APPLICATION FOR BOARD ACTION

DCP FORM #00, PAGE 1 of 5
(Revised March 14, 1988)

Planning Board X

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

________________________________________

________________________________________

________________________________________

________________________________________
APPLICATION FOR BOARD ACTION | Planning Board | Application #
DCP FORM #00, PAGE 2 of 5 | Date Filed
(Revised March 14, 1988) | Received by
| Hearing Date
| Final Hearing

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

PROJECT’S ARCHITECT:
Name: Michael T Clarke
Firm: The W Group LLC
Address: 630 Widener Rd. Elkins Park, PA 19027
New Jersey License # 21AI01840300
Telephone: (800) 637-9138

PROJECT’S ENGINEER:
Name: William R. Vogt, Jr., PE
Firm: 12A Land Design LLC
Address: 60 Grand Avenue, Englewood, NJ 07631
New Jersey License # 24GE04690600
Telephone: (201) 227-0300

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

*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.
APPLICATION FOR BOARD ACTION
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(Revised March 14, 1988)

APPLY 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:

<table>
<thead>
<tr>
<th>INTENT*</th>
<th>STORIES</th>
<th>CONSTRUCTION TYPE</th>
<th>USE**</th>
<th>FLOOR AREA TYPE (Sq. Ft.)</th>
<th>EFF. UNITS</th>
<th># OF BR / UNIT</th>
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<tbody>
<tr>
<td>D</td>
<td>9</td>
<td>masonry</td>
<td>I-hospital demo complete</td>
<td>441 parking spaces; 69 bicycle</td>
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<tr>
<td>C</td>
<td>5</td>
<td>concrete</td>
<td>A-parking garage</td>
<td>A</td>
<td>9000+/-</td>
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<tr>
<td>B</td>
<td>1</td>
<td>TBA</td>
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*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>
<th>LOT FRONTAGE (Sq. Ft.)</th>
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APPLICATION FOR BOARD ACTION
DCP FORM #00, PAGE 4 of 5
Planning Board X

Application #
Date Filed
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>
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<td>X</td>
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<td>X</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 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:

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
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<tbody>
<tr>
<td>1.</td>
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</tbody>
</table>
|     | **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.

[Signature]

DATE: 10/20/2020

[Stamp]

CMT DEVELOPERS, LLC

APPLICANT'S SIGNATURE

DATE: 10/20/20
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>Relief requested from Redevelopment Plan requirements</td>
<td>Maximum Impervious Coverage</td>
<td>45.0% permitted; 49.8% requested</td>
</tr>
<tr>
<td></td>
<td>Minimum Open Space</td>
<td>55.0% permitted; 50.2% requested</td>
</tr>
<tr>
<td></td>
<td>Distance between Buildings</td>
<td>300’ permitted; 112.6’ requested</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.

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, Elizabeth Plaza, Elizabeth, NJ 07207

"2" New Jersey Department of Transportation, 1035 Parkway Avenue, P.O. Box 101, Trenton, NJ 08625
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
   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
   (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
   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)
DCP FORM #09
Application for
Final Approval of Site Plan
(Revised 6-10-85)

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.

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

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

   Phone: 908-687-7000
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.

<table>
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<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>% OF STOCK OR OTHER OWNERSHIP INTEREST</th>
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<tbody>
<tr>
<td>1. David Kramer</td>
<td>1161 E. 21st Street, Brooklyn, NY</td>
<td>100%</td>
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NOTE: If Additional Space is required, please attach separate sheet

CMT DEVELOPERS, LLC

By: [Signature]

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 2nd 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.