APPLICATION FOR BOARD ACTION Planning Board X Application # ________
DCP FORM #00, PAGE 1 of 5 Date Filed ________
(Revised March 14, 1988) Received by ________
APPLICATION FOR BOARD HEARING Hearing Date ________
=[ ] Final 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. X 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. 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. X 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:

<table>
<thead>
<tr>
<th>DATE OF APPLICATION</th>
<th>TYPE OF DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application # P-09-17 (August 2, 2018)</td>
<td>Preliminary &amp; Final Site Plan Approval</td>
</tr>
<tr>
<td>Application # P-12-18 (August 2, 2018)</td>
<td>Preliminary &amp; Final Site Plan Approval</td>
</tr>
<tr>
<td>Application # P-12-18 (January 7, 2021)</td>
<td>Subdivision/Bulk Variances</td>
</tr>
</tbody>
</table>

APPLICATION FOR BOARD ACTION Planning Board X Application # ________
PROJECT’S GENERAL INFORMATION

PROPERTY:
Address 1130 Chestnut St.
Owner(s) C&L East Broad Realty, LLC
Address(es) 979 Third Avenue, 10th Floor, New York, NY 10022

Date of Title Transfer (via Subdivision Deed): January 27, 2021 (Block 12, Lots 213.A)
Property Tax Account No.: 12-213.A

APPLICANT:
Name Same as Owner above
Address
Contact Person Louis Renzo
Telephone (212) 335-7186

PROPOSED OWNERSHIP STATUS*: See above for lots owned by the two applicants.
Proprietorship ___ Partnership ______ Corporation _____
Lessee __________ Contingent Purchaser ______
Other LLC (limited liability company)

PROJECT’S ATTORNEY:
Name Stephen F. Hehl, Esq.
Firm Javerbaum Wurgaft, et al
Telephone (908) 687-7000
Address 370 Chestnut Street, Union, NJ 07083

PROJECT’S ARCHITECT:
Name James R. Guerra, P.A.
Firm James R. Guerra, Architects
Address 55 Jefferson Avenue, Elizabeth, NJ 07201
New Jersey License # 06059

PROJECT’S ENGINEER:
Name Anthony Kurus, P.E., P.P., CME
Firm Neglia Engineering
Address 34 Park Avenue, Lyndhurst, NJ 07071
New Jersey License # 46445

PROJECT’S LAND SURVEYOR:
Name Gary A. Veenstra, P.L.S.
Firm Neglia Engineering
Address 34 Park Avenue, Lyndhurst, NJ 07071
New Jersey License # 24GS0321300

*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 ________
APPLICATION FOR BOARD HEARING (cont’d)

PHYSICAL DEVELOPMENT INTENT

Property Description: vacant
Address: 1130 Chestnut St.
Owner(s): C&L East Broad Realty, LLC

Property Tax Account #s 12-253.A
Zoning – East Broad Street Redevelopment Area, Ward 6
Lot Area – 1.79087 acres (78,010 SF) Tract Area – 1.79087 acres

FRONTAGE: STREET LINEAR FEET

East Broad Street 879.87’

STRUCTURES:

<table>
<thead>
<tr>
<th>INTENT*</th>
<th>STORIES</th>
<th>CONSTRUCTION</th>
<th>USE**</th>
<th>FLOOR AREA (Sq. Ft.)</th>
<th>EFF.</th>
<th># OF BR / UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>5</td>
<td>5B</td>
<td>R &amp; C</td>
<td>303,320</td>
<td>0</td>
<td>158 42 0 0 0</td>
</tr>
</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: Warehousing
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>
</thead>
<tbody>
<tr>
<td></td>
<td>N.A.</td>
</tr>
</tbody>
</table>

APPLICATION FOR BOARD ACTION
Planning Board X
DCP FORM #00, PAGE 4 of 5

Date Filed
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>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>X</td>
<td>Will the development require conditional use authorization?</td>
</tr>
<tr>
<td>2.</td>
<td>X</td>
<td>Will the project involve a use requiring screening?</td>
</tr>
<tr>
<td>3.</td>
<td>X</td>
<td>Does the lot width exceed 80 feet and will there be a change of use from one Schedule II Category to another?</td>
</tr>
<tr>
<td>4.</td>
<td>X</td>
<td>Will the building construction or reconstruction cover more than 300 square feet?</td>
</tr>
<tr>
<td>5.</td>
<td>X</td>
<td>Will the lot have 5 or more parking stalls and will stalls, aisles or driveways be established, altered or eliminated?</td>
</tr>
<tr>
<td>6.</td>
<td>X</td>
<td>Will the development involve the removal of soil exceeding 1 foot in depth?</td>
</tr>
<tr>
<td>7.</td>
<td>X</td>
<td>Will 5,000 square feet or more of residential open space be provided?</td>
</tr>
</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 HEARING (con’t)

Present Use Category: **Vacant**
Principal Use (s):  
Major Accessory Use (s):  

Proposed Use Category: **Mixed Use/Commercial and Residential**
Principal Use (s): **Mixed Use/Commercial and Residential**
Major Accessory Use (s):  

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

**Vacant**

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

**Mixed-use development/Commercial & Residential**

REQUIRED ATTACHMENTS:

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
<td>X</td>
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<tr>
<td>2.</td>
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<td>X</td>
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<tr>
<td>3.*</td>
<td>X</td>
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<tr>
<td>4.</td>
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<td>5.</td>
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<td>X</td>
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</tbody>
</table>

* Item 3: Deed dated Nov. 20, 2006 conveying Lots 253, 257 & 261 contains restriction regarding residential use. The Applicant addressed this issue with prior application.

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.

(Handwritten Signature)

**NOTARY PUBLIC**

**DATE:** 5/21/2021

C&L EAST BROAD REALTY, LLC

**DATE:** 5/21/2021

BY: LOUIS RENZO, SOLE MEMBER

**BOARD ACTION**

Planning Board **X**

**APPLICATION #**
DISCLOSURE AFFIDAVIT

PURSUANT TO THE REQUIREMENTS OF NEW JERSEY STATUTE 40:55D-48.1 ET SEQ., I, LOUIS RENZO, SOLE MEMBER, HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND COMPLETE LIST OF THE NAMES AND ADDRESSES OF ALL INDIVIDUALS WHO OWN TEN PERCENT (10%) OR MORE STOCK OR OTHER INTEREST IN C&L EAST BROAD REALTY, LLC, WHICH IS A LIMITED LIABILITY COMPANY WITH OWNERSHIP INTERESTS IN THE PROPERTIES LOCATED AT Block 12, Lots 213.A; Tax Account # 12-213.A, FOR WHICH AN APPLICATION HAS BEEN FILED WITH THE CITY OF ELIZABETH PLANNING BOARD / ZONING BOARD. I FULLY UNDERSTAND THAT FAILURE TO DISCLOSE ANY AND/OR ALL OWNERSHIP PARTIES WITH TEN PERCENT (10%) OR MORE INTEREST IN THE CORPORATION / PARTNERSHIP OR DELIBERATELY MISREPRESENTING ANY FACTS THEREON IS SUFFICIENT GROUNDS FOR DISAPPROVAL OF THE APPLICATION BY THE BOARD AND CAN RESULT IN A FINE AS PROVIDED FOR BY THE STATUTE.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>% OF STOCK OR OTHER OWNERSHIP INTEREST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Louis Renzo</td>
<td>979 Third Ave., NY, NY 10022</td>
<td>100%</td>
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<td>2.</td>
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<td>3.</td>
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<td>10.</td>
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</table>

NOTE: If Additional Space is Required, please attach separate sheet

C&L EAST BROAD REALTY, LLC

DATE: May 24, 2021