

**CENTRAL PLANNING BOARD  
SPECIAL HEARING  
VIRTUAL  
MAY 12, 2025  
6:00 PM**

Please use the link below to join the hearing:

<https://NewarkNJ.zoom.us/j/83154934640>

Or to use iPhone one-tap:

[dial 1- 301-715-8592—if \(81078264391#\)](tel:3017158592)

[dial 1- 646-931-3860—if \(81078264391#\)](tel:6469313860)

Or for Telephone Dial any of the following:

[305 224 1968](tel:3052241968) or [301 715 8592](tel:3017158592)

[309 205 3325](tel:3092053325) or [646 558 8656](tel:6465588656)

[646 931 3860](tel:6469313860) or [507 473 4847](tel:5074734847)

Webinar ID: 831 5493 4640

International numbers available at: <https://NewarkNJ.zoom.us/u/kdF5Hexz1J>

Access to Project Files: [May 12, 2025 Google Drive](#)

[New Applications:](#)

**1.**

Application: CPB-25-03  
Premises: 892, 894-900 Broad Street  
Block(s)/Lot(s) 865: 1 and 4  
Ward: East  
Applicant: Newark Holdings 2022 LLC  
Attorney: Calvin Souder  
Project: In the Living Downtown Redevelopment Zone, the applicant proposes to construct a 53-story multi-family development with 446 residential units and 44 hotel rooms over parking podium. **Applicant is seeking 3 ‘c’ variances for insufficient lot width (Broad Street), exceeding maximum front yard setback (Broad Street), and insufficient off-street parking spaces. Site Plan Approval is required.**

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**2.**

Application: CPB-25-04  
Premises: 16-34 William Street  
Block(s)/Lot(s) 94: 1, 3 and 6  
Ward: Central  
Owner: Steven Blumenkranz  
Applicant: KS Nova Towers LLC  
Attorney: Calvin Souder  
Project: In the Living Downtown Redevelopment Zone and the four corners Historic

District, the applicant proposes to construct two 42-story towers with 712 residential units, 300 parking spaces, and 1812 square feet of commercial space. **Applicant is seeking 2 'c' variances for insufficient off-street parking, and insufficient ground floor height. Site Plan Approval is required.**

**Memorialization of Minutes:**

**Memorialization of Resolutions:**

**End of Meeting:**

**Next Meeting May 13, 2025**