



891
(v)

CITY OF ELIZABETH
CITY CLERK'S OFFICE
50 WINFIELD SCOTT PLAZA
ELIZABETH, N.J. 07201

June 21, 2023

EMAIL: opra+request-46452-5d0e0555@requests.opramachine.com
Gonzalo

RE: 772 FLORAL AVENUE
(OPRA #891)

Dear Gonzalo,

Pursuant to your OPRA request dated June 19, 2023, enclosed please find the memos and documents from our Office of Planning & Zoning Board of Adjustment and the Department of Planning & Community Development.

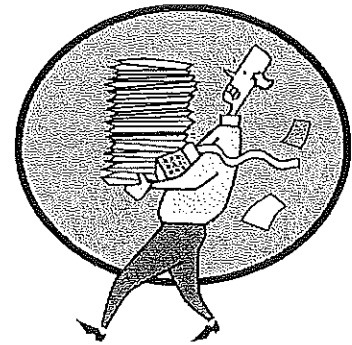
Should you have any questions with regards to this matter, please feel free to contact me at (908) 820-4134.

Very truly yours,

Vicki Eanes

Vicki Eanes
City Clerk's Office

Memorandum



To: Vicki Eanes, Clerk 2

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

Date June 19, 2023

Re: Opra # (891) 772 floral Ave

Regarding the above-mentioned property see attached.

RECEIVED

JUN 20 2023

CITY CLERK'S OFFICE



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 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:

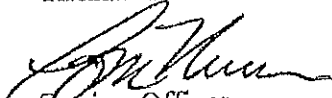
The pastry/deli shop is preexisting nonconforming use in the zone and may continue such use.

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



CONSTRUCTION PERMIT

Date Issued 06/14/2022
Permit # 20220868

IDENTIFICATION Block 10 Lot 680 Qualification Code _____
Work Site Location 772 FLORAL AVENUE
CITY OF ELIZABETH, NJ 07208
Owner in Fee 772 SILVA, LLC
Address 61-63 GROVE STREET
ELIZABETH NJ 07208
Tel. [REDACTED]
Contractor LUSO BUILDERS LLC
Address 762 TRUMBULL STREET
ELIZABETH, NJ, 07102
Tel. [REDACTED]
Lic. No. or Bids. Reg. No. [REDACTED]

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☒ PLUMBING ☐ LEAD HAZARD ABATEMENT
☒ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT ☒ OTHER Mechanical
(Subchapter 8 only)

DESCRIPTION OF WORK:
INTERIOR ALTERATION OF PASTRY SHOP, SECOND FLOOR ADDITION AND RELOCATE FIRST FLOOR APARTMENT TO SECOND FLOOR.

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 302,400.00

Pedro Pons

Construction Official

Date 06/14/2022

U.C.C. F170 (rev. 01/04)

PAYMENTS (Office Use Only)	
Building	\$4,415.00
Electrical	\$385.00
Plumbing	\$310.00
Fire Protection	\$740.00
Elevator Devices	\$0.00
Other	\$0.00
DCA State Permit Fee	\$575.00
Cert. of Occupancy	\$65.00
Other	
Total	\$6,701.00

COPY



PERMIT UPDATE

Date Update Issued 11/15/2022
Permit # 20220888+1
Date Permit Issued

IDENTIFICATION Block 10 Lot 680 Qualification Code _____
Work Site Location 772 FLORAL AVENUE Contractor EDWARD WALCHESKI JR.
CITY OF ELIZABETH, NJ 07208 Address 143 STILES STREET
Owner In Fee 772 SILVA, LLC ELIZABETH, NJ, 07208
Address 61-63 GROVE STREET Tel. _____
ELIZABETH NJ 07208 Lic. No. or Bids. Reg. No. _____
Tel. _____

Is hereby granted permission to perform the following work:

- ☐ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT
☒ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT ☐ OTHER _____
(Subchapter 8 only)

DESCRIPTION OF WORK:
UPDATE UPGRADE SERVICE TO 400AMP AND ADDING OWNER'S METER.

Estimated Cost of Work \$ 2,800.00

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Pedro Pons

Construction Official

U.C.C. F-190 (rev. 1/04)

PAYMENTS (Office Use Only)	
Building	\$0.00
Electrical	\$410.00
Plumbing	\$0.00
Fire Protection	\$0.00
Elevator Devices	\$0.00
Other	\$0.00
State Permit Surcharge Fee	\$5.00
Cert. of Occupancy	\$0.00
Other	
Total	\$416.00

Signature

Date 11/15/2022

INTEROFFICE MEMO

TO: Vicki Eanes, Clerk 2

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

DATE: June 20th, 2023

SUBJECT: REQUEST FOR GOVERNMENT RECORDS

By: Gonzalo, 772 Floral Ave

M.S.

.....

In answer to your request, which was received by this office on June 20th, 2023. 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 Gonzalo, 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

RECEIVED

JUN 21 2023

CITY CLERK'S OFFICE



CITY OF ELIZABETH
DEPARTMENT OF PLANNING AND COMMUNITY
DEVELOPMENT
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50 WINFIELD SCOTT PLAZA, ELIZABETH, NJ 07201
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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 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:

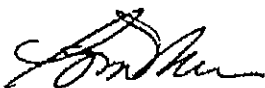
The deli -grocery is considered pre-existing non- conforming, as such the deli-grocery may continue since it was permitted before.

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





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 McConless St. **City:** Linden **State:** NJ **Zip Code:** 07036

Phone: _____ **Email:** _____

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: _____

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.

BUDG. DEF. (13)	CLASS (11)
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COMMERCIAL PROPERTY RECORD CARD										T.M. Page 10-17 Block C Lot		Address							
10 772 FLORAL AVE 680 4200 20200 24400										1-2-73 3/28/79 8/14/85 6-8-06		1-3-73 NU 23 100.000 375,000		541,000 60,000 100,000 375,000					
10 772 FLORAL AVE 680 4200 20200 24400										1-2-73 3/28/79 8/14/85 6-8-06		1-3-73 NU 23 100.000 375,000		541,000 60,000 100,000 375,000					
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10 772 FLORAL AVE 680 4200 20200 24400										1-2-73 3/28/79 8/14/85 6-8-06		1-3-73 NU 23 100.000 375,000		541,000 60,000 100,000 375,000					
10 772 FLORAL AVE 680 4200 20200 24400										1-2-73 3/28/79 8/14/85 6-8-06		1-3-73 NU 23 100.000 375,000		541,000 60,000 100,000 375,000					
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10 772 FLORAL AVE 680 4200 20200 24400										1-2-73 3/28/79 8/14/85 6-8-06		1-3-73 NU 23 100.000 375,000							



CITY OF ELIZABETH, NEW JERSEY
NEIGHBORHOOD SERVICES DEPARTMENT
CONSTRUCTION & ZONING CODE ENFORCEMENT BUREAU

50 WINFIELD SCOTT PLAZA

ELIZABETH, NJ 07201

ALFRED J. FAELLA
Director, Neighborhood Services

(908) 820-4092 (VOICE) **J. CHRISTIAN BOLLWAGE**
(908) 820-4241 (FAX) *Mayor*

MARC D. DASHIELD
Executive Assistant Director, Neighborhood Services

ZONING REVIEW -- DENIAL

APPLICANT: Nicky's Sports Collectibles
ADDRESS: 772 Floral Avenue
Elizabeth, NJ 07208

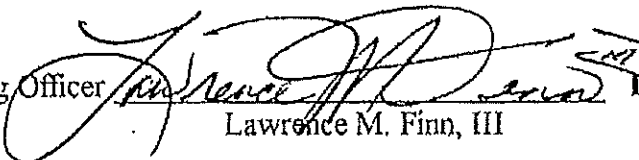
COPY

LOCATION: 772 Floral Avenue

On April 23, 1998, an application was received for zoning review of a project or work at the above address. This project/work involves **addition of facility for the sales of collectible cards.**

This application **may not** be approved, in this office. Applicant seeks to expand a commercial use in a residential districe. A Use Variance must be obtained to so do. Application must be made to Zoning Board of Adjustment

In accordance with the provisions of the Elizabeth Land Development Control Ordinance, Chapter 40 of the Municipal Code, this determination may be contested before the Elizabeth Zoning Board of Adjustment. An application for such appeal may be obtained in the Construction Bureau at City Hall.

Zoning Officer  **DATE:** May 14, 1998
Lawrence M. Finn, III



2258

CITY OF ELIZABETH
CONSTRUCTION BUREAU
ZONING REVIEW APPLICATION

APPLICANT'S NAME: Nicky's Sports Collectibles

APPLICANT'S ADDRESS: 772 FLORAL Avenue

APPLICANT'S OR CONTACT'S TELEPHONE NUMBER: _____

PROPERTY ADDRESS: 772 FLORAL Avenue

PROPERTY BETWEEN WHAT TWO STREETS: _____

OWNER: Henry Michael Shel

OWNER'S ADDRESS 837 Inwood Avenue, Union

IS ADDITION (covering more ground or enclosing more floor space as a porch or a patio) TO PREMISES TO BE MADE? _____ (If "YES," location survey map of the property must be provided to Construction Bureau with this application.)

PRESENT OR LAST USE OF PROPERTY: Commercial Store

WHEN DID LAST USE END (IF PROPERTY NOT BEING USED)? N/A

WHAT USE OR CHANGE IN USE, OR ADDITION, IS NEEDED? (For example, "Make a finished attic," or "change from one-family house to two-family house," or "tear down old garage and install new one under house," or convert pizza parlor to beauty salon," or "install swimming pool in rear yard.")

SPORTS CARDS & Nungspoth Cards

NAF Fed DATE 4/23/98
(OWNER'S SIGNATURE AS CONSENT TO THIS APPLICATION)

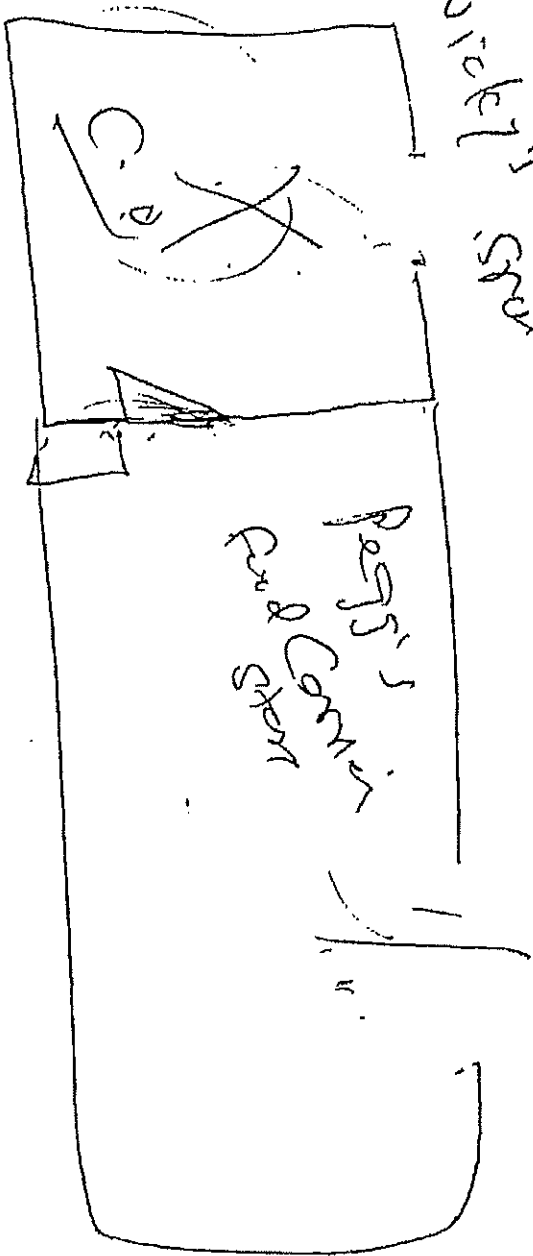
APPLICANT'S SIGNATURE: NAF Fed DATE 4/23/98

RECEIVED IN CONSTRUCTION BUREAU BY: A.A. DATE 4-23-98
(INITIALS)

R-1

1

Nickel's Spur



89/
CVI

OPRA request - Zoning, Permits and Survey 772 Floral Ave

Gonzalo <opra+request-46452-5d0e0555@requests.opramachine.com>

Fri 6/16/2023 9:25 AM

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>>

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:

- 1.) Permits # 20220888, #20220888+1 and all paperwork (approvals, denials, pending, etc.) associated with permits.
- 2.) All associated surveys of property.
- 3.) Zoning review #Z22-083 and all associated documents.
- 4.) All zoning board approvals, denials, conditional or otherwise for property.

CITY CLERK'S OFFICE
JUN 19 2023
RECEIVED

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-46452-5d0e0555@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/zoning_permits_and_survey_772_fl

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.
