

**REGULAR HEARING  
VIRTUAL  
APRIL 3, 2025  
6:00 PM**

Please use the link below to join the hearing:

<https://NewarkNJ.zoom.us/j/85087927152>

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[301 715 8592](tel:3017158592) or [646 931 3860](tel:6469313860)

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[669 444 9171](tel:6694449171) or [564 217 2000](tel:5642172000)

Webinar ID: 850 8792 7152

International numbers available at: <https://NewarkNJ.zoom.us/u/kt8YtdEG3>

Link to Google Drive

<https://drive.google.com/drive/folders/1rEzipZQIkxxJ-591Pu7K3fqvtJ9V0CGB?usp=sharing>

Pending Applications

Application: ZBA-23-19

Premises: 451-473 Springfield Avenue

Block(s)/Lot(s) 2608: 17, 22,23,26,27,28,65,74

Ward: Central

Applicant: Ganesh Ji Springfield, LLC

Project: In the C-2 Zone the applicant proposes to merge lots and construct nine townhomes having 3 apartment each one four-family totaling 31 apartments. **Applicant is seeking a D<sup>1</sup> Variance to permit nine townhomes having three apartments each one four family totaling 31 apartments and C Variances for insufficient shade trees, insufficient on-site trees, insufficient rear yard setback, insufficient lot width, insufficient lot size and insufficient off-street parking. Site Plan Approval is required.**

Application: ZBA-24-42

Premises: 198-210 Elizabeth Ave & 12-26 Clifton St

Block(s)/Lot(s) 2761: 2,3,4,5,6,12 &45

Ward: South

Applicant: New Clifton, LLC

Project: In the C-2 Zone the applicant proposes change of use of existing vacant lots into an automobile parking lot. **Applicant is seeking a D<sup>1</sup> Use Variance to permit commercial surface parking and C Variances for exceeding maximum impervious lot coverage, to permit chain-link at three street frontages, insufficient on-site trees and insufficient shade trees. Site Plan Approval is required. This application was previously adjourned from the February 20<sup>th</sup> Hearing to this date.**

New Applications

Application: ZBA-24-70

Premises: 216, 218 & 220 Hawthorne Ave  
Block(s)/Lot(s) 3590: 27, 28, 29  
Ward: South  
Applicant: CDN Development LLC  
Project: In the South Bergen St RDV Plan Area Mixed-Use Neighborhood Commercial Subdistrict the applicant proposes merger and subdivision of lots and new 3-story 3-family homes are proposed in the new lots. **Applicant is seeking a D<sup>1</sup> Use Variance to permit a three family in the MUNC Subdistrict, C Variances for insufficient lot size, insufficient lot width, insufficient lot depth, insufficient rear yard setback. Subdivision and Site Plan Approval is required.**

Application: ZBA-24-72  
Premises: 363-371 Raymond Boulevard  
Block(s)/Lot(s) 2407: 18  
Ward: Central  
Applicant: Allstar Development Enterprises, LLC c/o Everol Prime  
Project: In the I-1 Zone the applicant proposes an adaptive reuse of an existing space for a retail cannabis business. **Applicant is seeking two D<sup>3</sup> Variances for failing to meet conditional use standards and C Variances for exceeding maximum front yard setback, exceeding maximum impervious lot coverage, insufficient front façade transparency and a variance to permit freestanding blade sign. Site Plan Approval is required.**

**Memorialization of resolutions:**

**Memorialization of Minutes**

**Resolution to convene into Executive Session**

**End of Meeting:**