

APPLICATION FOR BOARD ACTION Planning Board _____ Application # _____
 DCP FORM #00, PAGE 1 of 5 Zoning Board _____ Date Filed _____
 (Revised March 14, 1988) Received by _____
 Hearing Date _____
 Final Hearing _____

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 Elizabethtown 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 _____
DCP FORM #00, PAGE 2 of 5 Zoning Board _____
(Revised March 14, 1988)

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APPLICATION FOR BOARD HEARING (cont.)

PROJECT'S GENERAL INFORMATION

PROPERTY:

Address 538-550 Morris Ave / 339-553 Cherry Street
Owner (s) Grand At Morris, LLC
Address (es) 57 Murray Street, Unit 101, Elizabeth, NJ 07202
Date of Purchase _____
Property Tax Account # 11-794A; R-795211-90

APPLICANT:

Name Sami Asouner
Address _____
Contact Person Sam Engel
Telephone 908 295 6435

Email - thegrandelizabeth@gmail.com

PROPOSED OWNERSHIP STATUS*:

Proprietorship _____ Partnership _____ Corporation _____
Lessee _____ Contingent Purchaser _____
Other _____ (Explain) Limited Liability Company

PROJECT'S ATTORNEY:

Name Boris Shaffowitz
Firm Shaffowitz Law Group
Address 16 Sunset Ave
Chalfont PA 18914

Telephone () 287 422 3340
Email - dms@chaffowitzlaw.com

PROJECT'S ARCHITECT:

Name Ivano Marulanda Names Guerra
Firm James Guerra PA
Address 55 Jefferson Avenue, Elizabeth, NJ 07201
New Jersey License # A106059

PROJECT'S ENGINEER:

Name Anthony Kurus
Firm Reglia Engineering
Address 34 Park Avenue, Lynbrook, NY
New Jersey License # 46445

Telephone ()
Email -

PROJECT'S LAND SURVEYOR:

Name Same as Above
Firm _____
Address _____
New Jersey License # 38604

Telephone ()
Email -

*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.

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APPLICATION FOR BOARD HEARING (cont'd)

PHYSICAL DEVELOPMENT INTENT

Property Description
 Address 538-550 MORRIS AVE / 539-553 CHERLY STREET
 Owner (s) GROUND AT MORRIS, LLC
 Property Tax Account # 11-794A; 11-795 & 11-90 Zoning C-1
 Lot Area 50,926 S. E. Tract Area _____

FRONTAGE:	STREET	LINEAR FEET
	<u>MORRIS</u>	<u>187.59</u>
	<u>CHERLY</u>	<u>220.22</u>

STRUCTURES:	INTENT*	STORIES	CONSTRUCTION TYPE	USE**	FLOOR AREA (Sq. Ft.)	EFF. UNITS	# OF BR / UNIT					
							1	2	3	4	5	
Lot 10-2138:	<u>B</u>	<u>4</u>	<u>STEEL FRAME WOOD</u>	<u>R</u>	<u>See Plans attached</u>	<u>7</u>	<u>5.2</u>					

*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

LOT AREA (Sq. Ft.)	LOT FRONTAGE (Sq. Ft.)
_____	_____
_____	_____
_____	_____
_____	_____

Lot
 Lot

APPLICATION FOR BOARD ACTION Planning Board _____
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APPLICATION FOR BOARD HEARING (con't)

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:

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

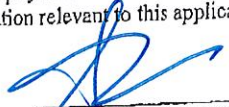
REQUIRED ATTACHMENTS:

- | | <u>YES</u> | <u>NO</u> | |
|----|--------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is a new public street right-of-way proposed? If yes, please attach description. |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are off-tract facilities proposed? If yes, please attach description. |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any deed restrictions which affect the subject property in effect or contemplated? If yes, please attach description. |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the subject property located in "A" Flood Hazard Area? If yes, please attach copy of necessary permit or waiver. |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: 2/1/21



APPLICANT'S SIGNATURE
DATE: 2/1/21



STAMP OF NOTARY PUBLIC
Attorney State of NJ

DCP FORM #03
 APPEAL FOR RELIEF
 FROM ZONING REQUIREMENTS
 (Revised 3/25/83)

Planning Board _____
 Zoning Board _____

Application No: _____
 Date Filed: _____
 Filing Fee: _____
 Received by: _____

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
	<i>See Supplemental Sheet Attached</i>	

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)

Yes No

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 N.J.S.A. 40:55D-48.1 et. seq. (Form #14)

Yes No

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.

DCP FORM #03
APPEAL FOR RELIEF
FROM ZONING REQUIREMENTS
(Revised 3/25/83)
Page 2

Planning Board _____
Zoning Board _____

Application No: _____
Date Filed: _____
Filing Fee: _____
Received by: _____

NOTES:

- "1" Union County Planning Board, Attn: Union County Department of Engineering and Planning, Union County Administration Building, Elizabethtown Plaza, Elizabeth, NJ 07207
- "2" New Jersey Department of Transportation, 1035 Parkway Avenue, P.O. Box 101, Trenton, NJ 08625

Do not write above this line

Application is hereby made for approval of the proposed Site Plan for the land herein described:

	Plan Description	Prepared by O Architect O Planner	Date	For Official Use only
1.	Site Plan			

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.

Yes No

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.

Yes No

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 NJSA 40:55D-48.1 et. seq. (Form #14)

Yes No

DO NOT WRITE ABOVE LINE

Application is hereby made for final approval of the proposed site plan for the land hereinafter more particularly described.

1. Applicant is requesting Preliminary and Final Plan Approval
 Date of preliminary approval: _____ Date of any extensions granted (attach documentation): _____
 _____ Preliminary site plan approval pursuant to N.J.S.A. 40:55D-49, Sam (request)
 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.

	Contact Persons	Phone
2. a. Drainage Plan	Anthony Lewis	
b. Paving Plan	Anthony Lewis	
c. Utility Plan	Anthony Lewis	
d. Landscaping Plan	James Guerra	
e. Sign Plan	N/A	
f. Lighting Plan	Anthony Lewis	
g. Elevation Drawing	James Guerra	

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. Applicant is requesting preliminary and final plan approval
 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. Sam (request)

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: Sam Engel
 Address: 57 Murray Street, Unit 101 Elizabeth NJ
 Phone: () 408 675 6435

Check One:
 Applicant will pick up
 Documents should be mailed

DCP FORM #10
(Revised March 14, 1988)

Date submitted: _____
Filing Fee: _____
Received by: _____

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 WILKINS AVE / 539-553 CHERRY STREET

Applicant's Name: Grand A. MORRIS, LLC

Tax Account #: 11-794A, 11-795 & 11-90



Signature of Applicant

2/1/21

Date