

APPLICATION FOR  
BOARD HEARING (CONT'D)

**Z-06-22**

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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. X Relief from Zoning Requirements Pursuant to Section C.40:55D-70c (Attach Form #03)
5. X 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. \_\_\_\_\_ Hearing Application Checklist (Attach Form #18)

**NOTE: IF AN APPLICATION FOR DEVELOPMENT HAS BEEN SUBMITTED FOR THIS PROPERTY WITHIN THE LEAST TEN YEARS, PLEASE PROVIDE THE FOLLOWING INFORMATION.**

DATE OF APPLICATION

TYPE OF DEVELOPMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICATION FOR  
BOARD HEARING**

**PROJECT'S GENERAL INFORMATION**

**PROPERTY:**

Address 553-559 Elizabeth Avenue,  
Owner(s) La Jolla, LLC; Humberto & Herminia Alvarez  
Address(es) 920 Bond Street, Elizabeth, NJ 07201  
Date of Purchase \_\_\_\_\_ Property Tax-Account #5-327, 328

**APPLICANT:**

Name La Jolla, LLC  
Address 920 Bond Street, Elizabeth, NJ 07201  
Contact Person Alcides T. Andril, Esq.  
Telephone (908) 558-0100

**PROPOSED OWNERSHIP STATUS\*:**

Proprietorship \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation \_\_\_\_\_  
Lessee \_\_\_\_\_ Contingent Purchaser \_\_\_\_\_  
Other X (Explain) Limited Liability Company

**PROJECT'S ATTORNEY:**

Name Alcides T. Andril, Esq. Telephone (908) 558-0100  
Firm Andril & Espinosa, LLC  
Address 534 Westfield Avenue, Elizabeth, New Jersey 07208

**PROJECT'S ARCHITECT:**

Name James R. Guerra Telephone (908) 355-2555  
Firm \_\_\_\_\_  
Address 55 Jefferson Avenue, Elizabeth, NJ 07201  
New Jersey License # 06039

**PROJECT'S ENGINEER:**

Name \_\_\_\_\_ Telephone ( ) \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
New Jersey License # \_\_\_\_\_

**PROJECT'S LAND SURVEYOR:**

Name Valery Braginski, PLS Telephone (732) 326-9090  
Firm Braginsky Surveying, LLC  
Address 2 Austin Avenue, Iselin, NJ 08830  
New Jersey License # 43217

**\*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 HEARING (CONT'D)

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CERTIFICATION FOR EXEMPTION FROM SITE PLAN APPROVAL (Please complete for projects other than one or two family residence):

- | YES           | NO         |  |
|---------------|------------|--|
| 1. _____      | <u> X </u> | Will the development require conditional use authorization?  |
| 2. _____      | <u> X </u> | Will the project involve a use requiring screening?  |
| 3. _____      | <u> X </u> | Does the lot width exceed 80 feet and will there be a change of use from one Schedule II Category to another?          |
| 4. <u> X </u> | _____      | Will the building construction or reconstruction cover more than 300 square feet?                                      |
| 5. _____      | <u> X </u> | Will the lot have 5 or more parking stalls and will stalls, aisles or driveways be established, altered or eliminated? |
| 6. _____      | <u> X </u> | Will the development involve the removal of soil exceeding 1 foot in depth?  |
| 7. _____      | <u> X </u> | Will 5,000 square feet or more of residential open space be provided?  |

**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.

Planning Board \_\_\_\_\_

Zoning Board  X

Application # \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Hearing Date \_\_\_\_\_  
Final Hearing \_\_\_\_\_

APPLICATION FOR  
BOARD HEARING (CONT'D)

Present Use Category:  R3A   
Principle Use(s):  R3A   
Major Accessory Use(s): \_\_\_\_\_

Proposed Use Category:  Commercial   
Principle Use(s):  Commerical   
Major Accessory Use(s): \_\_\_\_\_

USE:

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

Existing bar and Restaurant with expansion of existing use into the adjacent premises.

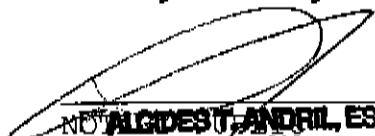
Describe the PROPOSED USE of the property including both indoor and outdoor activities:

Improvements on the adjacent lot to include second floor outdoor eating area

REQUIRED ATTACHMENTS:

- |    | <u>YES</u> | <u>NO</u>  |  |
|----|------------|------------|--|
| 1. | _____      | <u> X </u> | Is a new public street right-of-way proposed? If yes, please attach description.   |
| 2. | _____      | <u> X </u> | Are off-tract facilities proposed? If yes, please attach description.  |
| 3. | _____      | <u> X </u> | Are there any deed restrictions which affect the subject property in or contemplated? If yes, please attach description.     |
| 4. | _____      | <u> X </u> | Is the subject property located in "A" Flood Hazard Area? If yes, please attach copy of necessary permit or waiver.          |
| 5. | _____      | <u> X </u> | Is the subject property within 500 feet of a tidal water body? If yes, please attach 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.

  
ALCEST ANDRILL, ESQ  
Attorney At Law  
of the State of New Jersey

4-27-22  
DATE

BILL GARDNER FEUX  
APPLICANT'S SIGNATURE

4-27-22  
DATE

APPLICATION FOR BOARD ACTION  
 DCP FORM #03, PAGE 1 OF 3  
 (Revised March 14, 1988)

Planning Board \_\_\_\_\_  
 Zoning Board  X

Application # \_\_\_\_\_  
 Date Filed \_\_\_\_\_  
 Filing Fee \$ \_\_\_\_\_  
 Received By \_\_\_\_\_  
 Hearing Date \_\_\_\_\_  
 Final Hearing \_\_\_\_\_

**APPEAL FOR RELIEF FROM  
 ZONING REQUIREMENTS**

Appeal is hereby made, pursuant to Section C.40:55D-70c of the New Jersey Municipal Land Use Law, for the permission to vary requirements of the zoning article of the Development Control Ordinance of the City of Elizabeth as follows:

A.	SECTION	REQUIREMENTS	RELIEF REQUESTED
1.	<u>17.36.100</u>	<u>Lot width 60'</u>	<u>25' Existing</u>
2.	_____	<u>Lot frontage 60'</u>	<u>25' Existing</u>
3.	_____	<u>Side yard 15'</u>	<u>0' Existing</u>
4.	_____	<u>Rear yard 35'</u>	<u>25' Existing</u>
5.	_____	<u>Front yard 8'</u>	<u>0' Existing</u>
6.	_____	<u>Interior side yard</u>	<u>0' Existing</u>
7.	_____	<u>3'1"</u>	_____
8.	_____	<u>Rear yard setback 25'</u>	<u>0' Existing</u>
9.	<u>17.36.120</u>	<u>Imp. Cov. 77/60%</u>	<u>100% Existing</u>
10.	_____	<u>Parking 78 spaces</u>	<u>5 provided</u>

**B. ARGUMENTS:** 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.

APPLICATION FOR BOARD ACTION  
DCP FORM #03, PAGE 2 OF 3  
(Revised March 14, 1988)

Planning Board \_\_\_\_\_  
Zoning Board  X

Application # \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Filing Fee \$ \_\_\_\_\_  
Received By \_\_\_\_\_  
Hearing Date \_\_\_\_\_  
Final Hearing \_\_\_\_\_

APPEAL FOR RELIEF FROM  
ZONING REQUIREMENTS (CONT'D)

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C. PUBLIC HEARING NOTIFICATION INFORMATION: 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. 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         |   |
|----|-------|------------|---|
| 1. | _____ | <u> X </u> | Is the subject property located within two hundred (200) feet of any municipal boundary? If yes, the City Clerk of adjacent municipality and County Planning Board shall be notified of the hearing by applicant (please see Note 1). |
| 2. | _____ | <u> X </u> | Is the subject property adjacent to an existing or proposed county road or adjoining other county land? If yes, the County Planning Board shall be notified of the hearing by applicant (please see Note 1).                          |
| 3. | _____ | <u> X </u> | Is the subject property adjacent to a state highway? If yes, the Commissioner of Transportation shall be notified of the hearing by the applicant (please see Note 2).  |

D. DISCLOSURE OF INFORMATION: If the application involves variances to construct twenty-five (25) or more residential units, or if the proposed project is owned by a corporation or partnership, the applicant is required to submit a disclosure statement of all stockholders or partners with ten percent (10%) or greater interest in the corporation or partnership pursuant to N.J.S.A. 40:55D-48.1 et seq.

APPLICATION FOR BOARD ACTION  
DCP FORM #03, PAGE 3 OF 3  
(Revised March 14, 1988)

Planning Board \_\_\_\_\_  
Zoning Board  X

Application # \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Filing Fee \$ \_\_\_\_\_  
Received By \_\_\_\_\_  
Hearing Date \_\_\_\_\_  
Final Hearing \_\_\_\_\_

APPEAL FOR RELIEF FROM  
ZONING REQUIREMENTS (CONT'D)

=====

**NOTE 1:** If the subject property is located within two-hundred (200) feet of a municipal boundary, or if the subject property is adjacent to a county road or land, the applicant should file Form #15 and submit it to:

Union County Planning Board  
Union County Department of Engineering & Planning  
Union County Administrative Building  
Elizabethtown Plaza  
Elizabeth, New Jersey 07201

**NOTE 2:** If the subject property is located adjacent to a state highway or property, the applicant should file Form #15 and submit it to:

New Jersey Department of Transportation  
1035 Parkway Avenue  
P.O. Box 101  
Trenton, New Jersey 08625



Planning Board: \_\_\_\_\_  
Zoning Board X

Application  
Date Filed \_\_\_\_\_  
Filing Fee \$ \_\_\_\_\_  
Received By \_\_\_\_\_  
Hearing Date \_\_\_\_\_  
Final Hearing \_\_\_\_\_

APPLICATION FOR  
BOARD HEARING (CONT'D)

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**NOTE: IF AN APPLICATION FOR DEVELOPMENT HAS BEEN SUBMITTED FOR THIS PROPERTY WITHIN THE LEAST TEN YEARS, PLEASE PROVIDE THE FOLLOWING INFORMATION.**

DATE OF APPLICATION

TYPE OF DEVELOPMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DCP Form #04  
( Revised 6/10/85 )  
Appeal fro Use Variance

Application # \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Filing Fec \_\_\_\_\_  
Received By \_\_\_\_\_

DO NOT WRITE ABOVE THIS LINE

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Request is hereby made pursuant to Section C. 40:55D-70d of the New Jersey Municipal Land Use Law to the Board for permission to permit a bar and restaurant as a use in a R3A Zone which is specifically prohibited by the Development Control Ordinance of the City of Elizabeth.

1. Arguments must be submitted in support of the requested "Use Variance". On a separate sheet, describe the reasons why the requested use variance should be granted the Board.

2. Public Hearing Notification Information

Notice shall be given by the applicant at least ten (10) days prior to the date of 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 hearing.

- |  | YES | or | NO |
|--|-----|----|----|
| a) Is the subject property located within two hundred feet ( 200' ) of any municipal boundary? If yes, the city clerk and the County Planning Board shall be notified by the applicant ( Note 1 )          |     |    | X  |
| b) Is the subject property adjacent to an existing or proposed county road or adjoining other county land? If yes, the County Planning Board shall be notified of the hearing by the applicant. ( Note 1 ) |     |    | X  |
| c) Is the subject property adjacent to a state highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing. ( Note 2 )   |     |    | X  |

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED IN THE STATE AND WITHIN 200 FEET ( 200' ) IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION.

DCP Form # 08  
 Application for Preliminary  
 Approval of Site Plan

Application # \_\_\_\_\_  
 Date Filed \_\_\_\_\_  
 Filing fee \$ \_\_\_\_\_  
 Received by \_\_\_\_\_

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

1.

Plan Description Site Plan	Prepared By J. Guerra	Date 3-22-22	For Official Use Only

2. Notification Information.

YES      NO

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 country road? If yes, County Planning Board shall be notified or hearing by the applicant and a copy of the site plan shall be submitted to the County Planning Board by the local board

X

3. Publication 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 lease two (2 ) days prior to the date of the hearing.

X

a ) Is the subject property located within 200 feet ( 200' ) of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant.

X

YES

NO

b ) Is the subject property located adjacent to a State Highway?  
If yes, applicant shall notify the Commissioner of Transportation  
of the hearing ( Form 15 ).

X

THE APPLICANT SHALL NOTIFY ALL PROPERTY OWNERS  
LOCATED IN THE STATE AND WITHIN TWO HUNDRED  
FEET ( 200' ) IN ALL DIRECTIONS OF THE PROPERTY IN  
QUESTION. X

4. Disclosure information

X

Is the applicant and/or owner a corporation, partnership or limited  
liability company and does the subdivision involve six (6) or more  
lots? If yes, submit disclosure of all stockholders and/or members  
holding 10% or more of the stock or partners and/or members  
with a 10% or greater interest in the partnership or limited  
liability company pursuant to N.J.S.A. 40:55D-48.1 ct seq.  
( Form #14)

DO NOT WRITE ABOVE LINE

Application is hereby made for final approval of the proposed site plan for the land hereinafter more particularly described. (Attach Form #24 Final Plan Intake Checklist, Form #25 Public Works Final Approval Certification Checklist, and Form #26 Planning Final Approval Certification Checklist)

1. Date of preliminary approval: Pending. Date of any extensions granted (attach documentation): None. Preliminary site plan approval pursuant to N.J.S.A. 40:55 D-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.

	<u>Contact Persons</u>	<u>Phone</u>
2. a. Draining Plan	James R. Guerra	355-2555
b. Paving Plan	"	"
c. Utility Plan	"	"
d. Landscaping Plan	"	"
e. Sign Plan	"	"
f. Lighting Plan	"	"
g. Elevation Drawing	"	"

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) YES. If not, indicate material changes (attach copy if necessary).

NONE

4. Have all conditions of preliminary approval have been met? (Yes or No) YES. 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: Alcides T. Andril, Esq.  
Address: 534 Westfield Avenue  
Elizabeth, NJ 07208

Check One:

Applicant will pick up

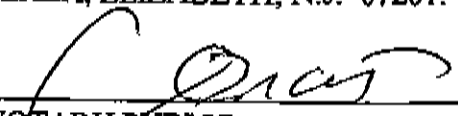
Phone: (908) 558-0100

Documents should be mailed X

OWNER'S CONSENT FORM

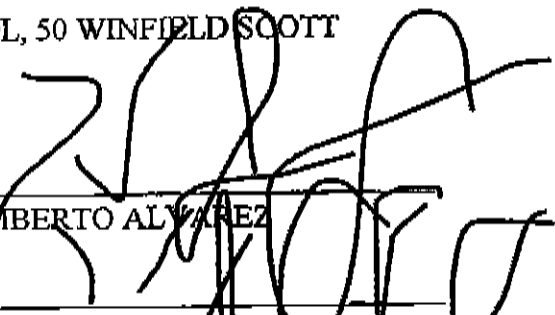
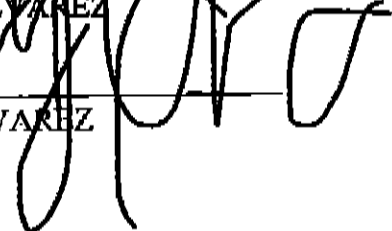
HUMBERTO ALVAREZ AND HERMINIA ALVAREZ, THE OWNERS OF THE PREMISES KNOWN AS 561-563 ELIZABETH AVENUE, ELIZABETH, NJ, TAX ACCOUNT NUMBER 5-328 FOR WHICH AN APPLICATION OF DEVELOPMENT HAS BEEN SUBMITTED BY LA JOLLA, LLC, WHICH INVOLVES THE USE OF THE PREMISES FOR A BAR AND RESTAURANT AND THE ERECTION OF A SINGLE STORY STRUCTURE WITH ROOF TOP EATING AND DRINKING AREA AND REQUIRES THE GRANTING OF A USE VARIANCE, SITE PLAN APPROVAL AND BULK VARIANCES FOR VARIOUS LOT DIMENSIONS, LOT COVERAGE AND PARKING.

I HEREBY CERTIFY THAT I HAVE READ THE APPLICATION AND GRANT PERMISSION TO THE APPLICANT TO PROCEED BEFORE THE PROPER BOARD. I FURTHER CERTIFY THAT I AM AWARE THAT THE ENTIRE PROPERTY IS SUBJECT TO THE ACTIONS OF THE REVIEWING BOARD WHICH MAY AFFECT THE PROPERTY RIGHTS OF MYSELF OR MY SUCCESSORS AND THAT AS THE OWNER OF SAID PROPERTY I AM ULTIMATELY RESPONSIBLE FOR COMPLYING WITH ANY AND ALL CONDITIONS IMPOSED BY THE REVIEWING BOARD. I FURTHER CERTIFY THAT I AM AWARE INFORMATION REGARDING THE APPLICATION AND THE PROSPECTIVE CONDITIONS OF APPROVAL WILL BE AVAILABLE FOR PUBLIC INSPECTION FOR TEN (10) DAYS PRIOR TO THE HEARING AND THAT THE ACTUAL DECISION CONTAINING THE CONDITIONS IMPOSED WILL BE AVAILABLE FOR PUBLIC INSPECTION NOT LATER THAN TEN (10) DAYS AFTER SAID HEARING. INFORMATION IS AVAILABLE DURING NORMAL BUSINESS HOURS AT THE OFFICE OF THE DIVISION OF ZONING AND LAND USE CONTROL, 50 WINFIELD SCOTT PLAZA, ELIZABETH, N.J. 07201.

  
\_\_\_\_\_  
NOTARY PUBLIC  
DATE: 4/20/2022

STAMP OF THE NOTARY

GIRISHKUMAR P PATEL  
Commission # 2436826  
Notary Public, State of New Jersey  
My Commission Expires  
July 30, 2023

  
\_\_\_\_\_  
HUMBERTO ALVAREZ  
  
\_\_\_\_\_  
HERMINIA ALVAREZ







Batch Id: 5328 BB

Identification	Name	Street Address	City, State	Zip
		Property Location		
Block: 5 Lot: 328 Qual:	ALVAREZ, HUMBERTO A & HERMINIA M	22 OVERLOOK DRIVE	JACKSON, N J	08527
		561-563 ELIZABETH AVE		
Block: 5 Lot: 327 Qual:	JF & LF INVESTMENT, LLC	920 BOND ST 2ND FL	ELIZABETH, N J	07201
		559 ELIZABETH AVE		
Block: 5 Lot: 326 Qual:	MARTO, FERNANDO C & LESLIE	455 MONROE AVE	ELIZABETH, N J	07201
		557 ELIZABETH AVE		
Block: 5 Lot: 325 Qual:	ALVAREZ, HUMBERTO J	22 OVERLOOK DR	JACKSON, N J	08527-4810
		555 ELIZABETH AVE		
Block: 5 Lot: 324 Qual:	GOMEZ FAMILY REV TRST % GOMEZ, ANGEL	47 MARC DR	HOWELL, N J	07731-1582
		553 ELIZABETH AVE		
Block: 5 Lot: 322 Qual:	ORLANDO & DULCE, LLC	610 RIVERSIDE DR	CRANFORD, N J	07016-1951
		549-551 ELIZABETH AVE		
Block: 5 Lot: 320 Qual:	ORLANDO & DULCE, LLC	610 RIVERSIDE DR	CRANFORD, N J	07016-1951
		547-551 ELIZABETH AVE		
Block: 5 Lot: 319 Qual:	BANANA KING CORP	53 BROADWAY	PASSAIC, N J	07055
		545 ELIZABETH AVE		
Block: 5 Lot: 318 Qual:	NUNEZ, JOSE JR & ROSIRIS	3027 SCHUMANN OAKS DR	SPRING, TX	77386
		543 ELIZABETH AVE		
Block: 5 Lot: 317 Qual:	PEREZ, NELSON	1093 VIRGINIA ST	ELIZABETH, N J	07201
		541 ELIZABETH AVE		

Identification	Name	Street Address	City, State	Zip
	Property Location			
Block: 5 Lot: 970 Qual:	562 MARSHALL ST, LLC	920 BOND ST 2ND FL	ELIZABETH, N J	07201
	562 MARSHALL ST			
Block: 5 Lot: 969 Qual:	560 MARSHALL ST, LLC	920 BOND ST 2ND FL	ELIZABETH, N J	07201
	560 MARSHALL ST			
Block: 5 Lot: 968 Qual:	558 MARSHALL ST, LLC	920 BOND ST 2ND FL	ELIZABETH, N J	07201
	558 MARSHALL ST			
Block: 5 Lot: 967 Qual:	COMPANY, LUIS A - JIMENEZ, JESSICA	556 MARSHALL ST	ELIZABETH, N J	07206
	556 MARSHALL ST			
Block: 5 Lot: 966 Qual:	CARBAJAL, CARLOS	554 MARSHALL ST	ELIZABETH, N J	07206
	554 MARSHALL ST			
Block: 5 Lot: 965 Qual:	MENDES, ORLANDO & DULCE	610 RIVERSIDE DR	CRANFORD, N J	07016
	552 MARSHALL ST			
Block: 5 Lot: 964 Qual:	ORLANDO & DULCE, LLC	610 RIVERSIDE DR	CRANFORD, N J	07016-1951
	550 MARSHALL ST			
Block: 5 Lot: 963 Qual:	ORLANDO & DULCE, LLC	610 RIVERSIDE DR	CRANFORD, N J	07016-1951
	548 1/2 MARSHALL ST			
Block: 5 Lot: 963.B Qual:	ORLANDO & DULCE, LLC	610 RIVERSIDE DR	CRANFORD, N J	07016-1951
	548 MARSHALL ST			
Block: 5 Lot: 963.C Qual:	ORLANDO & DULCE, L L C	610 RIVERSIDE DR	CRANFORD, N J	07016-1951
	546 1/2 MARSHALL ST			

Identification	Name	Street Address	City, State	Zip
		Property Location		
Block: 5 Lot: 963.A Qual:	ORLANDO & DULCE, LLC	610 RIVERSIDE DR CRANFORD, N J PT 546 MARSHALL ST		07016-1951
Block: 5 Lot: 962 Qual:	BAEZ, NATIVIDAD	544 MARSHALL ST ELIZABETH, N J 544 MARSHALL ST		07206
Block: 5 Lot: 961 Qual:	JOSHUA & JACOB MANAGEMENT, LLC	542 MARSHALL ST ELIZABETH, N J 542 MARSHALL ST		07206
Block: 5 Lot: 960 Qual:	BELL, ANNETTE - POWELL, SHAWNAKAY	540 MARSHALL ST ELIZABETH, N J 540 MARSHALL ST		07206
Block: 5 Lot: 1036 Qual:	ALVAREZ, HUMBERTO & HERMINIA	22 OVERLOOK DR JACKSON, N J 563 MARSHALL ST		08527-4810
Block: 5 Lot: 1035 Qual:	ESTARITA, EMILIO	561 MARSHALL ST ELIZABETH, N J 561 MARSHALL ST		07206
Block: 5 Lot: 1034 Qual:	PEREZ, OSEAS MARTINEZ	546 LIVINGSTON ST ELIZABETH, N J 559 MARSHALL ST		07206
Block: 5 Lot: 1033 Qual:	FERNANDEZ, AURORA	557 MARSHALL ST ELIZABETH, N J 557 MARSHALL ST		07206
Block: 5 Lot: 1032 Qual:	RODRIGUEZ, PATROCINIO BANEGAS	555 MARSHALL ST ELIZABETH, N J 555 MARSHALL ST		07206
Block: 5 Lot: 1031 Qual:	VUKAJ, MUSA - VUKOVIC, RESIT	553 MARSHALL ST ELIZABETH, N J 553 MARSHALL ST		07206
Block: 5	FRANCO, AGUSTIN			

Identification	Name	Street Address	City, State	Zip
Lot: 1030 Qual:		551 MARSHALL ST ELIZABETH, N J PT 549-551 MARSHALL ST		07206
Block: 5 Lot: 1029 Qual:		MAGNET, MEZULA - GUSTAVE, Y & R 547 MARSHALL ST ELIZABETH, N J 547-549 MARSHALL ST		07206
Block: 5 Lot: 1028 Qual:		BEDOYA, ESTEBAN P SALGUERO 545 MARSHALL ST ELIZABETH, N J 545 MARSHALL ST		07206
Block: 5 Lot: 1027 Qual:		CANO, JHONFIR H & LUZ DARY MARIN 137 SAYRE ST ELIZABETH, N J 543 MARSHALL ST		07208
Block: 5 Lot: 1169 Qual:		ULICKI, ALINA & MIROSLAW 8 FARMSTEAD CT, WEST RANDOLPH, N J 45-47 SIXTH ST		07869
Block: 5 Lot: 768 Qual:		IGLESIA DE DIOS PENTECOSTAL MIE, INC P O BOX 8909 ELIZABETH, N J 556-562 FRANKLIN ST		07201
Block: 5 Lot: 767 Qual:		PEREZ, VICTOR M 554 FRANKLIN ST #2 LEFT ELIZABETH, N J 554 FRANKLIN ST		07206
Block: 5 Lot: 766 Qual:		LOPEZ, GLADYS 552 FRANKLIN ST ELIZABETH, N J 552 FRANKLIN ST		07206
Block: 5 Lot: 765 Qual:		SASSON, ABRAHAM 550 FRANKLIN ST ELIZABETH, N J 550 FRANKLIN ST		07206
Block: 5 Lot: 764 Qual:		MAGILL REAL ESTATE HOLDINGS, L L C P O BOX 6535 ELIZABETH, N J 548 FRANKLIN ST		07206
Block: 5 Lot: 763		MENDOZA, ANTONIO & DIANA 546 FRANKLIN ST		

Identification	Name	Street Address	City, State	Zip
		Property Location		
Qual:		ELIZABETH, N J 546 FRANKLIN ST		07206
Block: 7 Lot: 839 Qual:	JASON, RAYMONDE EDWINE	607 MARSHALL ST	ELIZABETH, N J	07206
Block: 7 Lot: 838 Qual:	LECONA, DANIEL	605 MARSHALL ST	ELIZABETH, N J	07206
Block: 7 Lot: 837 Qual:	GIRON, ROMEO & CARLOTA	113 FAIRBANKS ST	HILLSIDE, N J	07205
Block: 7 Lot: 836 Qual:	601 MARSHALL STREET, LLC	9 ANTHONY CIRCLE	CLARK, N J	07066
Block: 7 Lot: 1147 Qual:	BONILLA, GUALBERTO - PAZ, BLANCA E	46 SIXTH ST	ELIZABETH, N J	07206
Block: 7 Lot: 1148 Qual:	ABREU & VALDEZ, LLC	419 BACHELLOR AVE	LINDEN, N J	07036
Block: 7 Lot: 819 Qual:	FAUSTINA TURIN ASSETS, LLC	422 LAUREL AVE	ROSELLE PARK, N J	07204
Block: 7 Lot: 818 Qual:	SORTO, JOSE C	608 MARSHALL ST	ELIZABETH, N J	07206
Block: 7 Lot: 817 Qual:	AVELAR, JUAN & MARIA	604 MARSHALL ST	ELIZABETH, N J	07206
Block: 7 Lot: 816 Qual:	DE LA PRIDA, JR, RAUL	225 GLENWOOD RD	ELIZABETH, N J	07208

Identification	Name	Street Address	City, State	Zip
		600-02 MARSHALL STREET		
Block: 7	OLIVER, JOSEPH - CONCEICAO, MARIA			
Lot: 317	324 N 11TH ST			
Qual:	FLAGLER BEACH, FL			32136
	611 ELIZABETH AVE			
Block: 7	JAMBRINA, BERNARDO D & GARRIDO, E M			
Lot: 316	625 SALEM RD			
Qual:	UNION, N J			07083
	609 ELIZABETH AVE			
Block: 7	607 ELIZABETH AVE CORP			
Lot: 315	604 JEFFREY LN			
Qual:	UNION, N J			07083
	607 ELIZABETH AVE			
Block: 7	ALVAREZ, HUMBERTO & HERMINIA			
Lot: 314	22 OVERLOOK DR			
Qual:	JACKSON, N J			08527-4810
	605 ELIZABETH AVE			
Block: 7	ALVAREZ, HUMBERTO & HERMINIA			
Lot: 313.B	22 OVERLOOK DR			
Qual:	JACKSON, N J			08527-4810
	603 ELIZABETH AVE			
Block: 7	ALVAREZ, HUMBERTO & HERMINIA M			
Lot: 313.A	22 OVERLOOK DR			
Qual:	JACKSON, N J			08527-4810
	REAR 601-3 ELIZABETH AVE			
Block: 7	ALVAREZ, HUMBERTO & HERMINIA M			
Lot: 313	22 OVERLOOK DR			
Qual:	JACKSON, N J			08527-4810
	601 ELIZABETH AVE			
Block: 7	CORTES, GONZALO			
Lot: 383	40 RED HILL RD			
Qual:	WARREN, N J			07060
	608-610 ELIZABETH AVE			
Block: 7	BANK OF AMERICA % CORP REAL ESTATE			
Lot: 382	101 N TRYON ST-NC10010381			
Qual:	CHARLOTTE, NC			28255
	606 ELIZABETH AVE			
Block: 7	BANK OF AMERICA % CORP REAL ESTATE			
Lot: 380	101 N TRYON ST-NC10010381			
Qual:	CHARLOTTE, NC			28255
	600-604 ELIZABETH AVE			

Identification	Name	Street Address	City, State	Zip
	Property Location			
Block: 7 Lot: 408.A Qual:	DAVID LIVINGSTON, BAPTIST CHURCH	601-607 FIRST AVE	ELIZABETH, NJ	07206
Block: 5 Lot: 565 Qual:	MALLOZZI, D & I	559-563 FIRST AVE	ELIZABETH, N J	07206
Block: 5 Lot: 564 Qual:	CAMPOS, SANDRA R ARELLANO	557 FIRST AVE	ELIZABETH, N J	07206
Block: 5 Lot: 563 Qual:	MARUJO, M & F, BRANCO, M & R	555 FIRST AVE	ELIZABETH, N J	07206
Block: 5 Lot: 381 Qual:	ROMA-RAJ, LLC	175 SANDHILLS RD	MONMOUTH JUNCTION, N J	08852
Block: 5 Lot: 380 Qual:	YOUNG, T J JR	264 PEMBROOK RD	MOUNTAINSIDE, N J	07092
Block: 5 Lot: 379 Qual:	BARRO, NICOLAS & MARIA	204 QUEEN LA	MOUNTAINSIDE, N J	07092
Block: 5 Lot: 378 Qual:	LAMELO PROPERTY 550, LLC	550 ELIZABETH AVE	ELIZABETH, N J	07206
Block: 5 Lot: 377 Qual:	546-548 ELIZABETH AVE RLTY HOLDINGS	1807 DILL AVE	LINDEN, N J	07036
Block: 5 Lot: 376 Qual:	AFONSO, JUBLIO L & NUNO	544 ELIZABETH AVE	ELIZABETH, N J	07202

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Identification	Name	Street Address	City, State	Zip
Block: 5	BOARD OF EDUCATION			
Lot: 375	500 N BROAD ST			
Qual:	ELIZABETH, N J			07208
	524-542 ELIZABETH AVE			

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UTILITY COMPANIES

NAMES

STREET ADDRESS

CITY, STATE, ZIP

PROPERTY LOCATION (Where Applicable)

IDENTIFICATION:

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BLOCK.- 11           CABLEVISION OF NEW JERSEY.  
LOT.- 1069           536 NORTH BROAD ST, ELIZABETH, NJ 07208.  
QUAL.- W 11         532-534 NORTH BROAD ST.

BLOCK.- 4            P.S. ELECTRIC & GAS CO.  
LOT.- 183            80 PARK PLAZA T24A – NEWARK, NJ 07101.  
QUAL W04            269-275 BAYWAY.

BLOCK.- 2            ELIZABETHTOWN GAS CO.  
LOT.- 74             1 ELIZABETHTOWN PLAZA, P.O.BOX 3175  
QUAL.- W02         UNION, NJ 07083-0000.  
                      200-238 BUTLER ST.

BLOCK.- 14          VERIZON  
LOT.- 10             P.O. BOX 152206  
                      IRWING, TX 75015-2206.

LIBERTY WATER CO.  
1341 NORTH AVE, PLAINFIELD, NJ 07061-C/O PROPERTY MG.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT AN APPLICATION FOR DEVELOPMENT (APPLICATION #Z-06-22) FOR THE PREMISES IN A R3A ZONE, AND LOCATED AT 553-559 ELIZABETH AVENUE, ELIZABETH, N.J. HAS BEEN SUBMITTED BY LA JOLLA, LLC, WHICH INVOLVES THE EXPANSION OF THE EXISTING BAR AND RESTAURANT AND REQUIRES THE GRANTING OF PRELIMINARY AND FINAL SITE PLAN APPROVAL AND BULK VARIANCES FOR LOT WIDTH, LOT FRONTAGE, FRONT, REAR AND SIDE YARDS, IMPERVIOUS COVERAGE AND PARKING PURSUANT TO C.40:55D-70c AND C.40:55D-70d. THE APPLICANT ALSO REQUESTS SUCH OTHER RELIEF INCLUDING WAIVERS, EXCEPTIONS AND SUCH OTHER VARIANCES AS THE BOARD MAY REQUIRE. THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF ELIZABETH WILL CONDUCT A PUBLIC HEARING ON THIS MATTER ON AUGUST 11, 2022, AT 7:30 P.M., AT THE ELIZABETH CITY COUNCIL CHAMBERS, CITY HALL, 50 WINFIELD SCOTT PLAZA, ELIZABETH, NEW JERSEY. ANY PERSON AFFECTED BY THIS APPLICATION WILL HAVE THE OPPORTUNITY TO PRESENT ANY OBJECTIONS TO THE PROPOSED DEVELOPMENT, HOWEVER, THE BOARD RESERVES THE RIGHT TO EXCLUDE REPETITIOUS TESTIMONY. ALL DOCUMENTS RELATING TO THIS APPLICATION MAY BE INSPECTED BY THE PUBLIC MONDAY THROUGH FRIDAY, BETWEEN THE HOURS OF 9:00 A.M. AND 4:00 P.M. IN THE OFFICE OF THE BOARD, ZONING AND LAND USE CONTROL DIVISION, 50 WINFIELD SCOTT PLAZA, ELIZABETH, NEW JERSEY.

  
\_\_\_\_\_  
(SIGNATURE OF APPLICANT)

6-23-22  
\_\_\_\_\_  
(DATE)

**PUBLIC HEARING NOTIFICATION INFORMATION:** NOTICE SHALL BE GIVEN BY THE APPLICANT NO LATER THAN AUGUST 1, 2022. 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. NOTICE SHALL BE GIVEN BY THE APPLICANT AT LEAST TEN (10) DAYS PRIOR TO THE DATE OF THE HEARING. 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 NO LATER THAN AUGUST 9, 2022 WHICH IS AT LEAST TWO (2) DAYS PRIOR TO THE DATE OF THE HEARING.

**AFFIDAVIT OF PROOF OF SERVICE**

**RE: Z-06-22; La Jolla LLC**

STATE OF NEW JERSEY :

:

SS.

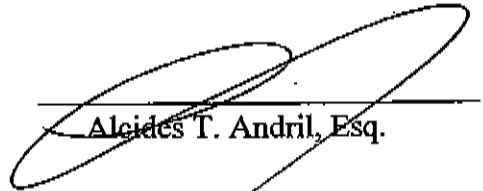
COUNTY OF UNION :

Alcides T. Andril, Esq., of full age being duly sworn according to law, deposes and says as follows:

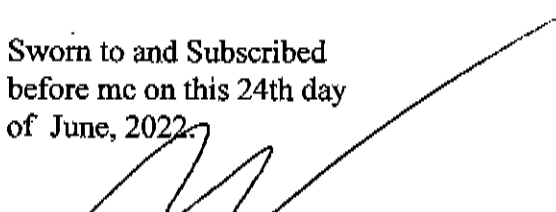
1. The Affiant has his principal place of business at 534 Westfield Avenue, Elizabeth, N.J.

2. The Affiant is the attorney for the applicant in a proceeding before the Zoning Board of the City of Elizabeth, being an application for development which has the application number Z-06-22 and in reference to premises located at 553-559 Elizabeth Avenue, Elizabeth, NJ.

3. The Affiant on June 24, 2022 gave written notice of the hearing on this application to each of the persons upon whom service must be made, in the required form and according to the attached list and in the manner indicated thereon.

  
Alcides T. Andril, Esq.

Sworn to and Subscribed  
before me on this 24th day  
of June, 2022.

  
Antonio R. Espinosa, Esq.  
Attorney at Law  
State of New Jersey