APPLICATION FOR BOARD ACTION  Planning Board  
DCP FORM #000, PAGE 1 OF 5  
(Revised March 14, 1988)  Zoning Board 

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  
9/13/2018  5-08-18  

TYPE OF DEVELOPMENT  
Multi-Family Residential  

PB ZBA by  
FEB 19 2021  
PB/ZBA Office, City Hall, Rm 403  
City of Elizabeth, NJ 07201
APPLICATION FOR BOARD ACTION  Planning Board
DCP FORM #00, PAGE 2 of 5
(Revised March 14, 1988)  Zoning Board

APPLICATION FOR BOARD HEARING (cont')

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PROJECT'S GENERAL INFORMATION

PROPERTY:
Address 705 - 713 Newark Avenue, 1694-702 Pennsylvania Ave.
Owner(s)
Address (e)t
Date of Purchase 8/16/2019
Property Tax Account # 11-835

APPLICANT:
Name Same As Above
Address
Contact Person Sam Engel
Telephone 908-675-6435
Email: degrendelizabeth@gmail.com

PROPOSED OWNERSHIP STATUS*:
Proprietorship  X  Corporation
Lesse
Contingent Purchaser
Other (Explain)

PROJECT'S ATTORNEY:
Name Doug Shafranitz
Firm Shafranitz Law Group
Address 100 Sunser Ave
Chariton, IA 1094
Telephone ( ) 267 422 3340
Email: dms@shafranitzlaw.com

PROJECT'S ARCHITECT:
Name James S. Guerra
Firm James S. Guerra, P.A.
Address 35 Jefferson Ave, Elizabeth, NJ 07201
New Jersey License # A1 06176

PROJECT'S ENGINEER:
Name Anthony Leonis
Firm Neglia Engineering
Address 34 Park Ave, Lyndhurst, NJ
New Jersey License # 06445

PROJECT'S LAND SURVEYOR:
Name Michael Neglia
Firm Neglia Engineering
Address 34 Park Ave, Lyndhurst, NJ
New Jersey License # 38604

Telephone ( ) 201-939-8805
Email: aleonis@negliaengineering.com

*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.
PHYSICAL DEVELOPMENT INTENT

Property Description
Address: 705-713 Newark Ave / 694-702 Pennslyvania Ave
Owner(s): Academy of Penn Urban Renewal, LLC
Property Tax Account #: 11-875
Lot Area: 56,025 S.F.
Tract Area: 

FRONTAGE: Newark Ave
STREET: Pennslyvania Ave
LINEAR FEET: 124' 6" - 124' 5" Feet

STRUCTURES:

<table>
<thead>
<tr>
<th>LOT 10-2138:</th>
<th>CONSTRUCTION</th>
<th>USE**</th>
<th>FLOOR AREA (Sq.Ft)</th>
<th>EFF. UNITS</th>
<th># OF BR / UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>B: Addition to Existing</td>
<td>Wood Frame</td>
<td>R: Residential</td>
<td>21 - 65</td>
<td></td>
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<tr>
<td>C: New Construction</td>
<td>Concrete</td>
<td>C: Commercial</td>
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<tr>
<td>D: Existing to Remain</td>
<td>Metal Frame</td>
<td>W: Warehousing</td>
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<tr>
<td>E: To Be Demolished</td>
<td>Brick</td>
<td>M: Manufacturing</td>
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</tbody>
</table>

**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):

<table>
<thead>
<tr>
<th>LOT AREA (Sq.Ft)</th>
<th>LOT FRONTAGE (Sq.Ft)</th>
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<th>Lot</th>
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</table>
CERTIFICATION FOR EXEMPTION FROM SITE PLAN APPROVAL (Please complete for projects other than one or two family residence):

**NOT APPLICABLE**

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
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<td>6.</td>
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<td>7.</td>
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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
DCP FORM #00, PAGE 5 of 5
(Revised March 14, 1988)

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 PRESENT USE of the property including both indoor and outdoor activities:
- Vacant / Former Church

Describe the PROPOSED USE of the property including both indoor and outdoor activities:
- Multi Family Residential

REQUIRED ATTACHMENTS:

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
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<tbody>
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</tbody>
</table>
| 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.
| 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.

NOTARY PUBLIC
DATE: 2/17/21
[Stamp of Notary Public]

APPLICANT'S SIGNATURE
DATE: [Signature]
[Stamp of Notary Public]
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:

**SECTION REQUIREMENTS RELIEF REQUESTED**

See supplemental list 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)
  - Yes [ ] No [ ]

- **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)
  - Yes [ ] No [ ]

- **c)** Is the subject property adjacent to a State highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2)
  - Yes [ ] No [ ]

**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)

- Yes [ ] No [ ]
Application of Grand at Penn Urban Renewal, LLC  
City of Elizabeth, New Jersey  
705-713 Newark Ave/694-702 Pennsylvania Avenue

Application for Board Hearing/Requires Zoning Relief:

1. Section 17.36.150.B.1 (Principal Use) - Residential above Commercial Required - No Commercial is being proposed;

2. Section 17.36.100.A.4 (Newark Ave Front Yard) – 12 feet required and 5 feet is being proposed;

3. Section 17.36.100.A.4 (PA Ave Front Yard) – 271 feet required and 10 feet is being proposed;

4. Section 17-36.100.A.5 (Minimum Side Yard) – 19.8 feet required and 5 feet on both sides being proposed;

5. Section 17.36.150.B.5.a (Building Height/Stories) – 3 stories and 35 feet permitted and 5 stories and 60 feet being proposed;

6. Section 17.36.150.B.7.b (Parking) – 167.8 parking spaces required and 133 parking spaces (1.5 space per unit) being proposed.
DCP FORM #03
APPEAL FOR RELIEF
FROM ZONING REQUIREMENTS
(Revised 3/25/83)
Page 2

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
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>Architect</td>
<td></td>
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</tr>
</tbody>
</table>

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 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.

   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 interest or partners with 10% or greater interest in the partnership pursuant to NISA 40:50D-48.1 et seq. (Form #14)

   Yes ☐ No ☐
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 Persons

   Phone

   Anthony Verrus
   201 939 88 05

   Anthony Verrus
   908 355 2555

   Piero Marcella
   N/A

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: Cam Engel
   Address: 51 Murray Street, Unit 101
   Elizabeth, NJ 07202
   Phone: 908 675 6435

   Check One:

   Applicant will pick up
   Documents should be mailed
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 HEREBINAFTER DESCRIBED.

Location: 705-713 Newark Avenue / 694-702 Pennsylvania Ave

Applicant's Name: Grand Arts Penn Urban Renewal, LLC

Tax Account #: 11-835

Signature of Applicant

Date: 2-17-2021
Union County, New Jersey
Department of Economic Development – Land Development Application

DEVELOPMENT REVIEW APPLICATION FORM

COUNTY OF UNION, NEW JERSEY

NOTICE TO APPLICANT: Please forward one paper copy of the plan, supporting documentation and this application form & checklist along with one electronic (PDF) copy of the plans and associated reports on a compact disk/USB drive to the Union County Bureau of Land & Facilities Planning, Department of Economic Development, Administration Building, 2nd Floor, Elizabethtown Plaza, Elizabeth, NJ, 07207, Telephone: (908) 527-4268.

1. TYPE OF DEVELOPMENT: (check one)
   A. Subdivision:
      ______ Minor Exempt Subdivision
      ______ Minor Subdivision
      ______ Major Subdivision

   B. Site Plan: □ □
      Is this a revised plan/plat? Yes ( ) or No (X) Circle One: Plan or Plat

2. LOCATION OF DEVELOPMENT: Municipality: Elizabeth City
   Street or Road: Market Hill Drive
   Tax Map: Block #: 11 Lot #: 885

3. APPLICANT:
   Address: 57 Huron Avenue, Unit 101, Elizabeth, NJ 07202
   Telephone #: 908-675-8835 Email Address: thegrand@elizabeth.org

4. PROPERTY OWNER: Same as Applicant
   Address: 
   Telephone #: Email Address:

5. ATTORNEY: David Shafiee
   Address: 26742-2224 Chelmsford Place, Chelmsford, MA 07202
   Telephone #: 978-422-2244 Email Address: david@shafieelaw.com

6. ENGINEER: Anthonyakening
   Address: 34 Pine Ave., Union, NJ
   Telephone #: 973-989-8605 Email Address: akening@sepeengineering.com

7. ARCHITECT: James Green
   Address: 34 Pine Ave., Union, NJ 07202
   Telephone #: Email Address: jgreen@architecturaldesigns.com

8. LAND SURVEYOR: Same as Engineer
   Address: 
   Telephone #: Email Address: 
DEVELOPMENT INFORMATION:

a. Project Name (if any): Grand Avenue

b. No. of existing lots*: 5
   No. of proposed lots*: 5

c. Area of entire tract: 56,025

d. Area conveyed by present owner or other* title of present owner

e. Area of impervious surface (sq. ft.): less than 1000

f. No. of parking spaces: 133

g. Zoning district: C-5

h. Existing use: Vacant

i. Proposed use: Multi-family Residential

j. No. of housing lots for sale*: N/A

k. No. of multi-family residential units: 86 units

l. Sq. ft. of building area for commercial use: None

m. Sq. ft. of building area for industrial use: None

n. Sq. ft. of building area of other use: see plans attached

i. When did you apply to the municipality for this development? 2/15/21

m. Status of Municipal Review: Approved, Pending X, Denied

n. Municipal Site Plan/Subdivision Approval (Resolution) Date: N/A

o. Has the Applicant or Developer previously applied to the Union County Planning Board for approval of the proposed development? Yes X or No ( ) If so, when

and what was the County Application #: Unknown
10. Signatures

APPLICANT SIGNATURE: ____________________ DATE: ______

OWNER SIGNATURE: ______________________ DATE: ______

Any additional information, which the applicant may wish to note may be provided on a separate sheet.

NOTE: Submission of this application to Union County does not exclude the possibility for the need of any technical studies or reports to support or substantiate the proposed development identified in this application. Any application information requested would be provided by the applicant. Our acknowledgement of the application as complete does not exclude the possibility of a need for any future technical studies.

*Subdivision applications only.

Please call the Union County Bureau of Planning & Economic Development at (908) 527-4268 or (908) 527-4197.
2018 Update

UNION COUNTY LAND DEVELOPMENT STANDARDS FEE SCHEDULE

Application fees (*) shall be charged for the review of all land subdivisions and site plans submitted to the County's Bureau of Planning and Economic Development in accordance with the following:

**Subdivisions**

- A minor subdivision which does not abut a county road or affect a county drainage facility: $200
- A minor subdivision which abuts a county road or affects a county drainage facility: $300
- A major subdivision which does not abut a county road or affect a county drainage facility: $400
- A major subdivision which abuts a county road or affects a county drainage facility: $500 plus $20 per lot

**Site Plans**

- A site plan which does not abut a county road or affect a county drainage facility and includes less than one acre of impervious surface: $200
- Site plan not abutting a county road or affecting a county drainage facility which contains one (1) or more acres of impervious surface: $600
- A site plan which abuts a county road or affects a county drainage facility: $500 plus $10 per parking space (Warehouse use: $350.00 + $5.00 per 1000 sq. ft. of floor area)

* Note: The Land Development application fee schedule was revised according to the Union County Board of Chosen Freeholders Resolution #799-2018.
Fee Schedule - Continued

Notes:

1. Plan Revisions (if submitted within one year from date of original action)
   
   1st revision: 25% of original fee
   2nd and each subsequent revision: 50% of original fee

2. A fee will not be charged for informal reviews and any comments shall be non-binding.

3. The applicant shall make payment by check or money order payable to the "County of Union, NJ". Application fees shall be non-refundable. However, the fee may be returned to the applicant upon written request if the application in question was not reviewed and provided that a formal request was not made by the County Bureaus of Planning and Economic Development for a time extension to continue its review. Development review fees may only be collected by the associated county planning office.

4. Application fees shall not exceed $20,000.

5. Fees shall not be charged for the review of plans submitted by state, county, municipal governments and public agencies. Churches, hospitals and non-profit institutions exempt from the local application fee will be exempt from any county review fee.

6. A site plan application shall be exempt from review if the development is proposing a use change to an existing facility that does not require or include any new structures, additions to existing structures, or any site changes associated to utilities, parking, drainage, or site access/circulation.

7. Paper copies of the Land Development Standards and Design Standards will be available from the County for a fee of $5.00. A digital copy of the land development standards and design standards are available on the County's website: www.UCNJ.org - free of charge.

8. Submitted applications should be accompanied by one hard/paper copy of the plans, plats, drawings, application, checklist, and any associated reports including but not limited to drainage calculations, stormwater reports, and traffic reports. A digital copy of the plans and associated documents in Adobe PDF format should also be provided. Any subsequent revisions shall provide the same.
COUNTY OF UNION, NEW JERSEY
DEVELOPMENT REVIEW CHECKLIST FOR SITE PLANS

Applicant's Name & Address: Grand At Penn Urban Renewal, LLC
57 Murray Street, Unit 101, Elizabeth, NJ 07202

Phone #: 908-642-6793
FAX #: Assigned File #: 

Name of Subdivision: Grand At Penn Location (Municipality): Elizabeth, City
Address: 705 Newark Ave

Block/Lot #: 

Date of Plans:

The Land Development Standards of the County of Union

Site Plan Checklist

The Applicant's engineer shall complete each item on the Check List as follows:
(P) Present (N) Not Applicable (N/A) Not Applicable

Section 408. Site Plan Requirements and Details

Scale: 1) Not less than 1 in. = 50 ft. & not larger than 1 in. = 10 ft; 2) For site plans of 1 in. = 30 ft. or smaller, a secondary plan of the County road shall be submitted at a scale of 1 in. = 20 ft.

Applicant's Verification

(✓) ( ) A) Proper sheet size as permitted by the New Jersey Map Filing Act
(✓) ( ) B) Key Map
(✓) ( ) C) Name & address of applicant, owner & preparer of site plans, maps and reports
(✓) ( ) D) Name of the development, tax map sheet, block & lot numbers, date, revision date & north arrow with reference meridian and graphic scale
(✓) ( ) E) Acreage of site to the nearest tenth of an acre
Union County, New Jersey
Department of Economic Development – Land Development Application

(✓) ( ) F) Municipal land use zoning district

(✓) ( ) G) Existing & proposed setback dimensions, landscaped areas, trees over 6 in. diameter and fencing within 30 ft. of County R.O.W.

(✓) ( ) H) Existing & proposed traffic control devices, signs, lighting standards and utility poles within 25 ft. of County R.O.W.

(✓) ( ) I) Existing & proposed structures with finished grade elevations at corners and indication of structures to be retained and demolished

(✓) ( ) J) Existing & proposed contours based on NJ Geodetic Control Survey Datum at 2 ft. intervals

(✓) ( ) K) Existing and proposed utilities and drainage structures & facilities

(✓) ( ) L)Existing & proposed curbs, sidewalks, driveways, fences, retaining walls, signs, parking spaces, off-street loading areas and layouts

(✓) ( ) M) Existing & proposed R.O.W. and easements with description of proposed County dedications

(✓) ( ) N) Location, size and nature of entire lot(s) in question and contiguous lots owned by the applicant or in which he applicant has a direct or indirect interest

(✓) ( ) O) Existing & proposed streets with name, pavement and R.O.W. widths within 200 ft. of tract

(✓) ( ) P) Existing & proposed profiles and cross-sections of access drives, existing streets and highways abutting the site

( ) ( ) Q) Existing water courses with:

1) NJDEP water course alteration, improvement application if relocation proposed or if fill or structures proposed at stream

2) Cross-sections of water courses within NJDEP guidelines including flood plain, top of bank, mean water level and bottom elevations at the following locations:
   a) at intersection of site boundary
   b) at 50 ft. intervals for 300 ft. upstream/downstream of proposed bridge/ culvert
   c) upstream/downstream of the confluence of all water courses
   d) along all water courses within or adjacent to the site at maximum of 500 ft. intervals

3) method of slope stabilization & soil & erosion control if water

   course to be altered
4) Flood plain boundaries within & upstream of the site
5) Wetlands

(✓) ( ) B) Total acreage of drainage basin of all water courses within & adjacent to the site

(✓) ( ) S) Total drainage basin acreage to the nearest downstream structure and the acreage of the site to the structure

(✓) ( ) T) Drainage, utility and conservation easements and stream encroachment lines

(✓) ( ) U) Existing & proposed storm drainage plans within and adjacent to the site

(✓) ( ) V) Existing & proposed sanitary sewerage facilities

(✓) ( ) W) Existing & proposed water mains

(✓) ( ) X) Existing & Proposed underground utilities and easements

Section 500. Design Standards Section 501. Design Standards - General 501.3

Sidewalks

May be required at the discretion of the County Planning Board.

(✓) (A) Sidewalks – 4000 psi Portland cement concrete, 6” air-entrained
Class B, 4” thick, 6” thick at residential driveways,
12” thick at commercial/industrial driveways

(✓) (B) Sidewalks – minimum 4 ft. width and located within R.O.W.,
placed 1 foot from the property line, except in commercial areas where can extend from bldg. line to curb line

(✓) (C) Sidewalks-Minimum cross slope ½” per foot rising from top of curb

501.4 Curbs

(✓) Each site plan shall install curbs in conformance with County standards along the entire frontage of the County road.
501.5 Driveways

At the proposed intersections of roads and driveways, sight triangles shall be clearly indicated, with any obstructions, including trees of 8 in. diameter or greater, within the County R.O.W.

1) A) Openings with depressed curb design; radius curbing prohibited
2) B) Openings as nearly as possible to 90 degrees at County road
3) C) Driveways designed to prevent necessity of vehicles backing out onto County road

4) D) Single lane driveways - 10 feet minimum width
Double lane driveways - 24 feet minimum width

5) E) Driveway gradients within County R.O.W. - 5% maximum
maximum gradient change 7%; Grades greater than 7% designed with vehicle templates

6) F) Non-residential driveways in conformance with County Design Standards Specific to Site

Plus section of the Land Developments ordinance

(1) G) Driveway intersecting County road requires County Road
Opening Permit

1) Number of Driveways - frontage less than 300 ft. - Two (2)
frontage 300 ft. & greater - by County Engineer

2) Location of Driveways - as per Section 501.5(G) of the County Land Development Standards. Sight Triangle required with minimum sight distance as per Section 501.5(G)2(b) of County Land Development Standards

3) Driveway Angle - a) two way operation - 90 degrees, minimum 60 degrees
b) one way operation - right turn only, minimum 45 deg. 4) Driveway Dimensions as per Section 501.5(G)4 5) Driveway Surfacing as per Section 501.5(G)5

Section 502. Design of Off Street Parking Areas

502.1 Off Street Parking

1) Off Street Parking located behind the existing or proposed County R.O.W. including sidewalk areas.

2) Off street parking areas designed to prevent the necessity of vehicles backing into County Road
502.2 Off Street Loading Spaces and Areas

Off Street Loading Spaces and Areas located behind the existing or proposed County R.O.W. including the sidewalk area. Graphic proof furnished demonstrating truck movement compliance.

502.3 Customer Service Areas

Customer Service Areas located behind the existing or proposed County R.O.W.

502.4 Curbline

Curbline is required along the entire property frontage of the county road.

A) Alignment and grade

B) Depressed Curbs
   1) Existing curbs
   2) New depressed curb
   3) Height above pavement - 1 in.

C) Horizontal Transition

502.6 Shoulder Paving

Proposed paving for area between existing edge of pavement and new curb.

502.7 Right Of Way Encroachment

County R.O.W. clear of all private purpose uses.

502.8 Dumpsters

Dumpsters located behind County R.O.W.

502.9 Signs

A) Directional, Regulatory and Advisory Signs

B) Advertising Signs

502.10 Clear Sight Areas (at roadway intersections)

At the proposed intersections of roads and driveways, sight triangles shall be clearly
Union County, New Jersey
Department of Economic Development – Land Development Application

Indicated, with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.

☐ Established on the Site Plan
☐ Sight Triangle Baseline

Section 600. Drainage Requirements

☐ Submission of Design calculations

Section 601. Drainage Runoff Requirements

☐ Submission of Stormwater Management Plan


☐ Submission of Traffic Impact Study
☐ Completion of Check List

SIGNATURE OF ENGINEER PREPARING CHECK LIST DATE

[Signature]
2/11/2021

Anthony Corbo, NEBUA Engineering Associates
February 24, 2021

TO: Bureau of Planning and Zoning
FROM: Engineering Division
SUBJECT: Application Number – Z-02-21
705-713 Newark Avenue
694-702 Pennsylvania Avenue
Date Filed: 2-19-21

The Division of Engineering has reviewed the plans submitted for the above-referenced project and has the following comments:

- Proposed development shall comply with the applicable requirements of the City of Elizabeth Flood Prevention Damage Ordinance No. 3832 and Municipal Storm Water Control Ordinance No. 3844.

- The Proposed Drainage Area Map should be corrected to show the correct pervious and impervious coverages within the PR DA-2 drainage area.

- The slope of the 15-inch orifice discharge in the Pond Report is inconsistent with the plans.

- The plans and report text refer to 540 LF of 48-inch basin however the Pond Report only shows 520 LF of barrel length.

- An in-line check valve or catch basin with a sump and hood will be required on the subject property upstream of the connection to the 36" x 54" brick sewer in Newark Avenue to prevent migration of sewer gases.

- Proposed development shall comply with applicable NJDEP Regulations N.J.A.C. 7:14A-22.

- This project will require a Treatment Works Approval from the NJDEP.

- A profile of the sanitary sewer lateral will be required as part of the TWA submission.

- It appears the new sanitary sewer lateral connection will require an exterior drop connection.

- All applicable permits shall be obtained from this Department prior to construction.
- Newark Avenue is State Highway #27, consult the NJDOT for any additional requirements.

- All site work within the Newark Avenue public right-of-way shall comply with the latest NJDOT details and specifications.

- All site work within the Pennsylvania Avenue public right-of-way shall comply with the latest City of Elizabeth standard details and specifications.

DJL
Application for Board Action: Planning Board / Zoning Board
Application #: Z-02-21
Date Revised ___/___/___ * Hearing Date ___/___/___ Received By ___/___/___

Date Filed 2/19/21

Request for Recommendations
Department Head or Agency Reply: Please print comments/initials clearly!

*************************************************************************
County: New Jersey Department of Transportation Initials: ___
Municipal: Union County Division of Planning & Development ___

City Engineering Division ___
Health Department ___
Department of Planning & Community Development ___
Police Department ___
Construction Bureau ___
Public Works Department ___
Recycling Coordinator ___
Fire Department Director ___
Housing Department ___
SIL/BAP/MBSID, (If applicable)

*************************************************************************

Received in Land Division: ___

Return to Bureau of Planning & Zoning by ___/___/___, or mail to:
City of Elizabeth, NJ 07201

Department of Community Development
P.O. Box 403
City Hall, Room 403
50 Winfield Scott Plaza
Elizabeth, NJ 07201

Return to Bureau of Planning & Zoning by ___/___/___, or mail to:
City of Elizabeth, NJ 07201

Department of Community Development
P.O. Box 403
City Hall, Room 403
50 Winfield Scott Plaza
Elizabeth, NJ 07201

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50 Winfield Scott Plaza
Elizabeth, NJ 07201

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Elizabeth, NJ 07201

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Elizabeth, NJ 07201

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City of Elizabeth, NJ 07201

Department of Community Development
P.O. Box 403
City Hall, Room 403
50 Winfield Scott Plaza
Elizabeth, NJ 07201
Application for Board Action  Planning Board  Application # Z-02-21
Zoning Board  Date Filed 2/19/21
Date Revised __/__/__  Hearing Date __/__/20  Received By MN or TS

Request for Recommendations
Department/Head or Agency Reply  Please print comments/initials clearly!

New Jersey Department of Transportation  Initials __
County  Union County Division of Planning & Development  __
Municipal  City Engineering Division  __
  Health Department  __
  Department of Planning & Community Development  __
  Police Department  PB _ ZBA__ by __
  Construction Bureau  __
  Public Works Department  __
  Recycling Coordinator  MAY 12 2021
  Fire Department Director  __
  Housing Department  __
  SID-EAP/MBSID, (If applicable)  __

Return to Bureau of Planning & Zoning by __/__/__, or mail to:
Department of Community Development
Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attn: Monroe Whitfield, Senior Planning Aide

Applicant: The Board @ Penn, 705-713 Navarre Ave., 694-702 Pennsylvania Ave.
Name ________________
Address ________________

Recommended  Recommended with conditions  Not Recommended  

Comments: 
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Conditions stipulated for approval as follows:
________________________________________________________________________
________________________________________________________________________

Attachments  Yes  No

- Note: If additional space is need for comments, attach additional page(s)
- Please print
- All information must be clearly initialed or signed
Return to Bureau of Planning & Zoning by __/__/____, or mail to:
Department of Community Development
Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attn: Monroe Whiteman, Senior Planning Aide

Applicant: Vacant @ Penn. Rd., Lot 205-713 Newark Ave./694-702 Pennsylvania Ave.
Name ___________________________
Address ________________________________________________________________

Recommended ✓ Recommended with conditions __ Not Recommended _____

Comments: Be sure there is enough space for recyclables as well as garbage.

_________________________________________________________________________

Conditions stipulated for approval as follows:
_________________________________________________________________________

Attachments Yes ___ No ___

• Note: If additional space is need for comments, attach additional page(s)
• Please print
• All information must be clearly initialed or signed
Application for Board Action  Planning Board  Application # Z-02-21  
Zoning Board  Date Filed 2/19/21  
Date Revised ___ / ___ * Hearing Date ___/___20  
Received By  

Request for Recommendations  
Department/Head or Agency Reply  Please print comments initials clearly!  

- New Jersey Department of Transportation  
- Union County Division of Planning & Development  
- City Engineering Division  
- Health Department  
- Department of Planning & Community Development  
- Police Department  
- Construction Bureau  
- Public Works Department  
- Recycling Coordinator  
- Fire Department Director  
- Housing Department  
- SID-RAP/MESID, (If applicable)  

Return to Bureau of Planning & Zoning by ___/___/___, or mail to:  
Department of Community Development  
Bureau of Planning & Zoning-Room #403  
50 Winfield Scott Plaza  
Elizabeth, NJ 07201-Attn: monoe whitehead, senior planning aide  

Applicant:  
Mr. Cordell P., Penn. Rd., 401, 705-715 Newark Ave., 694-702 Pennsylvania Ave.  
Name  
Address  

Recommended  Recommended with conditions  Not Recommended  

Comments:  

__________________________________________________________________________________________  
__________________________________________________________________________________________  
__________________________________________________________________________________________  

Conditions stipulated for approval as follows:  

__________________________________________________________________________________________  
__________________________________________________________________________________________  

Attachments  Yes ___  No ___  

- Note: If additional space is needed for comments, attach additional page(s)  
- Please print  
- All information must be clearly initialed or signed
Application for Board Action  Planning Board  ✓  Application # Z-02-21
Zoning Board  ✓  Date Filed 2/19/21

Date Revised  / / * Hearing Date 20  Received By

Request for Recommendations
Department/Head or Agency Reply  Please print comments/initials clearly!

New Jersey Department of Transportation  Initials
   County  Union County Division of Planning & Development
   Municipal  City Engineering Division
   Health Department
   Department of Planning & Community Development
   Police Department  ✓
   Construction Bureau
   Public Works Department
   Recycling Coordinator
   Fire Department Director
   Housing Department
   SID/EAP/MBSID, (If applicable)

Return to Bureau of Planning & Zoning by  / / , or mail to:
Department of Community Development
Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attm: Monoe Whitemead, Senior Planning Aide

Name  Address

Recommended  Recommended with conditions  Not Recommended ✓

Comments: WE HAVE NO PARKING ANYWHERE IN THE CITY. I GET
   COMPLAINTS ALL THE TIME ABOUT PARKING. WHY
   WOULDN'T ANY PROJECT THAT DOES NOT HAVE OFF STREET PARKING
   BE RIDICULOUS TO ME. WHY CAN'T THEY MAKE THE APARTMENT
   NUMBER FIT THE PARKING? THERE ALREADY IS NO PARKING, SO THAT

Conditions stipulated for approval as follows: D.C.A.

Attachments  Yes  No

- Note: If additional space is needed for comments, attach additional page(s)
- Please print
- All information must be clearly initialed or signed
Application for Board Action  Planning Board  Application # Z-02-21
Zoning Board  Date Filed 2/19/21

Date Revised  / / * Hearing Date 20  Received By

Request for Recommendations
Department Head or Agency Reply  Please print comments/initalis clearly!

******************************************************************************

County  __ New Jersey Department of Transportation  Initials
Municipal  __ Union County Division of Planning & Development
          __ City Engineering Division
          __ Health Department
          __ Department of Planning & Community Development
          __ Police Department
          __ Construction Bureau
          __ Public Works Department
          __ Recycling Coordinator
          __ Fire Department Director
          X Housing Department
          __ SID-BAP/MSISD, (If applicable)

Return to Bureau of Planning & Zoning by  __/__/__, or mail to:
Department of Community Development
Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attn: Monroe Whiteman, Senior Planning Aide

Applicant: The Grand @ Penn, 401 705-713 Newark Ave, 694-702 Pennsylvania Ave
Name
Address

Recommended  Recommended with conditions  Not Recommended

Comments:
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Conditions stipulated for approval as follows:
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Attachments  Yes  No

• Note: If additional space is needed for comments, attach additional page(s)
• Please print
• All information must be clearly initialed or signed