APPLICATION FOR BOARD ACTION  Planning Board  
Application #  
Date Filed  
(Revised March 14, 1988)  Zoning Board  
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. ____ 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 LAST TEN YEARS, PLEASE PROVIDE THE FOLLOWING INFORMATION:  Not applicable.

<table>
<thead>
<tr>
<th>DATE OF APPLICATION</th>
<th>TYPE OF DEVELOPMENT</th>
</tr>
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** The Applicant is seeking review pursuant to N.J.S.A. 40:55D-31
APPLICATION FOR BOARD HEARING (con't)

PROJECT'S GENERAL INFORMATION

PROPERTY:
Address 61-99 W. Grand Street, Block 6, Lot 1589
Owner(s) County of Union
Address(es) 10 Elizabethtown Plaza, Elizabeth, New Jersey 07202
Date of Purchase September 27, 2013
Property Tax Account # N/A

APPLICANT:
Name Union County Improvement Authority
Address 10 Elizabethtown Plaza, 5th Floor, Elizabeth, New Jersey 07202
Contact Person
Telephone (908) 527-4025

PROPOSED OWNERSHIP STATUS:
Proprietorship Partnership Corporation
Lessees Contingent Purchaser
Other (Explain) Government Entity

PROJECT'S ATTORNEY:
Name Lisa A. John-Basta, Esq.
Firm Chiesa Shahinian & Gianfrotti PC
Address One Boland Drive, West Orange, New Jersey 07052
Telephone (973) 530-2083

PROJECT'S ARCHITECT:
Name John P. Capazzi AIA
Firm RSC Architects
Address 3 University Plaza Drive, Suite 600, Hackensack, New Jersey 07601
New Jersey License # 21A1010028

PROJECT'S ENGINEER:
Name Leonard O. Savino, PE
Firm Langan Engineering
Address 300 Kimball Drive, Parsippany, New Jersey 07054
New Jersey License # GE-39238

PROJECT'S LAND SURVEYOR:
Name Gary Veenstra
Firm Neglia Engineering Associates
Address 34 Park Avenue, Lyndhurst, New Jersey 07071
New Jersey License # 24GS03721300

Telephone (973) 560-4900

*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  Planning Board X  Application #  
DCP FORM #00, PAGE 3 of 5  Date Filed  
(Revised March 14, 1988)  Received by  
Zoning Board  Hearing Date  

APPLICATION FOR BOARD HEARING (cont’d)  Final Hearing  

PHYSICAL DEVELOPMENT INTENT

Property Description  
Address  61-99 W. Grand Street, Block 6, Lot 1589  
Owner(s)  County of Union  
Property Tax Account # N/A  
Zoning 61-99 West Grand Street Redevelopment Plan  

Lot Area  S. F.  Tract Area  

FRONTAGE:  STREET  LINEAR FEET  

<table>
<thead>
<tr>
<th>W. Grand Street</th>
<th>approx 683 feet</th>
<th></th>
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<tbody>
<tr>
<td>Cherry Street</td>
<td>approx 167 feet</td>
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</table>

STRUCTURES:

<table>
<thead>
<tr>
<th>INTENT*</th>
<th>STORIES</th>
<th>CONSTRUCTION TYPE</th>
<th>USE**</th>
<th>FLOOR AREA (Sq. Ft.)</th>
<th>EFF. UNITS</th>
<th># OF BR / UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>1</td>
<td></td>
<td>W/O</td>
<td>36,841 sf</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>5</td>
<td></td>
<td>O</td>
<td>6,552 sf</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>7</td>
<td></td>
<td>O</td>
<td>9,647 sf</td>
<td>N/A</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): Not applicable  

<table>
<thead>
<tr>
<th>LOT AREA (Sq. Ft.)</th>
<th>LOT FRONTAGE (Sq. Ft.)</th>
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</tbody>
</table>
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>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>X</td>
</tr>
<tr>
<td>2.</td>
<td>X</td>
</tr>
<tr>
<td>3.</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>X</td>
</tr>
<tr>
<td>6.</td>
<td>X</td>
</tr>
<tr>
<td>7.</td>
<td>X</td>
</tr>
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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 ACTION
Planning Board
DCP FORM #00, PAGE 5 of 5
(R Revised March 14, 1988)
Zoning Board

APPLICATION FOR BOARD HEARING (con't)

Present Use Category: Warehouse/Office
Principal Use(s): Warehouse/Office
Major Accessory Use(s):
Proposed Use Category: Office
Principal Use(s) Office
Major Accessory Use(s)

USE:
Describe the PRESENT USE of the property including both indoor and outdoor activities: the property is currently improved with a single story structure, comprised of a number of attached buildings, which contains warehouse and offices, as well as surface parking.

Describe the PROPOSED USE of the property including both indoor and outdoor activities: the applicant intends to demolish the existing improvements on-site and to construct two buildings, which will, in total, comprise approximately 5,000 square feet of office and amenity space to be occupied by various County departments, along with associated structured and surface parking.

REQUIRED ATTACHMENTS:

YES    NO
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 effect or contemplated? If yes, please attach description. See attached survey.
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.

MELANIE SLOWIK
NOTARY PUBLIC
DATE: 6/17/21
APPLICANT'S SIGNATURE
DATE: 6/17/21
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:

See enclosed project description.

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)

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)

c) Is the subject property adjacent to a State highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2)

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)
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
DCP FORM #08
(Application for Preliminary Approval of Site Plan)

Do not write above this line

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

<table>
<thead>
<tr>
<th>1. Plan Description</th>
<th>Prepared by</th>
<th>Date</th>
<th>For Official Use only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan</td>
<td>O Architect</td>
<td></td>
<td></td>
</tr>
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<tr>
<th>2. Notification Information</th>
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<tbody>
<tr>
<td>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.</td>
</tr>
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<thead>
<tr>
<th>3. Public Hearing Notification Information</th>
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<tbody>
<tr>
<td>(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.</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>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.</th>
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<tbody>
<tr>
<td>x</td>
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<tr>
<th>b) Is the subject property adjacent to a state highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing (Form #15)</th>
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<tr>
<td>x</td>
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</table>

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

<table>
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<tr>
<th>4. Disclosure Information</th>
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<tbody>
<tr>
<td>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)</td>
</tr>
</tbody>
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<tr>
<th>Yes</th>
<th>No</th>
</tr>
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<tr>
<td>x</td>
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</table>
DO NOT WRITE ABOVE LINE

pursuant to N.J.S.A. 40:55D-31
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.

2. a. Drainage Plan
b. Paving Plan
c. Utility Plan
d. Landscaping Plan
e. Sign Plan
f. Lighting Plan
g. Elevation Drawing

Contact Person:
Phone:

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