

**REGULAR HEARING**  
**VIRTUAL**  
**MAY 1, 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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[301 715 8592](tel:+13017158592) or [646 931 3860](tel:+16469313860)

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[Webinar ID: 850 8792 7152](https://NewarkNJ.zoom.us/u/kt8YtdEG3)

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Link to Google Drive

<https://drive.google.com/drive/folders/1VsPDCXdUBKzMePGyw31YkPwn04ajlEMp?usp=sharing>

[Pending Applications](#)

[New Applications](#)

Application: ZBA-25-05

Premises: 572 South 18<sup>th</sup> St

Block(s)/Lot(s) 341-52

Ward: West

Applicant: Brick City Development LLC

Project: In the R-4 Zone, the applicant proposes new construction of a 2-family dwelling with a car garage. **Applicant is seeking C Variances for insufficient lot width, insufficient rear yard setback, insufficient side yard setbacks x2, insufficient front yard setback, exceeding maximum lot coverage by building, exceeding maximum impervious lot coverage. Site Plan Approval is not required.**

Application: ZBA-24-73

Premises: 616-622 Dr. Martin Luther King Jr. Boulevard

Block(s)/Lot(s) 103-48

Ward: Central

Applicant: King Suites LLC

Project: In the R-4 Zone, the applicant proposes the construction of a 5-story multi-family residential building with 79 units with a basement level garage. **Applicant is seeking a 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 front yard setback. Site Plan Approval is required.**

Application: ZBA-24-02

Premises: 200-204, 206-208 Market St & 21-23 Edison Place

Block(s)/Lot(s) 164: 20, 23, 25 & 90

Ward: East

Applicant: Prudential Pointe LLC

In the Living Downtown RDV & Downtown Core RDV, the applicant proposes a 41-story mixed use building with 514 residential units, parking and retail use. **Applicant is seeking a D<sup>6</sup> Variance for exceeding maximum permitted height on lot 90. C Variances for insufficient setback facing Edison Place, insufficient ground floor transparency (Edison Place), exceeding maximum transparency above ground floor (Edison Place). Final Site Plan approval is required. This application was granted variance approval and preliminary site plan on March 28, 2024**

**Memorialization of resolutions:**

**Memorialization of Minutes**

**Resolution to convene into Executive Session**

**End of Meeting:**