

**CENTRAL PLANNING BOARD  
REGULAR HEARING  
VIRTUAL  
March 24, 2025  
6:00 PM**

Please use the link below to join the hearing:

<https://NewarkNJ.zoom.us/j/88001588518>

Or to use iPhone one-tap:

[dial 1- 301-715-8592—if \(88001588518#\)](tel:301-715-8592)

[dial 1- 305-224-1968—if \(88001588518#\)](tel:305-224-1968)

Or for Telephone Dial any of the following:

[305 224 1968](tel:305-224-1968) or [301 715 8592](tel:301-715-8592)

[309 205 3325](tel:309-205-3325) or [646 558 8656](tel:646-558-8656)

[646 931 3860](tel:646-931-3860) or [507 473 4847](tel:507-473-4847)

Webinar ID: 880 0158 8518

International numbers available at: <https://NewarkNJ.zoom.us/j/88001588518>

Access to Project Files: [March 24, 2025 Google Drive](#)

Extensions:

**1.**

Application: CPB-21-61  
Premises: 302-322 Lyons Avenue  
Block(s)/Lot(s) 3724: 8, 9, 11  
Ward: South  
Applicant: 308 Lyons Avenue Urban Renewal LLC (f/k/a 308 Lyons Avenue LLC)  
Attorney: Michele Perrotta  
Project: In the C-2 Zone, the applicant proposes to construct a five-story mixed-use building with 59 residential units. **This application was approved on March 21, 2022. The applicant is seeking a three-year extension.**

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**2.**

Application: CPB-22-103  
Premises: 376-382 Broadway  
Block(s)/Lot(s) 613: 22  
Ward: North  
Applicant: 25-27 Norfolk St LLC  
Attorney: Steve Hockaday  
Project: In the C-3 Zone, the applicant proposes to construct a five-story mixed-use building with 32 residential units. **This application was approved on March 13, 2023. The applicant is seeking a two-year extension.**

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New Applications:

**3.**

Application: CPB-24-100  
Premises: 218 Fairmount Avenue  
Block(s)/Lot(s) 262: 6  
Ward: West  
Applicant: 266 Dayton LLC  
Attorney: Noemio Vellozzi  
Project: In the C-2 Zone, the applicant proposes construction of a new 4-story 4-family dwelling. **Applicant is seeking 11 'c' variances for insufficient lot size, insufficient lot width, insufficient front yard setback, insufficient side yard setback, insufficient rear yard setback, exceeding maximum impervious lot coverage, exceeding maximum lot coverage by building, insufficient building façade transparency (3x), insufficient on-site tree. Site Plan Approval is required.**

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**4.**

Application: CPB-24-28  
Premises: 184-186 Ferry Street  
Block(s)/Lot(s) 1992: 1  
Ward: East  
Applicant: Portuguese Baking Co. LP  
Attorney: Carlos Monteiro  
Project: In the C-2 Zone, the applicant proposes to convert the second floor office space into 5 apartments. **Applicant is seeking 0 'c' variances. Site Plan Approval is required.**

**Application was adjourned from February 10, 2025**

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**5.**

Application: CPB-25-07  
Premises: 944-946 Bergen Street  
Block(s)/Lot(s) 3654: 13  
Ward: South  
Applicant: New Hope Memorial Community Development Corp. Inc.  
Attorney: Calvin Souder  
Project: In the South Bergen Street Redevelopment Zone: MUNC Sub-district/Park, the applicant proposes to construct a 3-story building with 8 affordable housing units with a dedicated social services office exclusively for residents. **Applicant is seeking 6 'c' variances for insufficient lot size, insufficient lot width, insufficient ground floor height, exceeding maximum front and side yard (2x), insufficient rear yard setback. Site Plan Approval is required.**

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**6.**

Application: CPB-24-87  
Premises: 7-9, 11, 13, 15 Beach Street; 313-315 Mulberry Street; 50-52 E. Kinney Street; 36,38,42,44 Orchard Street  
Block(s)/Lot(s) 881: 1, 3-5, 26, 36, 37, 53, 54, 57, 59, and 62

Ward: Central  
Applicant: Mulberry Pointe LLC  
Attorney: Calvin Souder  
Project: In the Living Downtown Redevelopment Zone, the applicant proposes to construct two 51-story mixed-use towers with 1008 dwelling units, 388 parking spaces and retail space. **Applicant is seeking 2 ‘c’ variances for insufficient off-street parking, and exceeding maximum front yard setback (Beach St.). Site Plan Approval is required.**

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**7.**

Premises: 17-25 Academy Street, 27 Academy Street, 29-31 Academy Street

Block(s)/Lot(s) 53: 4, 9, and 11

**Non-Condemnation “Area in Need of Redevelopment” Investigation in accordance with the New Jersey Local Redevelopment and Housing Law (NJSA 40A:12A et seq) directed by resolution of the City Council on January 8, 2025. Formal Action may be taken at a duly notice public hearing**

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**8.**

Premises: 828-832 Summer Avenue

Block(s)/Lot(s) 815: 12

**Non-Condemnation “Area in Need of Redevelopment” Investigation in accordance with the New Jersey Local Redevelopment and Housing Law (NJSA 40A:12A et seq) directed by resolution of the City Council on January 8, 2025. Formal Action may be taken at a duly notice public hearing.**

**Memorialization of Minutes:**

March 10, 2025

**Memorialization of Resolutions:**

1. CPB-24-91 (517-523 Bergen Street and 202-206 Rose Street)
2. CPB-24-112 (200 Halsey Street ; 27-33 Branford Place)

**End of Meeting:**

**Next Meeting April 7, 2025**