

CENTRAL PLANNING BOARD
REGULAR HEARING
VIRTUAL
July 21, 2025
6:00 PM

Please use the link below to join the hearing:

<https://NewarkNJ.zoom.us/j/88001588518>

Or to use iPhone one-tap:

[dial 1- 301-715-8592—if \(88001588518#\)](tel:301-715-8592#)

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Or for Telephone Dial any of the following:

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

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

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[Webinar ID: 880 0158 8518](#)

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

Access to Project Files: [July 21, 2025 Google Drive](#)

Extensions:

1.

Application: CPB-22-10
Premises: 20-24 Branford Place
Block(s)/Lot(s) 57: 161
Ward: Central
Owner: 20 Branford LLC
Attorney: Jennifer Carrillo-Perez
Project: In the Living Downtown Redevelopment Zone, the applicant proposes to convert the existing commercial building to an 11-story mixed use building with 81 residential units, ground floor retail and penthouse amenity space. **This application was approved on April 4, 2022. The applicant is seeking a two-year extension.**

New Applications:

2.

Application: CPB-25-01
Premises: 348-370 Morris Avenue & 261 Bruce Street
Block(s)/Lot(s) 253: 20, 46, 48, 50, 56, and 58
Ward: Central
Owner: 348 Morris Avenue Real Estate LLC
Applicant: 348 Morris Holdings LLC
Attorney: Benjamin Wine
Project: In the C-2 Zone, the applicant proposes to construct a new eight (8)-story mixed-use building to consist of 426 residential units above parking and commercial space. **Applicant is seeking 3 'c' variances for exceeding front yard setback (Bruce Street), exceeding side yard setbacks, and exceeding maximum impervious lot coverage. Site Plan Approval is required.**

Application was adjourned from June 23, 2025.

3.

Application: CPB-25-15
Premises: 18-20 Van Ness Place
Block(s)/Lot(s) 303: 13
Ward: South
Applicant: Bonasio Real Estate LLC
Attorney: Marsha Moore
Project: In the C-1 Zone, the applicant proposes to subdivide the existing 5000 square foot lot into two new lots for future development. **Applicant is seeking 0 'c' variances. Minor Subdivision Approval is required.**
Application was adjourned from May 19, 2025.

4.

Application: CPB-25-38
Premises: 1489-1495 McCarter Highway
Block(s)/Lot(s) 566: 1
Ward: Central
Applicant: 1489-95 McCarter LLC
Attorney: Marsha Moore
Project: In the River Front Public Access Redevelopment Zone, the applicant proposes to renovate the existing 3-story building with a 2-story addition for a total of 5-stories and will consist of 32 residential units along with 10 off-street parking spaces. **Applicant is seeking 1 'c' variance for insufficient off-street parking. Site Plan Approval is required.**

5.

Application: CPB-25-35
Premises: 525-527 South 19th Street
Block(s)/Lot(s) 337: 12
Ward: West
Applicant: DDA Pioneer Investment Group LLC
Attorney: Noemio Vellozzi
Project: In the West Ward Model Neighborhood Redevelopment Zone, the applicant proposes to subdivide the existing lot into two new lots (12.01 and 12.02). **Applicant is seeking 0 'c' variances. Minor Subdivision Approval is required.**

6.

Application: CPB-25-36
Premises: 529-531 South 19th Street
Block(s)/Lot(s) 337: 14 and 15
Ward: West
Applicant: DDA Pioneer Investment Group LLC
Attorney: Noemio Vellozzi
Project: In the West Ward Model Neighborhood Redevelopment Zone, the applicant proposes to subdivide the existing lot into two new lots (14.01 and 14.02). **Applicant**

is seeking 0 'c' variances. Minor Subdivision Approval is required.

7.

Application: CPB-25-16
Premises: 508-516 Springfield Avenue
Block(s)/Lot(s) 307: 6, 7, 8, 9 and 10
Ward: Central
Applicant: 508 Springfield Avenue LLC
Attorney: Kyana Woolridge
Project: In the C-2 Zone, the applicant proposes to construct a new 4-story mixed-use building with 35 residential units and office space. **Applicant is seeking 5 'c' variances for insufficient on-site trees, exceeding side yard setback (2x), insufficient rear yard setback, and insufficient front façade transparency. Site Plan Approval is required.**

Memorialization of Minutes:

June 9, 2025, June 23, 2025 and June 30, 2025.

Memorialization of Resolutions:

End of Meeting:

Next Meeting August 4, 2025