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

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:

DATE OF APPLICATION

__________________________

__________________________

TYPE OF DEVELOPMENT

Multifamily Residential

__________________________

__________________________
APPLICATION FOR BOARD ACTION: Planning Board
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APPLICATION FOR BOARD HEARING (cont')

PROJECT'S GENERAL INFORMATION

PROPERTY:
Address: 538-552 Reckers Ave / 339-553 Cherry Street
Owner (a): 
Address (b): 7 Murray Blvd 101, Elizabeth, NJ 07202
Date of Purchase: 
Property Tax Account #: 11-774 A, 12-775 A, 11-74

APPLICANT:
Name: Sunita A. Kaur
Address: 7 Murray Blvd 101, Elizabeth, NJ 07202
Telephone: 908-795-6495
Email: smail - smail@kaurincmail.com

PROPOSED OWNERSHIP STATUS:
Proprietorship: 
Partnership: 
Corporation: 
Contingent Purchaser: Limited Liability Company
(Explain: )

PROJECT'S ATTORNEY:
Name: Brian Skillman
Firm: Skillman Law Group
Address: 1600 Rue Ave Easton, PA 18042
Telephone: ( ) 215-422-3345
Email: brian skillmanlaw.com

PROJECT'S ARCHITECT:
Name: Fred Marruenda
Firm: J.J.light Engineering
Address: 55 Jefferson Avenue, Elizabeth, NJ 07201
New Jersey License #: R106054

PROJECT'S ENGINEER:
Name: Anthony Lucchi
Firm: Nenni Engineering
Address: 36 Paul Avenue, Lynbrook, NY
New Jersey License #: 46-445

PROJECT'S LAND SURVEYOR:
Name: Same as above
Firm: 
Address: 
New Jersey License #: 35-604

*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 #15). Corporations and partnerships must attach Form #14. CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY.
PHYSICAL DEVELOPMENT INTENT

Property Description
Address: 535-555 Avenue Ave / 123-456 Cherry St.
Owner(s): Smith & Associates, LLC
Property Tax Account #: 12-345-678
Zoning: C-1
Lot Area: 50,000 S.F.
Tract Area: 100,000 S.F.

FRONTAGE:
STREET LINEAR FEET
MERRIS 930

STURCTURES:

<table>
<thead>
<tr>
<th>Lot 10-2138:</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></td>
<td>R: Residential</td>
<td></td>
<td></td>
<td>1</td>
<td>2, 3, 4, 5</td>
</tr>
<tr>
<td></td>
<td>C: Commercial</td>
<td></td>
<td></td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>W: Warehouse</td>
<td></td>
<td></td>
<td>3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>M: Manufacturing</td>
<td></td>
<td></td>
<td>4</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A: Accessory</td>
<td></td>
<td></td>
<td>5</td>
<td></td>
</tr>
<tr>
<td></td>
<td>I: Institutional</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>O: Office</td>
<td></td>
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</tbody>
</table>

*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: Warehouse
M: Manufacturing
A: Accessory
I: Institutional
O: Office

BUILDING LOTS
(Please complete if property is to be subdivided): N/A

<table>
<thead>
<tr>
<th>LOT AREA (Sq Ft)</th>
<th>LOT FRONTAGE (Sq Ft)</th>
</tr>
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</tbody>
</table>
APPLICATION FOR BOARD ACTION

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APPLICATION FOR BOARD HEARING (cont.)

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

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

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

REQUIRED ATTACHMENTS:

YES NO

1. X Is a new public street right-of-way proposed? If yes, please attach description.
2. X Are off-site 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.
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 declare 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.

[Signature]
APPLICANT'S SIGNATURE
DATE: 2/12/21

[Stamp of Notary Public]
STAMP OF NOTARY PUBLIC
STATE OF NJ
Appeal is hereby made, pursuant to Section C.4B: SSD-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:

SECTION

REQUIREMENTS

RELIEF REQUESTED

See supplemental sheet attached.

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 variance 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 NBSA 40:53D-48, et seq. (Form #14)
Application of Grand at Morris, LLC
City of Elizabeth, New Jersey
538-550 Morris Ave/539-553 Cherry Street

Application for Board Hearing/Requires Zoning Relief:

1. Section 17.36.100.A.4 (Min Front Yard - Morris) – 15 feet required and 4 feet is being proposed;

3. Section 17.36.100.A.4 (Min Front Yard - Cherry) – 139.2 feet required and 9.3 feet is being proposed;

4. Section 17-36.100.A.5 (Minimum Side Yard) – 19.39 feet required and 5 feet on North side and 6.1 feet of South Side being proposed;

5. Impervious Cover – 60% permitted and 93.6% being Proposed;

6. Height Limitations – 3 stories/38 feet permitted and 4 stories 58.9 feet proposed;

7. Section 17.36.150.B.7.b (Parking) – 120 parking spaces required and 95 parking spaces (1.56 space per unit) being proposed.
NOTES:

"1" Union County Planning Board, Attn: Union County Department of Engineering and Planning, Union County Administration Building, Elizabeth Plaza, Elizabeth, NJ 07207

"2" New Jersey Department of Transportation, 1035 Parkway Avenue, P.O. Box 101, Trenton, NJ 08625
DCP FORM #08
(Revised 3/24/82)
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>Plan Description</th>
<th>Prepared by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan</td>
<td>O Architect, O Planner</td>
</tr>
</tbody>
</table>

Date

For Official Use only

2. Notification Information
   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.

3. Public Hearing Notification Information
   (If Public Hearing has been waived under 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.

   b) Is the subject property adjacent to a state highway? 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 (200) FEET IN ALL DIRECTIONS OF PROPERTY IN QUESTION.

4. Disclosure Information
   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 NRS 40.55D-48.1 et seq. (Form #14)
DCP FORM #09
Application for:
Final Approval of Site Plan
(Revised 6-10-85)

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:49.1 expires 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 Persons:
   a. Arnie Kelly
   b. Arnie Kelly
   c. Travis Cerra
   d. N/A
   e. Arnie Kelly
   f. Travis Cerra
   g. Travis Cerra

   Phone:
   a. Arnie Kelly
   b. Arnie Kelly
   c. Travis Cerra
   d. N/A
   e. Arnie Kelly
   f. Travis Cerra
   g. Travis Cerra

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: [Blank]
   Address: [Blank]
   Phone: [Blank]

   Check One:
   □ Applicant will pick up
   □ Documents should be mailed

   ( ) [Blank]
REQUEST FOR LIST OF PROPERTY OWNERS

DO NOT WRITE ABOVE LINE

REQUEST IS HEREBY MADE FOR A LIST OF PROPERTY OWNERS WITHIN TWO HUNDRED
FEET (200') IN ALL DIRECTIONS OF PROPERTY HEREINAFTER DESCRIBED.

Location: 538-550 Hillers Ave 1539-653 Cherry Street

Applicant's Name: Grand At Makers LLC

Tax Account #: 11-7946, 11-7951, 11-90

Signature of Applicant

Date 2/1/21