



November 4, 2021

Mr. George A. Castro, II, Chairman
Commissioners & Members
City of Elizabeth Planning Board
50 Winfield Scott Plaza
Elizabeth, NJ 07201

**Re: Kudakwamwari Foundation
320-326 Elizabeth Avenue
Application No. Z-04-21 Final
City of Elizabeth, NJ**

Dear Chairman & Members of the Board:

Our office is in receipt of an application by the Kudakwamwari Foundation for final site plan approval for the above referenced property located at 320-326 Elizabeth Avenue with additional frontage on First Avenue. The property is identified on the City Tax Maps as Lot 333.A, Block 5 and has an area of 0.24 acres, which is currently vacant.

The Applicant is proposing to utilize the property as a fund-raising venue consisting of volleyball courts. The plans include the installation of two 36' wide by 80' long by 26' high temporary shelters constructed of a metal frame and fabric coverings. The buildings will be located side-by-side along the Elizabeth Avenue frontage. No other improvements are proposed. Preliminary site plan approval was granted on May 13, 2021.

We have reviewed the plan and application and we offer the following comments:

Planning Comments:

1. The property in question is in the C-2 Community Commercial Zone. Recreational facilities are not permitted in the C-2 Zone. A d.1 Use Variance was approved on May 13, 2021.
2. The following bulk variances were granted on May 13, 2021:
 - a. Under Section 17.36.110.A.4 of the City Code, the minimum required front yard setback is 20', whereas a setback of 1.44' is proposed along Elizabeth Avenue.
 - b. Under Section 17.36.110.A.5 of the City Code, the minimum required side yard setback is 8.75', whereas a setback of 1.42' is proposed.
 - c. Under Section 17.40 of the City Code, the required number of off-street parking spaces is 29, whereas 0 spaces are being provided.

General Comments:

1. The Applicant shall provide testimony with respect to the color of the proposed structures.
2. The Applicant testified at the preliminary site plan hearing that the facility will be seasonal and will operate March to November 1. Clarification shall be provided if the structure will remain in place during the off season.
3. The Applicant shall verify that the comments of the City Engineer, dated 03/05/21 have been satisfied.
4. The Applicant shall comply with all directives of the City of Elizabeth Fire Official.
5. Prior to issuance of building permits, compliance with all conditions of approval indicated in the resolution shall be verified by the Board Engineer.
6. After resolution compliance, an electronic copy of the approved drawings shall be provided to the Board Engineer. The file format may be PDF, JPEG, or TIF.
7. The Applicant shall arrange a pre-construction meeting with the Board Engineer and Construction Official at least one week prior to start of construction.
8. An engineer's estimate for site improvements must be submitted prior to signature by the Board Chairperson.
9. The Applicant must post performance guarantees and inspection fees with the City of Elizabeth prior to beginning of any on-site construction activities.

Regulatory Agency Approvals

1. The applicant shall file with the Board and Construction Official copies of all necessary agency approvals other than municipal agencies having land use jurisdiction over the application.
2. The Applicant is required to obtain the following regulatory approvals prior to the issuance of building permits for this project:
 - a. Union County Planning Board.
 - b. Somerset – Union Soil Conservation District.
 - c. City Fire Official.
 - d. City Utility and Road Opening Permits.
 - e. Any other regulatory agency having jurisdiction over, or which require an approval or permit to be obtained by the Applicant.
3. It is the Applicant's responsibility to secure all required permits and approvals

Documents Reviewed:

1. Plans entitled “Proposed Volleyball Courts & Temporary Shelter, 320-326 Elizabeth Avenue, City of Elizabeth, Union County, NJ, Block 5, Lot 333.A, Tax Map Book 1, Page 17”, prepared by L2A Land Design, last revised 7/09/21, consisting of 2 sheets.

The above comments presented in this letter are for the consideration of the Board Members, the Applicant, and the Applicants Professionals. We reserve the right to further comment based upon the testimony at the public hearing and/or the submission of any additional documentation. Please contact our office should you have any questions or comments.

Very truly yours,



Anthony G. Gallerano, PE, PP
Harbor Consultants, Inc.