

APPLICATION FOR BOARD ACTION Planning Board  X   
 DCP FORM #00, PAGE 1 of 5  
 (Revised March 14, 1988) Zoning Board \_\_\_\_\_

Application # \_\_\_\_\_  
 Date Filed \_\_\_\_\_  
 Received by \_\_\_\_\_  
 Hearing Date \_\_\_\_\_  
 Final Hearing \_\_\_\_\_

**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. \_\_\_\_\_ 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.  X  Preliminary Approval of Site Plan (Attach Form #08) **AMENDED**
10.  X  Final Approval of Site Plan (Attach Form #09) **AMENDED**
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: None.

DATE OF APPLICATION	TYPE OF DEVELOPMENT
_____	_____
_____	_____
_____	_____
_____	_____

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DCP FORM #00, PAGE 2 of 5  
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**APPLICATION FOR BOARD HEARING (con't)**

PROJECT'S GENERAL INFORMATION

PROPERTY:

Address: 907-931 E. Jersey Street  
Owner (s): CMT Developers, LLC  
Address (es): 1950 Rutgers University Blvd Ste 102, Lakewood, NJ 08701

Date of Purchase: 1/29/2016 Property Tax Account # 7-312

APPLICANT:

Name: CMT Developers, LLC  
Address: 1950 Rutgers University Blvd Ste 102, Lakewood, NJ  
Contact Person: Moshe Glatzer  
Telephone: (212) 981-4650

PROPOSED OWNERSHIP STATUS\*:

Proprietorship \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation \_\_\_\_\_  
Lessee \_\_\_\_\_ Contingent Purchaser \_\_\_\_\_  
Other  XX  (Explain)  limited liability company

PROJECT'S ATTORNEY:

Name: Stephen F. Hehl, Esq. Telephone: (908) 687-7000  
Firm: Hehl Offices of Javerbaum Wurgaft  
Address: 370 Chestnut Street, Union, NJ 07083

PROJECT'S ARCHITECT:

Name: Michael T Clarke Telephone: (800) 637-9138  
Firm: The W Group LLC  
Address: 630 Widener Rd. Elkins Park, PA 19027  
New Jersey License # 21A101840300

PROJECT'S ENGINEER:

Name: William R. Vogt, Jr., PE Telephone: (201) 227-0300  
Firm: L2A Land Design LLC  
Address: 60 Grand Avenue, Englewood, NJ 07631  
New Jersey License # 24GE04690600

PROJECT'S LAND SURVEYOR:

Name: Craig Black , P.E PLS Telephone: (732)749-8780  
Firm: Dynamic Survey LLC  
Address: 1904 Main Street Lake Como, NJ 07719  
New Jersey License # 24GB04257400

\*Note: If the applicant is not the proprietor, then the applicant is required to submit a letter signed by the property owner, authorizing the filling and processing of this application (attach Form #13). Corporations and partnerships must attach Form #14. **CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY.**

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 DCP FORM #00, PAGE 3 of 5  
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**APPLICATION FOR BOARD HEARING (cont'd)**

**PHYSICAL DEVELOPMENT INTENT**

**Property Description**

Address: 907-931 E. Jersey Street  
 Owner (s): CMT Developers, LLC

Property Tax Account # 7-312

Zoning: Former Elizabeth General Hospital  
 Redevelopment Area

Lot Area: 235,552 sf. (5.408 ac)

Tract Area: 235,552 sf. (5.408 ac)

**FRONTAGE:**

STREET	LINEAR FEET
East Jersey Street	398.7
Reid Street	590.8
Lafayette Street	398.7
Jaques Street	590.8

**STRUCTURES:**

<u>INTENT*</u>	<u>STORIES</u>	<u>CONSTRUCTION TYPE</u>	<u>USE**</u>	<u>FLOOR AREA (Sq. Ft.)</u>	<u>EFF. UNITS</u>	<u># OF BR / UNIT</u>				
						<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
D	9	masonry	I-hospital	demo complete						
C	5	concrete	A-parking	garage	441 parking spaces; 69 bicycle					
B	1	TBA	A	9000+/-						

**\*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

LOT AREA (Sq. Ft.)	LOT FRONTAGE (Sq. Ft.)

APPLICATION FOR BOARD ACTION Planning Board X  
 DCP FORM #00, PAGE 4 of 5

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(Revised March 14, 1988)

Zoning Board \_\_\_\_\_

Received by \_\_\_\_\_

Hearing Date \_\_\_\_\_

Final Hearing \_\_\_\_\_

**APPLICATION FOR BOARD HEARING (con't)**

=====

CERTIFICATION FOR EXEMPTION FROM SITE PLAN APPROVAL (Please complete for projects other than one or two family residence):

- |    | <u>YES</u> | <u>NO</u> |  |
|----|------------|-----------|--|
| 1. | _____      | <u>X</u>  | Will the development require conditional use authorization?  |
| 2. | _____      | <u>X</u>  | Will the project involve a use requiring screening?  |
| 3. | <u>X</u>   | _____     | Does the lot width exceed 80 feet, and will there be a change of use from one Schedule II Category to another?         |
| 4. | <u>X</u>   | _____     | Will the building construction or reconstruction cover more than 300 square feet?                                      |
| 5. | <u>X</u>   | _____     | Will the lot have 5 or more parking stalls and will stalls, aisles or driveways be established, altered or eliminated? |
| 6. | _____      | <u>X</u>  | Will the development involve the removal of soil exceeding 1 foot in depth?<br><b>COMPLETE</b>                         |
| 7. | <u>X</u>   | _____     | Will 5,000 square feet or more of residential open space be provided?  |

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 Planning Board X  
DCP FORM #00, PAGE 5 of 5

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Received by \_\_\_\_\_

Hearing Date \_\_\_\_\_

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**APPLICATION FOR BOARD HEARING (con't)**

Present Use Category: K

Principal Use (s): hospital (former Elizabeth General Hospital)

Major Accessory Use (s): parking garage

Proposed Use Category: H; N; O; P

Principal Use (s): apartments & retail

Major Accessory Use (s): parking garage

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

Vacant land – former Elizabeth General Hospital **DEMOLITION COMPLETE**


Describe the PROPOSED USE of the property including both indoor and outdoor activities:

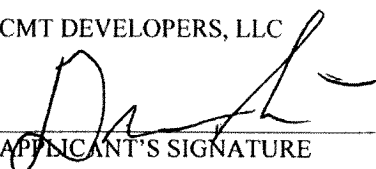
Mixed-use development consisting of 274 residential apartments and 3,000 sf. retail; parking garage; addition of a new amenity building/recreational center with Pool, Lounge, Gym and space for other resident amenities

**REQUIRED ATTACHMENTS:**

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

  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 DATE: 10-20-2020

CMT DEVELOPERS, LLC  
  
 \_\_\_\_\_  
 APPLICANT'S SIGNATURE  
 DATE: 10/20/20

STAMP OF NOTARY PUBLIC  
**SARINA TEICHER**  
 NOTARY PUBLIC OF NEW JERSEY  
 Comm. # 50040326  
 My Commission Expires 6/21/2021

DCP FORM #03  
 APPEAL FOR RELIEF  
 FROM ZONING REQUIREMENTS  
 (Revised 3/25/83)

Planning Board \_\_\_\_\_  
 Zoning Board \_\_\_\_\_

Application No: \_\_\_\_\_  
 Date Filed: \_\_\_\_\_  
 Filing Fee: \_\_\_\_\_  
 Received by: \_\_\_\_\_

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:

<u>SECTION</u>	<u>REQUIREMENTS</u>	<u>RELIEF REQUESTED</u>
Relief requested from Redevelopment Plan requirements	Maximum Impervious Coverage	45.0% permitted; 49.8% requested
	Minimum Open Space	55.0% permitted; 50.2% requested
	Distance between Buildings	300' permitted; 112.6' requested

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.

- |   | 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. (Note 1) |     | 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)                          |     | 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 )   |     | X  |

	Yes	No
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 N.J.S.A. 40:55D-48.1 et. seq. (Form #14)

	Yes	No
	X	

DCP FORM #03  
APPEAL FOR RELIEF  
FROM ZONING REQUIREMENTS  
(Revised 3/25/83)  
Page 2

Planning Board \_\_\_\_\_  
Zoning Board \_\_\_\_\_

Application No: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Filing Fee: \_\_\_\_\_  
Received by: \_\_\_\_\_

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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

Do not write above this line

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

1.	Plan Description	Prepared by	Date	For Official Use only	
	Preliminary/Final Site Plan: L2A Land Design LLC 05-07-2020				
2.	Notification Information			Yes	No
	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.				
3.	Public Hearing Notification Information			Yes	No
	(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.				
	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			Yes	No
	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)				



DO NOT WRITE ABOVE LINE

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Application is hereby made for final approval of the proposed site plan for the land hereinafter more particularly described.

1. Date of preliminary approval: \*. 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.

	<u>Contact Persons</u>	<u>Phone</u>
2. a. Drainage Plan	William Vogt, Jr., PE	201-227-0300
b. Paving Plan	William Vogt, Jr., PE	201-227-0300
c. Utility Plan	William Vogt, Jr., PE	201-227-0300
d. Landscaping Plan	Jeffrey Dragan, LLA	212-228-9500
e. Sign Plan	N/A	
f. Lighting Plan	William Vogt, Jr., PE	201-227-0300
g. Elevation Drawing	Michael T Clarke	800-637-9138

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) \*. If not, indicate material changes (attach copy if necessary).

\* Applicant seeking Preliminary & Final Site Plan approvals simultaneously

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

\* Applicant seeking Preliminary & Final Site Plan approvals simultaneously

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

Name: Stephen F. Hehl, Esq.  
Address: Hehl Offices of Javerbaum Wurgaft  
370 Chestnut Street  
Union, NJ 07083

Check One:

Applicant will pick up  
 Documents should be mailed

Phone: 908-687-7000

APPLICATION FOR BOARD ACTION Planning Board X  
 DCP FORM #14, PAGE 1 of 1 Zoning Board \_\_\_\_\_  
 (Revised March 14, 1988)

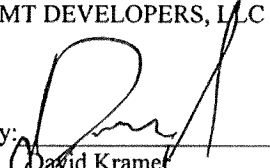
Application # \_\_\_\_\_  
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 Hearing Date \_\_\_\_\_

**DISCLOSURE AFFIDAVIT**

=====  
 PURSUANT TO THE REQUIREMENTS OF NEW JERSEY STATUTE 40:55D-48.1 ET SEQ., I,  
**DAVID KRAMER, MANAGING MEMBER**, HEREBY CERTIFY THAT THE FOLLOWING IS A  
 TRUE AND COMPLETE LIST OF THE NAMES AND ADDRESSED OF ALL INDIVIDUALS WHO  
 OWN TEN PERCENT (10%) OR MORE STOCK OR OTHER INTEREST IN **CMT DEVELOPERS,**  
**LLC**, WHICH IS A LIMITED LIABILITY COMPANY WITH OWNERSHIP INTERESTS IN THE  
 PROPERTY LOCATED AT **907-931 EAST JERSEY STREET** FOR WHICH AN APPLICATION HAS  
 BEEN FILED WITH THE CITY OF ELIZABETH PLANNING BOARD X / 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.

	<u>NAME</u>	<u>ADDRESS</u>	<u>% OF STOCK OR OTHER OWNERSHIP INTEREST</u>
1.	David Kramer	1161 E. 21 <sup>st</sup> Street, Brooklyn, NY	100%
2.	_____	_____	_____
3.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____

NOTE: If Additional Space is required, please attach separate sheet

CMT DEVELOPERS, LLC  
 By:  \_\_\_\_\_  
 David Kramer

APPLICANT: CMT DEVELOPERS, LLC  
PROPERTY: 907-931 EAST JERSEY STREET;  
FORMER ELIZABETH GENERAL HOSPITAL REDEVELOPMENT PLAN

### STATEMENT OF PRINCIPAL POINTS

The within Application involves a request for an amendment to prior site plan approvals in connection with the property located at 907-931 East Jersey Street, Tax Account Number 7-312 on the Tax Map of the City of Elizabeth. The site in question is approximately 5.4 acres and the location of the former Elizabeth General Hospital ("Site"). As the Board is aware, the Site is vacant and demolition has been completed. The City undertook an investigation into the redevelopment potential of the Site by commissioning a redevelopment study and ultimately adopting the Former Elizabeth General Hospital Redevelopment Plan dated March 28, 2017, as amended on April 7, 2017 ("Redevelopment Plan").

The Applicant received Preliminary and Final Site Plan Approval by Resolution of the Elizabeth Planning Board (Application No. P-10-17) memorialized on September 7, 2017 permitting construction of a 274 Unit Mixed Use Development with two buildings: a ten-story apartment building with 111 apartments, 441 parking spaces, 69 bicycle space and roof top terraces; and, a seven-story apartment building with 163 apartments, 77 parking spaces, 14,316 SF of retail space and community space on each floor.

The Applicant then received Preliminary and Final Amended Site Plan Approval by Resolution of the Elizabeth Planning Board (Application No. P-10-17-Amended), at the Virtual Planning Board Special Meeting held on August 20, 2020 permitting the Applicant to amend the prior Preliminary and Final Site Plan approval. The Amended Site Plan continues to include two buildings containing a total of 274 residential units but was modified as follows: the building located along East Jersey Street will now be six stories in height and contain 221 residential units with 3,000 square feet of retail space, and the building located along Lafayette Street, will be six

stories, as well, and will contain 53 residential units. The Lafayette Street building will be attached to the existing parking garage, from the hospital complex, which is to remain.

The Applicant is proposing to amend the prior Amended Site Plan approval (August 20, 2020 hearing), with the resultant project being in accordance with the Redevelopment Plan, and requiring no deviations. As depicted on the plans, an extensive courtyard area remains between the two buildings and will continue to provide the residents of the buildings with recreational amenities, including the addition of a 6,000± Amenity Center, which will include: on the Ground Floor: a Pool, Lounge, Gym, Men's and Women's Lockers, staff office, dog grooming station, Laundry, Kitchenette, and mechanical rooms; and, on the 2<sup>nd</sup> Floor: Roof Deck with shade pergola. Additionally, the roof terraces on the residential buildings were retained as further quality of life amenities for the residents. The improvements require deviations from the Redevelopment Plan (in accordance with §7.2 thereof), as follows: Maximum Impervious Coverage, Minimum Open Space and Distance between Buildings.

Other than the Redevelopment Plan Deviations, the proposal is in full compliance with the requirements and design standards of the Redevelopment Plan and the project will promote the goals and objectives of the Plan. This transformation of the former Elizabeth General Hospital site into a vibrant, new community will be a positive addition to the neighborhood which has suffered over the years due to the vacant and deteriorating former hospital site. The Applicant is eager to make this project and the transformation of the area a reality.