

**CENTRAL PLANNING BOARD
REGULAR HEARING
VIRTUAL**

July 7, 2025

6:00 PM

Please use the link below to join the hearing:

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

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Webinar ID: 880 0158 8518

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

Access to Project Files: [July 7, 2025 Google Drive](#)

Extensions:

1.

Application: CPB-22-121
Premises: 723-811 Frelinghuysen Avenue and 35 Foster Street
Block(s)/Lot(s) 3745: 23, 25, and 27 / 3746: 1
Ward: South
Owner: Housing Authority of the City of Newark (Block 3746 Lot 1)/Great Point Newark Studio LLC
Attorney: Lisa John-Basta
Project: In the Dayton Street Redevelopment Zone, the applicant proposes a major Subdivision and film studio project inclusive of four (4)-story stage and office support building, two (2)-story mill building, parking to include one hundred forty-five (145) parking spaces plus eleven (11) recreational vehicle parking spaces, and ancillary improvements. **This application was approved on December 19, 2022. The applicant received a one-year extension on October 30, 2023 and November 25, 2024. The applicant is seeking a one-year extension.**

2.

Application: CPB-22-38
Premises: 566-570 Springfield Avenue & 641-645 South 12th Street
Block(s)/Lot(s) 316: 20
Ward: South
Applicant: Ridgeview Properties LLC
Attorney: Lisa Lomelo
Project: In the C-2 Zone, the applicant proposes to construct a new 5-story mixed-use building consisting of 24 apartment units, 11 parking spaces, and on commercial space. **This application was approved on September 26, 2022. A two year extension was requested and denied on June 9th, 2025. The applicant is**

requesting reconsideration of a two-year extension.

New Applications:

3.

Application: CPB-25-46
Premises: 10-14 Brinsmaid Place
Block(s)/Lot(s) 2484: 52
Ward: East
Owner: City of Newark
Applicant: BES Homes LLC
Attorney: Chris Murphy
Project: In the R-3 Zone, the applicant proposes to subdivide the existing lot into two (2) new lots (52.01 and 52.02). **Applicant is seeking 0 'c' variances. Minor Subdivision Approval is required.**

4.

Application: CPB-25-29
Premises: 27-29 Schley Street
Block(s)/Lot(s) 3083: 47
Ward: South
Applicant: Oak Builders, Inc.
Attorney: Noemio Vellozzi
Project: In the R-2 Zone, the applicant proposes to subdivide the existing lot 47 into two new lots, 47.01 and 47.02. Construction of a new 3-story 3-family dwelling is proposed on new lot 47.01; lot 47.02 shall remain vacant. **Applicant is seeking 2 'c' variances for insufficient lot size, and exceeding maximum impervious lot coverage. Minor Subdivision and Site Plan Approval is required.**

5.

Application: CPB-24-82
Premises: 110 McWhorter Street
Block(s)/Lot(s) 201: 22
Ward: East
Applicant: J.F. Construction LLC
Attorney: Noemio Vellozzi
Project: In the MX-1 Zone, the applicant proposes to demolish the existing car garage and construct a new 3-story 3-family dwelling. **Applicant is seeking 6 'c' variances for exceeding maximum lot coverage by building, insufficient off-street parking, exceeding maximum driveway width, exceeding maximum front yard setback, insufficient lot size, and insufficient shade tree. Site Plan Approval is required.**

Application was adjourned from April 21, 2025.

6.

Application: CPB-25-32
Premises: 295-297 Sussex Avenue
Block(s)/Lot(s) 1884: 36

Ward: Central
Applicant: Bonasio Real Estate LLC
Attorney: Marsha Moore
Project: In the R-3 Zone, the applicant proposes to subdivide the existing lot into two new lots and the construction of two (2) new 3-story 3-family dwellings with rear parking and common access driveway. **Applicant is seeking 3 'c' variances for insufficient exceeding maximum impervious lot area (2x), insufficient on-site tree. Minor Subdivision and Site Plan Approval is required.**

7.

Application: CPB-25-31
Premises: 230-234 14th Avenue
Block(s)/Lot(s) 283: 26 and 28
Ward: Central
Applicant: 230-234 14th A LLC
Attorney: Steve Hockaday
Project: In the R-3 Zone, the applicant proposes to construct a new 9 unit apartment building with 7 parking spaces (2 EV Spaces). **Applicant is seeking 44 'c' variances for insufficient front yard setback (2x), exceeding maximum impervious lot coverage, insufficient building façade transparency (3x), and insufficient on-site tree (2x). Conditional Use and Site Plan Approval is required.**

8.

Application: CPB-25-02
Premises: 291-297 South Orange Avenue
Block(s)/Lot(s) 1778: 31 and 35
Ward: West
Applicant: Community Planning & Housing Dev. Corp.
Attorney: Jennifer Carrillo-Perez
Project: In the C-2 Zone, the applicant proposes to merge the lots and construct a new 6-story mixed-use building with retail/commercial spaces on the ground floor, a community room, and 45 residential apartments on the 2nd through 6th floors. **Applicant is seeking 4 'c' variances for insufficient rear yard setback, exceeding maximum side yard setback, exceeding maximum impervious lot coverage, and exceeding maximum impervious lot coverage by building. Site Plan Approval is required.**

Memorialization of Minutes:

Memorialization of Resolutions:

End of Meeting:

Next Meeting July 21, 2025