

**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 \(81017736410#\)](tel:301-715-8592)

[dial 1- 646-931-3860—if \(81017736410#\)](tel:646-931-3860)

Or for Telephone Dial any of the following:

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

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

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

Webinar ID: [810 1773 6410](https://NewarkNJ.zoom.us/j/81017736410)

International numbers available at: <https://NewarkNJ.zoom.us/j/81017736410>

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.**

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**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**