

**CENTRAL PLANNING BOARD
REGULAR HEARING
VIRTUAL**

October 20, 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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Webinar ID: [880 0158 8518](https://NewarkNJ.zoom.us/j/88001588518)

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Access to Project Files: [October 20, 2025 Google Drive](#)

Open Public Meetings Act

Roll Call

Request for Adjournments

Agenda Items:

[Extensions:](#)

1.

Application: CPB-22-111

Premises: 102-104 4th Street

Block(s)/Lot(s) 1886: 28 and 29

Ward: Central

Applicant: Fresh Tone Homes LLC

Attorney: Michael Oliveira

Project: In the R-3 Zone, the applicant proposes to subdivide the lots into three new lots and construct a three story two -family on each lot. **This application was approved on August 21, 2023. The applicant is seeking a two-year extension.**

[New Applications:](#)

2.

Application: CPB-25-62

Premises: 516 -518 Hawthorne Avenue

Block(s)/Lot(s) 3067: 4

Ward: South

Applicant: 70 Tillinghast St Newark LTD Liability Comp.

Attorney: Noemio Vellozzi

Project: In the C-1 Zone, the applicant proposes to subdivide the existing lot into two new lots (4.01 and 4.02). **Applicant is seeking 0 'c' variances. Minor Subdivision Approval is required.**

3.

Application: CPB-25-82
Premises: 28-30 Abbotsford Avenue
Block(s)/Lot(s) 4192: 42
Ward: West
Applicant: 441 Summer 2 LLC
Attorney: Jennifer Carrillo-Perez
Project: In the R-2 Zone, the applicant proposes to subdivide the existing lot into two new lots (42.01 and 42.02). **Applicant is seeking 5 'c' variances for insufficient side yard setback (2x), insufficient off-street parking, exceeding maximum impervious lot coverage, to permit chain-link fence. Subdivision Approval is required.**

4.

Application: CPB-25-57
Premises: 86 ½ - 88 Garside Street
Block(s)/Lot(s) 490: 48.02 and 72
Ward: Central
Applicant: Freddy Espinoza
Attorney: Marsha Moore
Project: In the R-3 Zone, the applicant proposes to merge and subdivide the existing two lots, into two new lots (48.03 and 48.04). **Applicant is seeking 0 'c' variances. Minor Subdivision Approval is required.**

5.

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.**
Application was adjourned from July 21, 2025 and September 8, 2025.

6.

Application: CPB-25-25
Premises: 983-989 South Orange Avenue C
Block(s)/Lot(s) 4204: 36 and 37
Ward: West

Owner: Newark Gospel Tabernacle
Applicant: 983 S Orange TYH LLC
Attorney: Marsha Moore
Project: In the C-2 Zone / Historic Landmark, the applicant proposes the subdivision of two existing lots into ten new lots. The project will include the demolition of the current Stanley Theater's main theater structure while preserving and restoring the historic Mission Revival/Spanish Colonial Revival-style façade. Interior renovations will be carried out on the existing commercial building, which will be expanded with a 3-story addition to accommodate a new 5-story mixed use building with 14 residential units and comm/retail on ground floor. In addition, the project will include construction of (9) 4 family dwellings. **Applicant is seeking 11 'c' variances for insufficient lot size, insufficient lot width, exceeding maximum lot coverage by building (2x), exceeding maximum impervious lot coverage (2x), insufficient side yard setback, insufficient building front façade transparency (2x), insufficient building façade transparency, and insufficient on site tree. Minor Subdivision and Site Plan Approval is required.**
Application was adjourned from September 8, 2025.

Memorialization of Minutes:

October 6th , 2025

Memorialization of Resolutions:

End of Meeting:

Next Meeting November 3, 2025