td>
<td>17.36.100</td>
<td>145 feet (Prevailing)</td>
<td></td>
<td>138.13 feet</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Lot Width</td>
<td>17.36.100.A.1</td>
<td>47.50 feet (Prevailing)</td>
<td></td>
<td>25 feet</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Lot Frontage</td>
<td>17.36.100.C</td>
<td>47.50 feet (Prevailing)</td>
<td></td>
<td>25 feet</td>
<td>Variance Requested</td>
</tr>
</tbody>
</table>
REVISED STATEMENT OF PRINCIPAL POINTS

The applicant / property owner, Jefferson 19-666 LLC (the “Applicant”), submits the subject application seeking minor subdivision, preliminary and final site plan, d(1) use variance, and bulk (“c”) variance approvals in connection with the property located at 666-668 Jefferson Ave, Elizabeth, New Jersey 07201, further identified as Block 12, Lot 411 on the Tax Maps of the City of Elizabeth (the “Property” or the “Site”). The 7,094 square foot Site, which is situated within the City’s R-3A (Four Family Residential) Zone District (the “R-3A Zone”), is improved with an existing 2½-story single-family dwelling.

The Applicant proposes to subdivide the Property into two (2) new lots: (1) Proposed Lot A, which will be comprised of 3,594 square feet; and (2) Proposed Lot B, which will contain 3,500 square feet. Proposed Lot A will retain the existing single-family dwelling, which the Applicant seeks to renovate and convert into a mixed-use (two-family residential and office) building. The converted structure on Proposed Lot A will contain: (1) a +/- 300 square foot office in the basement; (2) a two (2)-bedroom dwelling unit on the first floor; and (3) a three (3)-bedroom dwelling unit on second floor / attic. Mixed-use (residential and office) uses are not permitted in the R-3A Zone. Therefore, a d(1) use variance is required as part of the Application. The Applicant also proposes to construct a new two (2)-family dwelling on Proposed Lot B. The new structure will contain two (2) three (3)-bedroom dwelling units, dedicated laundry areas, storage space, recreation space and multi-car garage. The proposed two-family dwelling is permitted in the R-3A Zone.

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

- **d(1) Use Variance** (§ 17.36, Schedule IA): Mixed-use (residential and office) buildings are not permitted; Mixed-use (two-family residential and office) building is proposed;

- **Lot Depth** (§ 17.36.100): Required, 145 feet (prevailing); Proposed, 141.88 feet;

- **Lot Width** (§ 17.36.100.A.1): Required, 47.50 feet (prevailing); Proposed, 25 feet;

- **Lot Frontage** (§ 17.36.100.C): Required, 47.50 feet (prevailing); Proposed, 25 feet;

- **Right Side Yard Setback** (§ 17.36.110.A.2): Required, 3.1 feet; Proposed, 1.14 feet;

- **Number of Off-Street Parking Spaces** (§§ 17.40.010.A; 17.40.040; RSIS): Required, 5 spaces; Proposed, 2 spaces;

- **Accessory Parking / Driveways** (§ 17.36.110.C.3): Permitted, Parking may be situated directly in front of a dwelling only in a driveway leading to a garage; Proposed, Front yard parking in front of a dwelling / in a driveway that does not lead to a garage;

- **Front Yard Setback** (§ 17.36.110.A.2): Required, 20 feet; Existing and Proposed, 17.3 feet; and

- **Left Yard Setback** (§ 17.36.110.A.1): Required, 3.1 feet; Existing and Proposed, 0.9 feet.

Proposed Lot B

- **Lot Depth** (§ 17.36.100): Required, 145 feet (prevailing); Proposed, 138.13 feet;

- **Lot Width** (§ 17.36.100.A.1): Required, 47.50 feet (prevailing); Proposed, 25 feet; and

- **Lot Frontage** (§ 17.36.100.C): Required, 47.50 feet; Proposed, 25 feet.

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 experts will further testify that the requested variances satisfy the statutory criteria for granting the relief sought herein.

This proposal presents an opportunity to revitalize an existing dwelling and provide additional high-quality, in-demand housing stock. 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.