

869
(5)

OPRA request - 772 Floral Ave

Gonzalo <opra+request-46099-2debc1b7@requests.opramachine.com>

Sat 6/10/2023 6:07 PM

To: Yolanda M. Roberts <yroberts@elizabethnj.org>

*** CAUTION ***

This message came from an EXTERNAL address. DO NOT click on links or attachments unless you know the sender and the content is safe. Suspicious? Forward the message to spamreport@elizabethnj.org <<mailto:spamreport@elizabethnj.org>>

RECEIVED
JUN 14 2023
CITY CLERK'S OFFICE

Dear Elizabeth City,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

For property at 772 floral Ave, Elizabeth, NJ, 07208

All zoning permits, construction permits, building permits, commercial permits, zoning adjustments, zoning maps of property location and city ordinances pertaining to zone.

Yours faithfully,

Gonzalo

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-46099-2debc1b7@requests.opramachine.com

Is yroberts@elizabethnj.org the wrong address for OPRA requests to Elizabeth City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=elizabeth_city

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/772_floral_ave

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

INTEROFFICE MEMO

TO: Joanna Ortiz, Clerk 2

FROM: Morgan Scott, Clerk 1
Office of Planning Board, & Zoning Board of Adjustment

DATE: June 14th, 2023

SUBJECT: REQUEST FOR GOVERNMENT RECORDS

772 Floral Ave

M.S.

In answer to your request, which was received by this office _____ There are records
in this office for the above-mentioned address 772 Floral Ave. I am enclosing the signed zoning
review. If there any further questions _____ may come in and discuss the file, any time
Monday through Friday, 9:00a.m. to 4:00p.m., in the Office of Planning and Zoning Boards, in
room 403.

Cc: Eduardo J. Rodriguez, Director Planning & Community Development
Bridget S. Zellner, Business Administrator
William. Holzapfel, Esq., City Attorney
File



CITY OF ELIZABETH
DEPARTMENT OF PLANNING AND COMMUNITY
DEVELOPMENT
BUREAU OF CONSTRUCTION AND ZONING
50 WINFIELD SCOTT PLAZA, ELIZABETH, NJ 07201
Tel. (908) 820-4093 Fax (908) 820-4245
www.Elizabethnj.org

MARIA Z. CARVALHO
Executive Assistant

EDUARDO J. RODRIGUEZ
Director, Planning and Community Development

J. CHRISTIAN BOLLWAGE
Mayor

ZONING REVIEW: Conditional Approval Z18-0176

DATE: April 23, 2018

LOCATION: 772 Floral Ave.

APPLICANT: Carlos Santiago
805 Mc Candless St.
Linden, N.J. 07036

On April 19, 2018, an application for review of 772 Floral Ave. was received for the continued use of a deli grocery in a R-1 zone.

This project may proceed, with the following conditions:

The deli –grocery is considered pre-existing non- conforming, as such the deli-grocery may continue since it was permitted before.

All health department licenses must be updated.

Plans and permits are required for any construction that may take place.

This preliminary approval, rendered under Section 17.04.030 of the Land Development Code, may be confirmed by obtaining permits for all alteration, construction, demolition, installation and renovations from the Construction Bureau before beginning any work. Present this review with necessary Uniform Construction Code applications in Room 401, City Hall.

Thomas Nicastro

Zoning Officer

Maria Carvalho

Executive Assistant



9972



CITY OF ELIZABETH
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DEVELOPMENT
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MARIA Z. CARVALHO
Executive Assistant

EDUARDO J. RODRIGUEZ
Director, Planning and Community Development

J. CHRISTIAN BOLLWAGE
Mayor

ZONING PERMIT APPLICATION

WORKSITE: 772 Floral Ave ANNA'S ANGEL'S DELI

☐ 1 or 2 Family Home: (\$20)

☐ All other uses (\$100), specify: _____

APPLICANT: Carlos Santiago ☐ Owner or ☐ Agent/Tenant

Address: 805 McCandless St. **City:** LINDEN **State:** NJ **Zip Code:** 07036

Phone: 908-848-9542

Email: Facethe nation 2013@gmail

Description of Project/Use (be specific):

DELI/Grocery Store

See instructions on rear of application and be sure include a copy of your survey and/or a property card.

CERTIFICATION:

I hereby certify that I am either the legal property owner or an authorized agent of the owner to make this application. I understand that if any of the above statements are willfully false, I am subject to punishment.

Carlos Santiago
Applicant's Signature

4-19-18
Date

Office Use Only

AMOUNT PAID: \$ 100⁰⁰
CHECK #: Cash
DATE REC'D: 4/19/18
REC'D. BY: G.V.
CONTROL #: Z 180176
ZONE: _____



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EDUARDO J. RODRIGUEZ
Director, Planning and Community Development

J. CHRISTIAN BOLLWAGE
Mayor

ZONING PERMIT APPLICATION

WORKSITE: 772 Floral Ave Elizabeth NJ

☐ 1 or 2 Family Home: (\$20) ☐ All other uses (\$100), specify: _____

APPLICANT: Fernanda Esquivel Murillo ☐ Owner or ☐ Agent/Tenant

Address: 35 Hennessy Pl **City:** Livingston **State:** NJ **Zip Code:** 07111

Phone: 973-517-5126 **Email:** murillo67@gmail.com

Description of Project/Use (be specific):

Bakery & restaurant

See instructions on rear of application and be sure include a copy of your survey and/or a property card.

CERTIFICATION:

I hereby certify that I am either the legal property owner or an authorized agent of the owner to make this application. I understand that if any of the above statements are willfully false, I am subject to punishment.

[Signature]
Applicant's Signature

04/05/2018
Date

Office Use Only

AMOUNT PAID: \$ 100
CHECK #: CASH
DATE REC'D: 4/3/18
REC'D. BY: NC
CONTROL #: Z 18-0135
ZONE: _____



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EDUARDO J. RODRIGUEZ
Director, Planning and Community Development

J. CHRISTIAN BOLLWAGE
Mayor

ZONING REVIEW: Denial Z18-0135

DATE: April 9, 2018

LOCATION: 772 Floral Ave.

APPLICANT: Fernando Esqirrel Murillo
35 Hennessy Pl.
Irvington, N.J. 07111

On April 5, 2018, an application for review of 772 Floral Ave. was received for the **conversion of a deli to a bakery and restaurant in a R-1 zone.**

This project may not proceed for the following reasons:

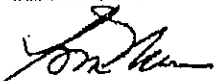
A bakery falls into the category of select commercial and light manufacturing, this category is only allowed in the C-4, M-1, M2, And M-3 zones.

As such you are asking for a change of use and not simply continuing the use as a deli.

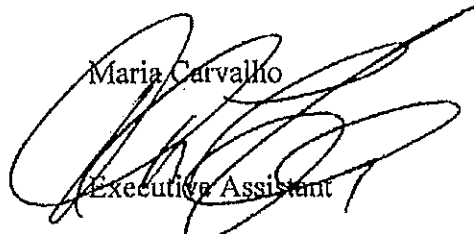
This change of use would require board approval.

This is a preliminary determination, rendered pursuant to Section 17.04.030, Land Development Code, and may be appealed to the zoning administrator. If the administrator confirms the determination, it then may be appealed to the Zoning Board of Adjustment, pursuant to Section 17.16.050, Land Development Code. An appeal must be taken within 20 days after providing notice to the zoning administrator, specifying the grounds of the appeal. A decision on the appeal shall be rendered no later than 120 days after the appeal is taken.

Thomas Nicastro


Zoning Officer

Maria Carvalho


Executive Assistant



0073

INSTRUCTIONS **ZONING PERMIT APPLICATION**

Welcome to the City of Elizabeth Zoning Permit process! We are constantly working to improve the permit process and make it more "user-friendly." Our aim is to make your experience as simple, quick, efficient, and painless as possible. You can help us to help you by ensuring that your application is correct and complete. Please be sure to "print or type" all necessary information on the Application Form and to submit all required support materials. The support documentation needed for the various types of Zoning Permits is outlined below.

Please note: These are general requirements only and may vary depending on the specific project or use. If you have any questions, please stop by the Zoning Office or call the Zoning Officer at (908) 820- 4728, before submitting your application. We're here to help you!

ALL APPLICATIONS - Description of Project or Use

When completing the *Description of Project/Use* section, be very specific and detailed. For example: If a structure is proposed, explain its use and note its dimensions. (All applicants must indicate the absence or presence of a well and/or septic on the property). The more information you provide, the less likely there will be of questions that could hold up your application.

New Structures & Exterior Projects

Residential applications need to include one copy of a signed/sealed survey of the property, showing all existing structures. All structure(s) being proposed must be drawn in clearly and to the same scale as the survey.

Non-Residential & Mixed Use applications need to include one copy of a signed/sealed site plan, showing the location of all existing structures, setbacks, topography, utilities and all dimensions/measurements. All structure(s) being proposed must be shown clearly, drawn to the same scale as the site plan and include all dimensions and distances from the property lines.

Additional Review

Please be aware that your project/use may require review, approval, or permits from other departments such as Engineering, Fire Prevention, Health, Historical Commission, or the Police Department. If in doubt, check before you proceed. We will direct and assist you.

Zoning Permit Fees

Fees collected are in accordance with section (17.52.65) of the Land Use Ordinance.

OCCUPANCY		CONSTRUCTION		Data		Instr.		Date		Listed		Priced		Checked		AGB		Remod.		Concl.		Repl. Value		Pmt. When		Mty. Value		Funct. Dep.		Sond. Value	
Gen. Station	Offices	Theater	Hotel	Bank	Warehouse	Apartment	Garage	Industrial	Vacant Land	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
3+1 SAN		2 x 8	8 x 8																												
12-24-42		12-24-42		12-24-42		12-24-42		12-24-42		12-24-42		12-24-42		12-24-42		12-24-42		12-24-42		12-24-42		12-24-42		12-24-42		12-24-42		12-24-42		12-24-42	
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12-24-42		12-24-42		12-24-42		12-24-42		12-24-4																							

ASSOCIATED SURVEYS

DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM

TO: *Joanna Ortiz, Clerk 2*

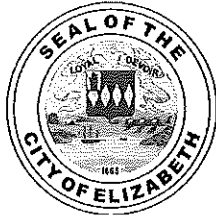
FROM: *Antoinette Mazza, Administrative Clerk*

DATE: *June 14, 2023*

SUBJECT: *772 Floral Avenue*

We are in receipt of a Request for Government Records from your office for the above referenced property. The Department of Public Works conducted a search of its files. This search proved unsuccessful in that we have no information relative to the property in question with regard to the documents requested.

If you require any further assistance or have any questions, please feel free to call me at extension 4101.



Interoffice Memorandum
CITY OF ELIZABETH
Department of Public Works
DIVISION OF ENGINEERING
50 WINFIELD SCOTT PLAZA, ELIZABETH, NJ 07201

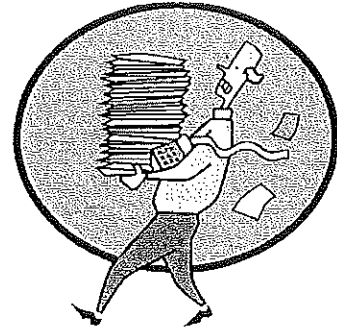
DATE: June 14, 2023
TO: Joanna Ortiz, Clerk 2
FROM: David Reis, Senior Engineering Aide
SUBJECT: **REQUEST FOR GOVERNMENT RECORDS**
772 Floral Avenue
OPRA 869

We are in receipt of a Request for Government Records from your office Gonzalo, that was received on Wednesday June 14, 2023, for the above referenced property. The Division of Engineering conducted a search of its files for the referenced site. This search proved unsuccessful in that we have no information relative to the property in question with regard to the documents requested.

If you require any further assistance or have any questions, please feel free to call me at extension 4736.

DR: dr
cc: John F. Papetti Jr., Director of Public Works
Daniel J. Loomis, PE, City Engineer
File

Memorandum



To: Joanna Ortiz, Clerk 2

From: Paloma Rodrigues / Planning & community Development
prodrigues@elizabethnj.org

Date June 14, 2023

Re: Opra # (869) 772 Floral

Regarding the above-mentioned property see attached.



CITY OF ELIZABETH
DEPARTMENT OF NEIGHBORHOOD SERVICES
BUREAU OF CONSTRUCTION, ZONING DIVISION

50 WINFIELD SCOTT PLAZA, ELIZABETH, NJ 07201

TELEPHONE 908.820.4093 TELEFAX 908.820.4245

MICHAEL MAZZA
Construction Official

CARLOS A. SANTOS
Director

J. CHRISTIAN BOLLWAGE
Mayor

ZONING INFORMATION

DATE: September 18, 2007

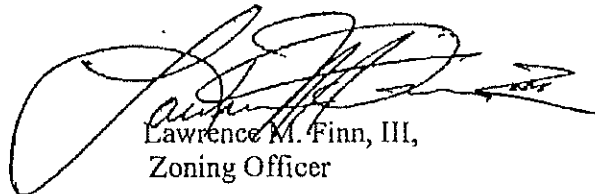
APPLICANT: Ms. Maria A. Ribeiro
ADDRESS: 92 Rock Hill Road
Old Bridge, NJ 08857

LOCATION: 772 Floral Avenue

On September 11, 2007, an application for review of a site, "LOCATION," was received. It is for **continued use** of a business "B" site, as a deli, in an R-1 zoning district.

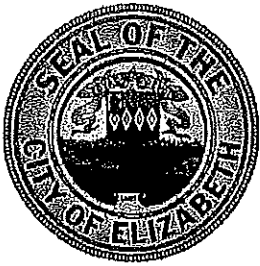
This project may proceed, under the following conditions:

1. The new installation must conform to existing prevailing conditions, as the zoning code permits same-category uses to operate in a district historically-used as "business B."
2. Applicant first must secure any licenses required by the city Health Department and local and state agencies having jurisdiction over cosmetology installations by, including but not limited to, submission of the facility's plans for their review, making all alterations as required and/or any correcting changes in the proposed facility that may legally be required;
3. Permits for demolition, construction and/or renovation must be obtained from the Construction Bureau before beginning work, by presenting this review with Uniform Construction Code and any other necessary applications, in Room 401, City Hall.


Lawrence M. Finn, III,
Zoning Officer



70914



CITY OF ELIZABETH
DEPARTMENT OF PLANNING AND COMMUNITY
DEVELOPMENT
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MARIA Z. CARVALHO
Executive Assistant

EDUARDO J. RODRIGUEZ
Director, Planning and Community Development

J. CHRISTIAN BOLLWAGE
Mayor

ZONING REVIEW: Conditional Approval Z22-083

DATE: February 18, 2022

LOCATION: 772 Floral Ave.

APPLICANT: Henrique Silva
61 Grove St.
Elizabeth, N.J. 07202

On February 18, 2022, an application for review of 772 Floral Ave. was received for **the interior renovation of an existing pastry shop in a R-1 zoning.**

This project may proceed, with the following conditions:

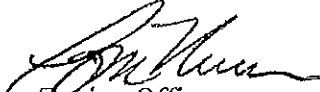
The pastry/deli shop is preexisting nonconforming use in the zone and may continue such use.

1. Installation must conform to plans submitted to and approved by the Construction Official. Must obtain all necessary permits from and meet all the requirements of the Construction Department prior to starting any work.
2. Applicant must secure any licenses required by the city Health Department, local and state agencies having jurisdiction over food/drink installations.

Please Note: while a pastry shop is a non-permitted use in the zone, a bakery where baking is done on premise is not a permitted use in a R-1 zone

This preliminary approval, rendered under Section 17.04.030 of the Land Development Code, may be confirmed by obtaining permits for all alteration, construction, demolition, installation and renovations from the Construction Bureau before beginning any work. Present this review with necessary Uniform Construction Code applications in Room 401, City Hall.

Thomas Nicastro


Zoning Officer

List of Permits - by BLQ
Block: 10 Lot: 680 Qualifier:

Permit #	Issue Date	Permit Type	Volume (Cub)	Block	Lot	Qual	Use Group	Work Description	Certificate	DCA	Other	Waived	Total Fee
Certificate	Issue Date	Census	Area (Sqft)	Work Site									
Permit Status	Date Closed	Adjustments	Building	Owner Name	File	Plumbing	Mechanical	Elevator					
20151239	07/02/2015	ALTERATION	0	10	680		R-5	INSTALLATION OF LOW VOLTAGE BURGLAR ALARM					
CA	05/14/2021	999	0	772 FLORAL AVE									
CLOSED	04/26/2021			JEREZ JUANA									
1)	\$199.00	\$0.00	\$65.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65.00
20162484	12/20/2016	ALTERATION	0	10	680		R-5	INSTALLATION OF LOW VOLTAGE WIRELESS BURGLAR ALARM SYSTEM					
CA	05/14/2021	999	0	772 FLORAL AVENUE									
CLOSED	04/26/2021			CORREIRA CARLOS									
2)	\$199.00	\$0.00	\$65.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65.00
20192103	01/03/2020	DEMOLITION	0	10	680			REMOVE 550 GALLON OIL TANK					
CA	06/10/2020	999	0	772 FLORAL AVENUE									
CLOSED	06/10/2020			TOMASSO RAYMOND									
3)	\$2,000.00	\$0.00	\$0.00	\$85.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85.00
20220898	06/14/2022	ALTERATION	0	10	680		A-2	INTERIOR ALTERATION OF PASTRY SHOP, SECOND FLOOR ADDITION AND RELOCATE FIRST FLOOR APARTMENT TO SECOND FLOOR.					
CO	999	0		772 FLORAL AVENUE									
ISSUED				772 SILVA, LLC									
4)	\$302,400.00	\$4,415.00	\$385.00	\$740.00	\$310.00	\$210.00	\$0.00	\$65.00	\$575.00	\$0.00	\$0.00	\$0.00	\$6,700.00
20220898+1	11/15/2022	ALTERATION	0	10	680		A-2	UPDATE UPGRADE SERVICE TO 400AMP AND ADDING OWNER'S METER.					
CA	999	0		772 FLORAL AVENUE									
ISSUED				772 SILVA, LLC									
5)	\$2,800.00	\$0.00	\$410.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	\$0.00	\$0.00	\$416.00
Grand Totals	\$307,598.00	\$4,415.00	\$925.00	\$825.00	\$310.00	\$210.00	\$0.00	\$0.00	\$65.00	\$580.00	\$0.00	\$0.00	\$7,333.00

COPIES