

CENTRAL PLANNING BOARD
SPECIAL HEARING
VIRTUAL
June 30, 2025
6:00 PM

Please use the link below to join the hearing:

<https://NewarkNJ.zoom.us/j/81017736410>

Or to use iPhone one-tap:

[dial 1- 301-715-8592—if \(81017736410#\)](#)

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Or for Telephone Dial any of the following:

[305 224 1968 or 301 715 8592](#)

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[Webinar ID: 810 1773 6410](#)

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

Access to Project Files: [June 30, 2025 Google Drive](#)

New Applications:

1.

Application: CPB-25-10
Premises: 489-559 Irvington Avenue
Block(s)/Lot(s) 4274: 15
Ward: West
Owner: Blossom Hill Urban Renewal Corp.
Applicant: Argo Michaels JV, LLC
Attorney: Adam Faiella
Project: In the R-4 Zone, the applicant proposes to construct a new five (5)-story 414-unit multi-family residential building with 419 parking spaces (63 of those EV make ready spaces. **Applicant is seeking 5 'c' variances for exceeding impervious lot coverage, exceeding front yard setback, insufficient front yard transparency, exceeding driveway width, and exceeding maximum height. Site Plan Approval is required.**

2.

Application: CPB-25-23
Premises: 66-80 South Orange Avenue
Block(s)/Lot(s) 235: 1
Ward: Central
Applicant: KS 66-80 South Orange Avenue LP
Attorney: Calvin Souder
Project: In the C-2 Zone, the applicant proposes to construct a new mixed-use building containing 150 dwelling units, 57 parking spaces, amenity spaces and retail space on the ground floor. **Applicant is seeking 7 'c' variances for exceeding maximum**

front yard setback (2x)(Prince Street and Broome Street), insufficient secondary front yard setback (South Orange Avenue), insufficient side yard setback, exceeding maximum lot coverage by building, exceeding maximum impervious lot coverage, and insufficient ground floor height. Site Plan and Conditional Use Approval is required.

Memorialization of Resolutions:

End of Meeting:

Next Meeting July 7, 2025