

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

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

Application # P-16-20  
Date Filed 11/13/2020  
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. X\_\_\_\_\_ Approval of Subdivision (Attach Form #06)
8. \_\_\_\_\_ Final Approval of Major Subdivision (Attach Form #07)
9. X\_\_\_\_\_ Preliminary Approval of Site Plan (Attach Form #08)
10. X\_\_\_\_\_ Final Approval of Site Plan (Attach Form #09)
11. \_\_\_\_\_ Direction to Issue a Building Permit Pursuant to Section 602 or 604 of the Elizabeth Development Control Ordinance
12. x\_\_\_\_\_ Hearing Application Checklist (Attach Form #18)

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

DATE OF APPLICATION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TYPE OF DEVELOPMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICATION FOR BOARD ACTION Planning Board   
DCP FORM #00, PAGE 2 of 5  
(Revised March 14, 1988) Zoning Board

Application # P-16-30  
Date Filed 4/13/2020  
Received by \_\_\_\_\_  
Hearing Date \_\_\_\_\_  
Final Hearing \_\_\_\_\_

APPLICATION FOR BOARD HEARING (con't)

PROJECT'S GENERAL INFORMATION

PROPERTY:

Address 170-176 First Street  
Owner (s) Housing Authority of the City of Elizabeth  
Address (es) 688 Maple Avenue, Elizabeth, NJ 07202

Date of Purchase March 5, 2019

Property Tax Account #152, 153

APPLICANT:

Name 170-178 First Street Urban Renewal Corporation  
Address 688 Maple Avenue, Elizabeth, NJ 07202  
Contact Person Jose Sabater  
Telephone (908) 965-2400 x106

PROPOSED OWNERSHIP STATUS\*:

Proprietorship  Partnership  Corporation   
Lessee  Contingent Purchaser   
Other  (Explain) \_\_\_\_\_

PROJECT'S ATTORNEY:

Name Carmine J. Liotta Telephone (908) 964-7530 x131  
Firm O'Brien Liotta  
Address 1435 Morris Ave., Ste. 3B, Union, NJ 07083

PROJECT'S ARCHITECT:

Name Andrew P. Adornato Telephone (908) 722-2300  
Firm USA Architects  
Address 20 N. Doughty Ave., Somerville, NJ 08876  
New Jersey License #21A101611600

PROJECT'S ENGINEER:

Name Robert Gregoria Telephone (732) 282-1776 x3305  
Firm Suburban Consulting Engineers Inc.  
Address 2430 Highway 34, Bldg. A, Wall, NJ 08736  
New Jersey License #24GE03365600

PROJECT'S LAND SURVEYOR:

Name Suzanne E. Warren Telephone (609) 910-4450  
Firm MidAtlantic Engineering Partners  
Address Gateway 195 Centre, 5 Commerce Way, Ste. 200  
Hamilton, NJ 08691  
New Jersey License #24GS03897900

\*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 Planning Board   
 DCP FORM #00, PAGE 3 of 5  
 (Revised March 14, 1988) Zoning Board

Application # P-1630  
 Date Filed 11/13/2020  
 Received by \_\_\_\_\_  
 Hearing Date \_\_\_\_\_  
 Final Hearing \_\_\_\_\_

APPLICATION FOR BOARD HEARING (cont'd)

PHYSICAL DEVELOPMENT INTENT

Property Description  
 Address 170-176 First Street  
 Owner (s) Housing Authority of the City of Elizabeth  
 Property Tax Account #152 & 153 - Block 1 Lots 121 & 122 Zoning \_\_\_\_\_

Lot Area 10,000 S.F.	Tract Area
<u>FRONTAGE:</u>	<u>LINEAR FEET</u>
STREET	
<u>Court Street</u>	<u>100</u>
<u>First Street</u>	<u>100</u>
_____	_____
_____	_____

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>
<u>B</u>	<u>4</u>	<u>Steel &amp; Wood</u>	<u>R</u>	<u>23,200</u>	_____	<u>24</u>	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

\*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):

	<u>LOT AREA (Sq. Ft.)</u>	<u>LOT FRONTAGE (Sq. Ft.)</u>
Lot 121	<u>10,600</u>	<u>10,000 square feet</u>
Lot 122	_____	_____
	_____	_____
	_____	_____

APPLICATION FOR BOARD ACTION  
DCP FORM #00, PAGE 4 of 5  
(Revised March 14, 1988)

Planning Board   
Zoning Board

Application # P-16-20  
Date Filed 11/13/2020  
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):

NOT APPLICABLE

- |    | <u>YES</u>                          | <u>NO</u>                |   |
|----|-------------------------------------|--------------------------|---|
| 1. | <input type="checkbox"/>            | <input type="checkbox"/> | Will the development require conditional use authorization ?  |
| 2. | <input type="checkbox"/>            | <input type="checkbox"/> | Will the project involve a use requiring screening ?  |
| 3. | <input type="checkbox"/>            | <input type="checkbox"/> | Does the lot width exceed 80 feet and will there be a change of use from one Schedule II Category to another ?          |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the building construction or reconstruction cover more than 300 square feet ?                                      |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the lot have 5 or more parking stalls and will stalls, aisles or driveways be established, altered or eliminated ? |
| 6. | <input type="checkbox"/>            | <input type="checkbox"/> | Will the development involve the removal of soil exceeding 1 foot in depth ?  |
| 7. | <input type="checkbox"/>            | <input type="checkbox"/> | 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   
DCP FORM #00, PAGE 5 of 5  
(Revised March 14, 1988) Zoning Board

Application # P-16-20  
Date Filed 11/13/2020  
Received by \_\_\_\_\_  
Hearing Date \_\_\_\_\_  
Final Hearing \_\_\_\_\_

APPLICATION FOR BOARD HEARING (con't)

Present Use Category:  
Principal Use (s):  
Major Accessory Use (s):  
Proposed Use Category:  
Principal Use (s)  
Major Accessory Use (s)

USE:

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

vacant land

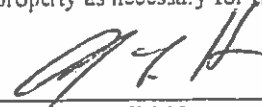
Describe the PROPOSED USE of the property including both indoor and outdoor activities:

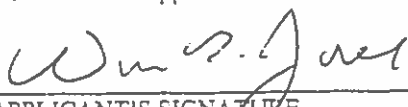
24-One Bedroom apartments for senior citizens

REQUIRED ATTACHMENTS:

- |    | <u>YES</u>               | <u>NO</u>                           |   |
|----|--------------------------|-------------------------------------|---|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is a new public street right-of-way proposed? If yes, please attach description.  |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are off-tract facilities proposed? If yes, please attach description.   |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any deed restrictions which affect the subject property in effect or contemplated? If yes, please attach description. |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the subject property located in "A" Flood Hazard Area? If yes, please attach copy of necessary permit or waiver.             |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: 11/13/20

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE  
DATE: \_\_\_\_\_

Carminie L. Keith, An Attorney at Law  
STAMP OF NOTARY PUBLIC  
L. Keith

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
	<u>Site Layout S-2</u>	<u>Daren Phil PE</u>	<u>11/13</u>	
	<u>Site Plan S-3</u>	<u>Daren Phil PE</u>	<u>11/13</u>	
	<u>Const Detail - S-4-5-6</u>	<u>Daren Phil PE</u>	<u>11/13</u>	

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

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

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

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)

X

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	
	Site Plan	<input type="radio"/> Architect <input type="radio"/> Planner	11/13/20		
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.				x
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.				x
	b) Is the subject property adjacent to a state highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing (Form #15)				x
	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 N.J.S.A. 40:55D-48.1 et. seq (Form #14)				x

DO NOT WRITE ABOVE LINE

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): \_\_\_\_\_. 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  | <i>Naren Phil, PE</i>  | <i>973-398-1776</i> |
| b. Paving Plan       | "                      |                     |
| c. Utility Plan      | "                      |                     |
| d. Landscaping Plan  | "                      |                     |
| e. Sign Plan         | "                      |                     |
| f. Lighting Plan     | "                      |                     |
| g. Elevation Drawing | "                      |                     |

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).

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.

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:

Name:  
Address:

Phone: ( )

Check One:

- Applicant will pick up  
 Documents should be mailed