

**CENTRAL PLANNING BOARD
REGULAR HEARING
VIRTUAL
April 7, 2025
6:00 PM**

Please use the link below to join the hearing:

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

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

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Webinar ID: 880 0158 8518

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

Access to Project Files: [April 7, 2025 Google Drive](#)

Extensions:

1.

Application: CPB-22-19
Premises: 475-481 South 16th Street
Block(s)/Lot(s) 327: 15
Ward: West
Applicant: Rising Plains LLC
Attorney: Marsha Moore
Project: In the West Ward Model Neighborhood Initiative Redevelopment Zone; Sub-district WSR, the applicant proposes to construct a four-story multi-family building with 19 residential units. **This application was approved on October 17, 2022. The applicant is seeking a one-year extension.**

New Applications:

2.

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.

Application was adjourned from March 24, 2025

3.

Application: CPB-23-84
Premises: 42-62 Wheeler Point Road/ 253-275 Delancy St
Block(s)/Lot(s) 1097 and 1096: 5; 34, 37, and 41
Ward: East
Applicant: Sumo Enterprises, Inc
Attorney: Calvin Souder
Project: In the Dayton Street Redevelopment Zone, the applicant proposes to construct a new 7-story multi-family residential building consisting of 295 units and 150 parking spaces. **Applicant is seeking 4 'c' variances for exceeding maximum impervious lot coverage, exceeding maximum building coverage, and insufficient front yard setback 2x. Site Plan Approval is required.**

4.

Application: CPB-24-74
Premises: 738 Mount Prospect (188 Grafton Avenue)
Block(s)/Lot(s) 761: 62
Ward: North
Owner: Mount Prospect Six LLC
Applicant: David Gurfein
Attorney: William Agrait
Project: In the R-4 Zone, the applicant proposes to legalize two basement units. Conversion of a six family to an eight family. **Applicant is seeking 7 'c' variances for insufficient lot size, insufficient lot width, exceeding maximum impervious coverage, to permit more than one paved walkway, to permit chain link fence, exceeding maximum driveway width, and insufficient off-street parking. Site Plan Approval is required.**

5.

Application: CPB-24-62
Premises: 364-374 Broadway
Block(s)/Lot(s) 575: 1
Ward: North
Applicant: 374 Broadway A LLC
Attorney: Steve Hockaday
Project: In the C-3 Zone, the applicant proposes to construct a four-story residential building over ground floor commercial consisting of 40 residential units. **Applicant is seeking 9 'c' variances for insufficient ground floor transparency (primary), insufficient primary front facade transparency, insufficient secondary front facade transparency, insufficient secondary front yard setback 2x, exceeding maximum lot coverage by building, exceeding maximum impervious lot coverage, insufficient off-street parking, and exceeding maximum driveway width. Site Plan Approval is required.**

6.

Application: CPB-24-113
Premises: 292-306 Dr. Martin Luther King Jr. Boulevard
Block(s)/Lot(s) 42: 44.01
Ward: Central
Owner: 306 MLK Master Tenant LLC
Applicant: QOZB Ellavoz Newark Urban Renewal LLC
Attorney: Marsha Moore
Project: In the Broad Street Station Redevelopment Zone and James Street Commons Historic District, the applicant proposes to utilize the existing historic building consisting of 42 residential units; 4,230 square feet of commercial space in the basement and ground level; and management offices and storage space will remain in the basement. **Applicant is seeking 0 'c' variances. Amended Site Plan Approval is required.**

7.

Application: CPB-24-114
Premises: 202 South Orange Avenue (270 Morris Avenue)
Block(s)/Lot(s) 242: 1
Ward: Central
Owner: NC Commons 2016 Urban Renewal LLC
Applicant: New Community Homes Development LP
Attorney: Jennifer Carrillo-Perez
Project: In the C-2 Zone, the applicant proposes to construct a four-story mixed-use multi-family building consisting of 4,045 square feet ground floor retail/commercial unit, 128 on-site parking spaces, and 120 residential units on the ground floor through the fifth floor. **Applicant is seeking 7 'c' variances for insufficient building front façade transparency 2x, insufficient street facing façade transparency, exceeding maximum front yard setback 2x, exceeding side yard setbacks 2x. Site Plan Approval is required.**

Memorialization of Minutes:

March 10, 2025 and March 24, 2025

Memorialization of Resolutions:

1. CPB-22-76 (569 and 571-577 Broad Street) – Extension
2. CPB-22-103 (376-382 Broadway) – Extension
3. CPB-24-76 (112-114 South 8th Street)
4. CPB-24-106 (71-73 Delancy Street)
5. CPB-25-07 (944-946 Bergen Street)
6. AINOR (17-25 Academy Street)
7. AINOR (828-832 Summer Avenue)

End of Meeting:

Next Meeting April 21, 2025