

## REGULAR HEARING

### VIRTUAL

APRIL 24, 2025

6:00 PM

Please use the link below to join the hearing:

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

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[dial +1- 301-715-8592—if \(85087927152#\) US](tel:+13017158592)

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Webinar ID: 850 8792 7152

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Link to Google Drive

<https://drive.google.com/drive/folders/1ncCu-BdtRgg1Tossi1y9oCn-NLcxOLia?usp=sharing>

### Pending Applications

Application: ZBA-24-16

Premises: 282 First Avenue

Block(s)/Lot(s) 1965:54

Ward: North

Applicant: Susan Vezza

Project: In the R-2 Zone the applicant proposes 4 residential units above an existing community center. **Applicant is seeking a D<sup>1</sup> Use Variance and C Variances for insufficient lot size, insufficient lot width, exceeding maximum front yard setback, insufficient rear yard setback, exceeding maximum impervious lot coverage, insufficient ground floor height, insufficient ground floor façade transparency, insufficient building façade transparency x3, insufficient ton – site tree and insufficient off-street parking. Site Plan Approval is required. This application was adjourned to this date from the February 6 Hearing.**

### New Applications

Application: ZBA-25-11

Premises: 49 Vincent St

Block(s)/Lot(s) 2480-25

Ward: East

Applicant: Maria Cajilema-Mendoza

Project: In the R-3 Zone, the applicant proposes alterations and an addition to existing single-family to convert into a two-family. **Applicant is seeking C Variances for insufficient lot size, insufficient side yard setback, exceeding maximum lot coverage by building, exceeding maximum impervious lot coverage, insufficient building façade transparency, and insufficient lot width. Site Plan Approval is not required.**

Application: ZBA-25-03  
Premises: 445 South 9<sup>th</sup> St.  
Block(s)/Lot(s) 289-26  
Ward: Central  
Applicant: Brick City Development LLC  
Project: In the C-2 Zone, the applicant proposes new construction of a 2-family dwelling with a car garage. **Applicant is seeking C Variances for insufficient lot size, insufficient lot width, exceeding maximum front yard setback, insufficient rear yard setback, exceeding maximum lot coverage by building, exceeding maximum impervious lot coverage. Site Plan Approval is not required.**

Application: ZBA-24-61  
Premises: 323-329 Adams St  
Block(s)/Lot(s) 954-34  
Ward: East  
Applicant: 106 Delancy LLC  
Project: In the MX-1 Zone, the applicant proposes the construction of a 6-story mid-rise multifamily building with 49 residential units and 25 parking spaces. **Applicant is seeking a D<sup>1</sup> Use Variance to permit a mid-rise residential dwelling, D<sup>5</sup> Variance for insufficient lot area per dwelling, C Variances for exceeding maximum lot coverage by building, exceeding maximum impervious lot coverage, insufficient building façade transparency, insufficient active ground floor required, insufficient on-site tree, insufficient off-street parking. Site Plan Approval is required.**

**Memorialization of resolutions:**

**Memorialization of Minutes**

April 3, April 17

**Resolution to convene into Executive Session**

**End of Meeting:**