

**CENTRAL PLANNING BOARD  
SPECIAL HEARING  
VIRTUAL  
DECEMBER 8, 2025  
6:00 PM**

Please use the link below to join the hearing:

<https://NewarkNJ.zoom.us/j/87263330727>

Or to use iPhone one-tap:

[dial 1- 301-715-8592](tel:301-715-8592)—if (81078264391#)

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Or for Telephone Dial any of the following:

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

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Webinar ID: [872 6333 0727](https://NewarkNJ.zoom.us/j/87263330727)

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Access to Project Files: [December 8, 2025 Google Drive](#)

**Open Public Meetings Act**

**Roll Call**

**Agenda Items:**

**1.**

Application: CPB-24-101  
Premises: 450-466 Market Street; 31-39 Jefferson Street  
Block(s)/Lot(s) 175: 1 and 80  
Ward: East  
Applicant: Iberia II Realty Urban Renewal LLC  
Attorney: Jennifer Carrillo-Perez  
Project: In the R-4 (Lot 80) and Riverfront Public Access Redevelopment Zone (MX-1 Sub district), the applicant proposes to construct Four (4) high rise mixed-use building, including two (2) 30-story towers and two (2) 26-story towers containing 1,408 residential units, 18,000 square feet of retail space, 85,240 square feet of lobby and indoor amenity space, 60,352 square feet of outdoor amenity space, and 620 parking spaces, including 150 spaces designated for public use. **Applicant is seeking 0 ‘c’ variances. Site Plan Approval is required.**

**Memorialization of Minutes:**

**Memorialization of Resolutions:**

**End of Meeting:**

**Next Meeting December 15, 2025**