

CENTRAL PLANNING BOARD
REGULAR HEARING
VIRTUAL
August 18, 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)

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

[Webinar ID: 880 0158 8518](#)

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

Access to Project Files: [August 18, 2025 Google Drive](#)

Open Public Meetings Act

Roll Call

Request for Adjournments

Agenda Items:

Extensions:

1.

Application: CPB-22-36

Premises: 938-948 Lake St & 321.5 Verona Ave

Block(s)/Lot(s) 850.01: 15, 19, and 20

Ward: North

Applicant: Lake Development LLC

Attorney: Noemio Vellozzi

Project: In the C-1 Zone, the applicant proposes to demolish the existing structure and construct a 4-story multi-family residential building. **This application was approved on August 15, 2022. The application received a one-year extension on March 11, 2024. The applicant is seeking a one-year extension.**

2.

Application: CPB-21-05

Premises: 88-90 Walnut Street

Block(s)/Lot(s) 877: 24 and 25

Ward: Central

Applicant: 88-90 Walnut Street Urban Renewal LLC

Attorney: Jennifer Carrillo-Perez

Project: In the Living Downtown Redevelopment Zone, the applicant proposes a new 12-

story residential building consisting of forty (40) units. **This application was approved on April 19, 2021. The application received a one-year extension on January 22, 2024. The applicant is seeking a one-year extension.**

New Applications:

3.

Application: CPB-25-13
Premises: 96-120 Roanoke Avenue
Block(s)/Lot(s) 5005: 4
Ward: East
Applicant: 96 RFN LLC
Attorney: Joseph Paparo
Project: In the I-3 Zone, the applicant proposes site improvements for use as a truck and trailer parking and storage site with associated parking lot striping in addition to landscaping and fencing improvements. **Applicant is seeking 2 'c' variances for insufficient on-site landscaping, and insufficient shade trees. Conditional Use and Site Plan Approval is required.**

4.

Application: CPB-25-34
Premises: 208-210 South 8th Street
Block(s)/Lot(s) 1799: 47
Ward: West
Applicant: Hassana Shaw
Attorney: Kyana Woolridge
Project: In the R-3 Zone, the applicant proposes to subdivide the existing lot into two separate lots. **Applicant is seeking 0 'c' variances. Minor Subdivision Approval is required.**

5.

Application: CPB-25-39
Premises: 678-696 Doremus Avenue
Block(s)/Lot(s) 5066: 30 and 30.01
Ward: East
Owner: Stratus/Centerpoint Newark Terminal LLC
Applicant: BV1 LOGISTICS ACQUISITION LLC
Attorney: Elnardo Webster
Project: In the I-3 Zone, the applicant proposes to construct a new parking and storage facility for trailers and other heavy vehicles. The applicant proposes to pave the property and install 445 trailer spaces on the site. **Applicant is seeking 0 'c' variances. Conditional Use and Site Plan Approval is required.**

6.

Application: CPB-25-42
Premises: 19-21 Kent Street
Block(s)/Lot(s) 2616: 1 and 2
Ward: South

Applicant: Alston Golding
Attorney: Steve Hockaday
Project: In the C-1 Zone, the applicant proposes to subdivide the existing lot and construct 2 new 2-family homes. **Applicant is seeking 8 'c' variances for insufficient lot area (2x), maximum front yard setback (4x) and exceeding maximum lot coverage by building (2x). Minor Subdivision Approval is required.**

7.

Application: CPB-25-43
Premises: 432-446 South Orange Avenue
Block(s)/Lot(s): 318: 1, 4 and 8
Ward: West
Owner: City of Newark
Applicant: St. James Health, Inc.
Attorney: Corey Klein
Project: In the West Ward Model Neighborhood Initiative Redevelopment Zone; Subdistrict C-2, the applicant proposes to purchase the property from the City of Newark and develop it as a 3-story approximately 38,400 square foot medical office building and associated improvements, including a parking lot. The redeveloper would like to occupy the first 2 floors of the proposed building as a federally qualified healthcare center and to lease the third floor to medical specialties affiliated with RWJ Barnabas Health that cater to low income, Medicaid and uninsured patients. **Applicant is seeking 7 'c' variances for insufficient front yard setback (3x), insufficient building façade transparency, exceeding building height, exceeding maximum impervious lot coverage, insufficient off-street parking. Site Plan Approval is required.**

8.

Application: CPB-25-50
Premises: 166 Bloomfield Avenue
Block(s)/Lot(s): 534: 8
Ward: North
Owner: Bloomfield Realty Holdings LLC
Applicant: New Jersey Cannabis Club Corp.
Attorney: Calvin Souder
Project: In the C-2 Zone, the applicant proposes the adaptive reuse of an existing space for a Class V retail Cannabis microbusiness. **Applicant is seeking 0 'c' variances. Conditional Use Approval is required.**

Memorialization of Minutes:

July 21, 2025 and August 4, 2025

Memorialization of Resolutions:

End of Meeting:

Next Meeting September 8, 2025