Union County Improvement Authority
Request for Review Pursuant to N.J.S.A 40:55D-31
New Union County Government Complex
Location: 61-99 West Grand Street, Elizabeth New Jersey
Planning Board Submission

Description of Proposed Development

Union County ("Union County" or the "County") is the owner of the property located at 61-99 West Grand Street, and designated as Block 6, Lot 1589 on the Tax Maps of the City of Elizabeth (the "Property"). The Property is located within a redevelopment area and zoning for the Property is governed by the 61-99 West Grand Street Redevelopment Plan (the " Redevelopment Plan" or "Plan").

The Applicant, Union County Improvement Authority (the "Improvement Authority") is seeking review from the City of Elizabeth Planning Board pursuant to N.J.S.A. 40:55D-31 in connection with its proposed development of the Property. More specifically, the Improvement Authority is proposing to demolish the existing one-story structure housing warehouse and office uses and to construct two office buildings, along with amenity space including an outdoor plaza, and ancillary improvements, which development will serve as the new Union County Government Complex. The Property is proposed to contain approximately 225,000 square feet of office space, along with 120 parking spaces.

The City of Elizabeth serves as the County Seat, and a number of critical county government services and offices are located within the City. These offices are currently operated from various locations. The subject development would more efficiently consolidate offices of certain departments within the County into a single, centralized location near the center of the City in order to better serve local residents.

As noted above, zoning for the Property is governed by the Redevelopment Plan. The proposed use is permitted, and the development complies with the majority of the requirements contained in the Redevelopment Plan. The Improvement Authority will require a deviation from the terms of the Plan with regard to driveway location which requires that driveways not be located within 240 feet of the intersection of West Grand and Cherry Streets, whereas the Improvement Authority proposes a driveway approximately 86 feet from that intersection.