

**REGULAR HEARING
VIRTUAL
MAY 29, 2025
6:00 PM**

Please use the link below to join the hearing:

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

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Webinar ID: 850 8792 7152

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Link to Google Drive

<https://drive.google.com/drive/folders/1WASDtEfI939cpEmW1gICYohbJGOTv-Ov?usp=sharing>

Pending 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 D¹ 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-24-42

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 D¹ 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 20th Hearing to this date.**

New Applications

Application: ZBA-24-57

Premises: 114-126 Monroe St

Block(s)/Lot(s) 1987-21
Ward: East
Applicant: SB Redevelopment Urban Renewal Co LLC
Project: In the MX-1 Zone the applicant proposes to construct an 8-story hotel with 153 rooms and retail space on the ground floor. **Applicant is seeking a D² Variance for expansion of nonconforming use and D⁶ Variance for exceeding maximum permitted height. C Variances for insufficient side yard setback x3, insufficient side yard setback, exceeding maximum front yard setback x2, exceeding maximum impervious lot coverage, insufficient front façade transparency, exceeding maximum permitted wall sign area, insufficient off street parking. Amended Site Plan is required.**

Application: ZBA-24-34
Premises: 1300-1328, 1330-1346 McCarter Highway
Block(s)/Lot(s) 445-1, 37
Ward: Central
Applicant: TonyMar, LLC
Project: In the Riverfront Public the applicant proposes a temporary truck parking. **Applicant is seeking a D¹ Variance to permit temporary truck parking (not to exceed 180 days) and C Variances for insufficient landscaping within parking lot, insufficient foot candle illumination within parking are. This application requires Site Plan Approval.**

Memorialization of resolutions:

Memorialization of Minutes

May 15

Resolution to convene into Executive Session

End of Meeting: