October 27, 2021

Via Hand Delivery & Electronic Mail

Planning Board
CITY OF ELIZABETH
50 Winfield Scott Plaza, Room 403
Elizabeth, New Jersey 07201
Attn: Monae Whitehead, Board Clerk
Monae.Whitehead@elizabethnj.org

Re: Preliminary & Final Major Site Plan and Subdivision Application
Applicant: Port Elizabeth Urban Renewal, LLC
Property Address: Rear 575 Kapkowski Road (Block 1, Lot 1380.G1)
Rear 577 Kapkowski Road (Block 1, Lot 1380.G2)
Rear 627 Kapkowski Road (Block 1, Lot 1380.G3)
Rear 655 Kapkowski Road (Block 1, Lot 1380.G4)
Rear 667 Kapkowski Road (Block 1, Lot 1380.G5)
Rear 631 Kapkowski Road (Block 1, Lot 1380.G7)
Rear 601 Kapkowski Road (Block 1, Lot 1380.G8)
Rear 583 Kapkowski Road (Block 1, Lot 1380.G9)
Zone District: Kapkowski Road Redevelopment Area / Tern Landing Amendment to the Kapkowski Road Amended Redevelopment Plan
Our File No.: 20-001945

Dear Ms. Whitehead:

This office represents Port Elizabeth Urban Renewal, LLC in connection with the above-referenced properties.

Enclosed for filing, please find twenty-two (22) copies of the following:
- Planning Board Application Packet, containing the following forms and supplemental documents:
  - Application for Board Hearing (DCP Form #00);
  - Application for Approval of Subdivision (DCP Form #6);
  - Application for Final Approval of Major Subdivision (DCP Form #7);
  - Application for Preliminary Approval of Site Plan (DCP Form #8);
  - Applicant Disclosure Affidavit;
  - Statement of Principal Points; and
  - Development Application Completeness Checklist (DCP Form #18);

- Site Plan, prepared by Langan Engineering and Environmental Services, Inc., dated October 7, 2021, consisting of the following twenty-three (23) sheets:
  - Drawing No. GI101: Cover Sheet;
  - Drawing No. CS101: Site Plan;
  - Drawing No. CS111: Truck Maneuver Plan Ingress;
  - Drawing No. CS112: Truck Maneuver Plan Egress;
  - Drawing No. CP101: Pavement Plan;
  - Drawing No. CG101: Grading Plan;
  - Drawing No. CG102: Drainage Plan;
  - Drawing No. CG201: Storm Sewer Profiles;
  - Drawing No. CG202: Storm Sewer Profiles;
  - Drawing No. CG203: Storm Sewer Profiles;
  - Drawing No. CG204: Storm Sewer Profiles;
  - Drawing No. CU101: Site Utility Plan;
  - Drawing No. CU102: Off-Site Utility Plan;
  - Drawing No. CU201: Sanitary Sewer Profiles;
  - Drawing No. CE101: Soil Erosion and Sediment Control Plan;
  - Drawing No. CE501: Soil Erosion and Sediment Control Detail Sheet;
  - Drawing No. CS501: Site Details 1;
  - Drawing No. CS502: Site Details 2;
  - Drawing No. CS503: Site Details 3;
  - Drawing No. LP101: Landscape Plan;
  - Drawing No. LP501: Landscape Notes and Details;
  - Drawing No. LL101: Lighting Plan; and
  - Drawing No. LL501: Lighting Notes and Details;

- Lot Consolidation Plan, prepared by Langan Engineering and Environmental Services, Inc., dated August 24, 2021, consisting of one (1) sheet (Drawing No. VB201);

- Boundary & Topographic Survey, prepared by Langan Engineering and Environmental Services, Inc., dated August 24, 2021, consisting of one (1) sheet (Drawing No. VT101);
- Stormwater Management Report, Plan, prepared by Langan Engineering and Environmental Services, Inc., dated October 4, 2021;

- Stormwater Maintenance Plan, Plan, prepared by Langan Engineering and Environmental Services, Inc., dated October 4, 2021;

- Architectural Floor Plans & Elevations, prepared by Cornerston Architects Ltd., dated October 8, 2021, consisting of the following eight (8) sheets:
  - Sheet 1 of 8: Proposed Floor Plan - Facility #1;
  - Sheet 2 of 8: Proposed Facility #1;
  - Sheet 3 of 8: Proposed Floor Plan - Facility #2;
  - Sheet 4 of 8: Proposed Facility #2;
  - Sheet 5 of 8: Proposed Floor Plan - Facility #3;
  - Sheet 6 of 8: Proposed Facility #3;
  - Sheet 7 of 8: Proposed Floor Plan - Facility #4; and
  - Sheet 8 of 8: Proposed Facility #4;


Please note that the Application Packet marked “ORIGINAL” contains the Applicant’s original signature pages.

Also enclosed, please find:

- Fee Schedule;

- Check No. 3939 in the amount of $6,840.00, representing the Application Filing Fee;

- Check No. 3940 in the amount of $28,800.00, representing the Technical Review Fee / Escrow;

- Completed Form W-9; and

- Certified List of Property Owners, dated July 16, 2021

The requisite Property Owner Certification & Application Authorization forms will be submitted to your office under separate cover.

Please confirm that the Application is “complete” after the enclosed materials have been processed and reviewed. Thereafter, kindly please schedule this matter for the Planning Board’s next available public hearing date.
If you have any questions or should you require any additional information, please do not hesitate to contact this office.

Thank you for your assistance with this matter.

Very truly yours,

/s/ Joshua J. Koodray

JOSHUA J. KOODRAY

JJK

Enclosures

cc: Patrick J. McNamara, Esq., Board Attorney
Victor Vinegra, PE, PP, PLS, Harbor Consultants
Anthony Gallerano, PE, PP, Harbor Consultants
Port Elizabeth Urban Renewal, LLC
Elberon Development Group
Cornerstone Architects Ltd.
Langan Engineering and Environmental Services, Inc.
Dynamic Traffic, LLC
Stephen F. Hehl, Esq.
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