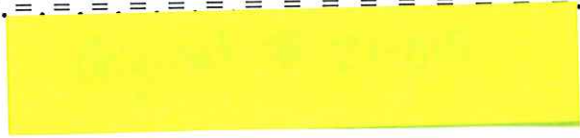


Planning Board: _____
Zoning Board X

Application
Date Filed Z-06-21
Filing Fee \$ _____
Received By _____
Hearing Date _____
Final Hearing _____

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. X Application for Hearing (Attach Form #00)
4. X Relief from Zoning Requirements Pursuant to Section C.40:55D-70c (Attach Form #03) Received in Land Division
PB ZBA by
5. X Use Variance Pursuant to Section C.40:55D-70d (Attach Form #04) APR 16 2021
6. _____ Conditional Use Authorization Pursuant to Section C.40:55D-67 (Attach Form #05) PB/ZBA Office, City Hall, Rm 403
City of Elizabeth, NJ 07201
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)
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. _____ 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

APPLICATION FOR BOARD HEARING

=====

PROJECT'S GENERAL INFORMATION

PROPERTY:

Address 661-667 & 656-664 Monroe Avenue, Elizabeth, NJ 07201
Owner(s) 663 Monroe Associates, LLC
Address(es) 663 Monroe Avenue, Elizabeth, NJ 07201
Date of Purchase _____ Property Tax-Account # 12-1165,1166
1029,1031

APPLICANT:

Name same
Address _____
Contact Person Alcides T. Andril, Esq.
Telephone (908) 558-0100

PROPOSED OWNERSHIP STATUS*:

Proprietorship _____ Partnership _____ Corporation _____
Lessee _____ Contingent Purchaser _____
Other X (Explain) limited liability company

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, LLC
Address 215 Jefferson Avenue, Elizabeth, NJ 07201
New Jersey License # 16426

PROJECT'S ENGINEER:

Name Christopher Zehnder Telephone () _____
Firm see above
Address _____
New Jersey License # GE-49363

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.

Planning Board _____

Zoning Board X

Application _____

Date Filed _____

Hearing Date _____

Final Hearing _____

APPLICATION FOR
BOARD HEARING (CONT'D)

=====

CERTIFICATION FOR EXEMPTION FROM SITE PLAN APPROVAL (Please complete for projects other than one or two family residence):

- | YES | NO | |
|-------------------|----------------|--|
| 1. _____ | _____ <u>X</u> | Will the development require conditional use authorization? |
| 2. <u>X</u> _____ | _____ | Will the project involve a use requiring screening? |
| 3. _____ | _____ <u>X</u> | Does the lot width exceed 80 feet and will there be a change of use from one Schedule II Category to another? |
| 4. <u>X</u> _____ | _____ | Will the building construction or reconstruction cover more than 300 square feet? |
| 5. <u>X</u> _____ | _____ | Will the lot have 5 or more parking stalls and will stalls, aisles or driveways be established, altered or eliminated? |
| 6. _____ | _____ <u>X</u> | Will the development involve the removal of soil exceeding 1 foot in depth? |
| 7. _____ | _____ <u>X</u> | 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 HEARING (CONT'D)**

=====

Present Use Category: R-2
Principle Use(s): R-2
Major Accessory Use(s): _____

Proposed Use Category: Commercial
Principle Use(s): Commercial
Major Accessory Use(s): _____

USE:

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

Restaurant with parking lot across Monroe Avenue

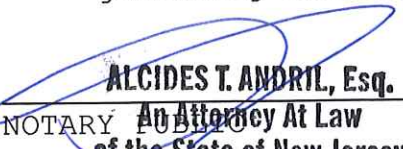
Describe the PROPOSED USE of the property including both indoor and outdoor activities:

Construction of a two story restaurant addition, covered patio and enlargement of the offstreet parking lot.

REQUIRED ATTACHMENTS:

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

4-16-21
DATE


APPLICANT'S SIGNATURE

04/16/21
DATE

APPLICATION FOR BOARD ACTION
 DCP FORM #03, PAGE 1 OF 3
 (Revised March 14, 1988)

Planning Board _____
 Zoning Board X

Application # _____
 Date Filed _____
 Filing Fee \$ _____
 Received By _____
 Hearing Date _____
 Final Hearing _____

**APPEAL FOR RELIEF FROM
 ZONING REQUIREMENTS**

=====

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.	SECTION	REQUIREMENTS	RELIEF REQUESTED
1.	<u>17.36.100</u>	<u>Front yard 18'</u>	<u>-2'8" existing</u>
2.	<u> </u>	<u>Right side 6'4"</u>	<u>1" existing</u>
3.	<u> </u>	<u>Corner side yard 18'</u>	<u>-5'5" existing</u>
4.	<u> </u>	<u>Rear yard 45'2"</u>	<u>36'4" existing</u>
5.	<u> </u>	<u>Imperious Cov. 60%</u>	<u>97.8%/93.8% Proposed</u>
6.	<u>Accessory Strut</u>	<u>Front 15'</u>	<u>4' proposed</u>
7.	<u>17.32.050</u>	<u>Parking buffer 3'</u>	<u>1'3" proposed</u>
8.	<u>17.40</u>	<u>Parking 117 spaces</u>	<u>46 Proposed</u>
9.	<u> </u>	<u> </u>	<u> </u>
10.	<u> </u>	<u> </u>	<u> </u>

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.

Planning Board X
Zoning Board _____

Application # _____
Date Filed _____
Filing Fee \$ _____
Received By _____
Hearing Date _____
Final Hearing _____

**APPEAL FOR RELIEF FROM
ZONING REQUIREMENTS (CONT'D)**

=====
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. _____ | <u> X </u> | 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. _____ | <u> X </u> | 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. _____ | <u> X </u> | 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.

APPLICATION FOR BOARD ACTION
DCP FORM #03, PAGE 3 OF 3
(Revised March 14, 1988)

Planning Board X
Zoning Board _____

Application # _____
Date Filed _____
Filing Fee \$ _____
Received By _____
Hearing Date _____
Final Hearing _____

**APPEAL FOR RELIEF FROM
ZONING REQUIREMENTS (CONT'D)**

=====

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 #04
(Revised 6/10/85)
Appeal fro Use Variance

Application # _____
Date Filed _____
Filing Fee _____
Received By _____

DO NOT WRITE ABOVE THIS LINE

Request is hereby made pursuant to Section C. 40:55D-70d of the New Jersey Municipal Land Use Law to the Board for permission to permit a restaurant and parking lot as a use in an R-2 Zone which is specifically prohibited by the Development Control Ordinance of the City of Elizabeth.

1. Arguments must be submitted in support of the requested "Use Variance". On a separate sheet, describe the reasons why the requested use variance should be granted the Board.

2. Public Hearing Notification Information

Notice shall be given by the applicant at least ten (10) days prior to the date of 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 hearing.

- | | YES | or | NO |
|--|-----|----|----|
| a) Is the subject property located within two hundred feet (200') of any municipal boundary? If yes, the city clerk and the County Planning Board shall be notified by the applicant (Note 1) | | | X |
| b) 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 the applicant. (Note 1) | | | 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) | | | X |

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

DCP Form # 08
 Application for Preliminary
 Approval of Site Plan

Application # _____
 Date Filed _____
 Filing fee \$ _____
 Received by _____

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

1.

Plan Description	Prepared By	Date	For Official Use Only
Site Plan	Chris Zehnder	4-5-21	

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 country road? If yes, County Planning Board shall be notified or 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. Publication 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.

X

a) Is the subject property located within 200 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

YES

NO

b) Is the subject property located 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
FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN
QUESTION.

4. Disclosure information

Is the applicant and/or owner a corporation, partnership or limited
liability company and does the subdivision involve six (6) or more
lots? I yes, submit disclosure of all stockholders and/or members
holding 10% or more of the stock or partners and/or members
with a 10% or greater interest in the partnership of limited
liability company 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. (Attach Form #24 Final Plan Intake Checklist, Form #25 Public Works Final Approval Certification Checklist, and Form #26 Planning Final Approval Certification Checklist)

1. Date of preliminary approval: Pending. Date of any extensions granted (attach documentation): None. Preliminary site plan approval pursuant to N.J.S.A. 40:55 D-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. Draining Plan	C. Zehnder	965-1900
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 plant granted preliminary approval in regard to development plans, area covered, and other details? (Yes or No) YES. If not, indicate material changes (attach copy if necessary).

NONE

4. Have all conditions of preliminary approval have been met? (Yes or No) YES. 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: Alcides T. Andril, Esq.
Address: 534 Westfield Avenue
Elizabeth, NJ 07208

Phone: (908) 558-0100

Check One:

Applicant will pick up

Documents should be mailed X