

**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—if \(81078264391#\)](tel:3017158592#)

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Or for Telephone Dial any of the following:

[305 224 1968 or 301 715 8592](tel:3052241968)

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Access to Project Files: [December 8, 2025 Google Drive](https://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**