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

Planning Board: X
Zoning Board:

APPLICATION FOR
BOARD HEARING (CONT’D)

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 LEAST TEN YEARS, PLEASE PROVIDE THE FOLLOWING INFORMATION.

DATE OF APPLICATION

________________________

________________________

TYPE OF DEVELOPMENT

________________________

________________________

Original # 21-008
APPLICATION FOR BOARD ACTION  Planning Board: X  Application
DCP FORM #00, PAGE-2 OF 5  Zoning Board
(Revised March 14, 1988)  Date Filed

APPLICATION FOR
BOARD HEARING

PROJECT'S GENERAL INFORMATION

PROPERTY:
Address 825-831 Parkview Terrace
Owner(s) Soca Development, LLC
Address(es) 81 Broadway, Elizabeth, NJ

Date of Purchase 2-5-21 Property Tax-Account # 10-1696

APPLICANT:
Name Soca Development
Address 81 Broadway, Elizabeth, NJ 07206
Contact Person Alcides T. Andril, Esq.
Telephone (908) 558-0100

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

PROJECT'S ATTORNEY:
Name Alcides T. Andril, Esq.  Telephone (908) 558-0100
Firm Andril & Espinosa, LLC
Address 534 Westfield Avenue, Elizabeth, New Jersey 07208

PROJECT'S ARCHITECT:
Name Christopher Zehnder  Telephone (908) 965-1900
Firm Zen Architecture
Address 25 Jefferson Avenue, Elizabeth, NJ 07201
New Jersey License # 16426

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

PROJECT'S LAND SURVEYOR:
Name Robert Wetzel  Telephone (732 ) 382-4257
Firm
Address 959 Jaques Avenue, Rahway, NJ 07065
New Jersey License # 39253

*Note:  If the applicant is not the proprietor, then the applicant is
required to submit a letter signed by the property owner,
authorizing the filing and processing of this application
(attach Form #13). Corporations and partnerships must attach
form #14. CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY.
APPLICATION FOR BOARD ACTION
DCP FORM #00, PAGE 3 OF 5
(Revised March 14, 1988)

APPLICATION FOR
BOARD HEARING (CONT'D)

PHYSICAL DEVELOPMENT INTENT

Property Description
Address: 825-831 Parkview Terrace
Owner(s): Copa Development, LLC

Property Tax-Account # 10-1696
Lot Area 11,200 Square Feet
Tract Area 11,200 Square Feet

STREET
FRONTAGE: Parkview Terrace

LINEAR FEET
100

STRUCTURES:

<table>
<thead>
<tr>
<th>INTENT*</th>
<th>STORIES</th>
<th>CONSTRUCTION TYPE</th>
<th>USE** TYPE</th>
<th>FLOOR AREA (Sq. Ft.)</th>
<th>EFF.</th>
<th># OF BEDROOMS/UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>2 1/2</td>
<td>Frame</td>
<td>R</td>
<td></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):

LOT AREA (Sq. Ft.)

| Lot A 5600 | 50 |
| Lot B 5600 |

LOT FRONTAGE (Sq. Ft.)

| 50 | 50 |
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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<tbody>
<tr>
<td>1.</td>
<td>X</td>
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<td>2.</td>
<td>X</td>
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<td>3.</td>
<td>X</td>
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<tr>
<td>4.</td>
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<td>5.</td>
<td>X</td>
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<td>6.</td>
<td>X</td>
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<tr>
<td>7.</td>
<td>X</td>
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</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 ACTION
DCP FORM #00, PAGE 5 OF 5
(Revised March 14, 1988)

Planning Board X
Zoning Board 

Application 
Date Filed 
Hearing Date 
Final Hearing 

APPLICATION HEARING (CONT'D)

Present Use Category: R-1
Principle Use(s): R-1
Major Accessory Use(s): 

Proposed Use Category: R-1
Principle Use(s): R-1
Major Accessory Use(s): 

USE:
Describe the PRESENT USE of the property including both indoor and outdoor activities:
Existing structures to be demolished

Describe the PROPOSED USE of the property including both indoor and outdoor activities:
Subdivision to two lots with the construction of a single family dwelling on each lot

REQUIRED ATTACHMENTS:

1. _____ X Is a new public street right-of-way proposed? If yes, please attach description.
2. _____ X Are off-tract facilities proposed? If yes, please attach description.
3. _____ X Are there any deed restrictions which affect the subject property in or contemplated? If yes, please attach description.
4. _____ X Is the subject property located in "A" Flood Hazard Area? If yes, please attach copy of necessary permit or waiver.
5. _____ X Is the subject property within 500 feet of a tidal water body? If yes, please attach copy of the necessary permit or waiver.

I hereby depose and say that all the statements contained in these papers submitted herewith are true and correct. I also authorize City officials and Board members to have physical access to the property and any structures on the property as necessary for the purpose of gathering information relevant to this application.

ALCIDES T. ANDRIL, Esq.
An Attorney At Law
of the State of New Jersey

2-27-2) DATE X APPLICANT'S SIGNATURE

DATE

2-23-2)
Appeal is hereby made, pursuant to Section C.40:55D-70c of the New Jersey Municipal Land Use Law, for the permission to vary requirements of the zoning article of the Development Control Ordinance of the City of Elizabeth as follows:

A.  

<table>
<thead>
<tr>
<th>SECTION</th>
<th>REQUIREMENTS</th>
<th>RELIEF REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 17.36.100</td>
<td>Lots A &amp; B Lot depth 113'</td>
<td>112' proposed</td>
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<td>2.</td>
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<td>10.</td>
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B. **ARGUMENTS:** Arguments must be submitted in support of the requested relief. On a separate sheet, for each variance requested, explain fully how the physical characteristics of the property in question prevents compliance with the strict application of the code requirements creating an undue hardship for the applicant.
C. PUBLIC HEARING NOTIFICATION INFORMATION: THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED IN THE STATE AND WITHIN TWO HUNDRED (200) FEET IN ALL DIRECTIONS OF PROPERTY IN QUESTION. Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the City agency holding the hearing at least two (2) days prior to the date of the hearing.

YES NO

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

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

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

D. DISCLOSURE OF INFORMATION: If the application involves variances to construct twenty-five (25) or more residential units, or if the proposed project is owned by a corporation or partnership, the applicant is required to submit a disclosure statement of all stockholders or partners with ten percent (10%) or greater interest in the corporation or partnership pursuant to N.J.S.A. 40:55D-48.1 et seq.
NOTE 1: If the subject property is located within two-hundred (200) feet of a municipal boundary, or if the subject property is adjacent to a county road or land, the applicant should file Form #15 and submit it to:

Union County Planning Board
Union County Department of Engineering & Planning
Union County Administrative Building
Elizabethtown Plaza
Elizabeth, New Jersey 07201

NOTE 2: If the subject property is located adjacent to a state highway or property, the applicant should file Form #15 and submit it to:

New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 101
Trenton, New Jersey 08625
DCP FORM #06
(Revised 3/24/83)
Application for Preliminary Approval of Subdivision

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

1.

<table>
<thead>
<tr>
<th>Plan Description</th>
<th>Prepared By</th>
<th>Date</th>
<th>For Official Use Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Subdivision</td>
<td>Robert Wetzel</td>
<td>2-8-21</td>
<td></td>
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</tbody>
</table>

2. Classification of Subdivision. Indicate major or minor.
ANY YES RESPONSE INDICATE 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 subdivision 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? YES NO
   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? YES NO
   If yes, applicant shall notify the Commissioner of Transportation of the hearing (FORM #15)

THE APPLICANT SHALL NOTIFY ALL PROPERTY OWNERS LOCATED IN THE STATE AND WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF PROPERTY IN QUESTION.

5. Disclosure Information
Is applicant and/or owner a corporation or partnership and does the subdivision involve six (6) or more lots? YES NO
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)