

**CENTRAL PLANNING BOARD
REGULAR HEARING
VIRTUAL
March 23rd, 2026
6:00 PM**

Please use the link below to join the hearing:

<https://NewarkNJ.zoom.us/j/88932163932>

Or to use iPhone one-tap:

[dial 1- 301-715-8592—if \(88932163932#\)](tel:301-715-8592)

[dial 1- 305-224-1968—if \(88932163932#\)](tel:305-224-1968)

Or for Telephone Dial any of the following:

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

[309 205 3325](tel:309-205-3325) or [646 558 8656](tel:646-558-8656)

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

Webinar ID: 889 3216 3932

International numbers available at: <https://NewarkNJ.zoom.us/j/88932163932>

Access to Project Files: March 23rd, 2026 Google Drive

https://drive.google.com/drive/folders/1nRFpAZJcOUvIG75Bx2sqFO-Fi60_1CJ5?dmr=1&ec=wgc-drive-globalnav-goto

Open Public Meetings Act

Roll Call

Agenda Items:

New Application

1.

Application: CPB-25-109
Premises: 274-276 Elm Street
Block(s)/Lot(s) 963/19
Ward: East
Applicant: Oxford Development Group LLC
Attorney: Chris Murphy
Project: In the Mixed-Use low destiny residential/commercial district, the applicant proposes to subdivide lot 19 into lot 19.01 and lot 19.02 to construct two new two-family homes..
Applicant is seeking 0 ‘c’ variances. Subdivision Approval is required.

2.

Application: CPB-25-96
Premises: 56-58 Eckert Avenue
Block(s)/Lot(s) 3603: 30
Ward: South
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. The existing 2 ½ story dwelling will remain on proposed lot 30.02. Applicant is seeking 0 ‘c’ variances. **Minor Subdivision Approval is required.**
Application was adjourned from November 17th,2025 January 26, 2026.

3.

Application: CPB-25-99
Premises: 372-376 Chadwick Avenue
Block(s)/Lot(s) 3592/2,4
Ward: South
Applicant: Spark Estates Inc.
Owner; Rochel Unger(lot 20, Spark Estates Inc. (lot 4)
Attorney: Noemio Vellozzi
Project: In the C-1 Zone, the applicant proposes to subdivide, realign lot 2 and 4 and create lot 2.01,2.02. **Applicant is seeking 0 ‘c’ variances. Subdivision approval is required. Application was adjourned from January 26th, 2026.**

4.

Application: CPB-25-119
Premises: 11-15 Emmet Street
Block(s)/Lot(s) 2804/15
Ward: Central
Applicant: LPCCD Development LLC
Attorney: Jennifer Carrillo-Perez
Project: In the R-3 Townhouse Residential Zone, the applicant proposes to subdivide lot 15 into lot 15.01, 15.02, and 15.03 . **Applicant is seeking 0 ‘c’ variances. Subdivision Approval is required.**

5.

Application: CPB-25-105
Premises: 27 Academy Street
Block(s)/Lot(s) 53/9
Ward: Central
Applicant: 29 Academy LLC
Attorney: Jennifer Carrillo-Perez
Project: In the Living Downtown Redevelopment Zone, the applicant proposes to rehabilitate and convert the existing property into a mixed -use development with 2 existing retail spaces and an additional (9) 1 bedroom units. **Applicant is seeking 0 ‘c’ variances. Site Plan Approval and Landmark Historical Preservation Approval is required.**

6.

Application: CPB-25-106
Premises: 29-31 Academy Street
Block(s)/Lot(s) 53/11
Ward: Central
Applicant: 29 Academy LLC
Attorney: Jennifer Carrillo-Perez
Project: In the Living Downtown Redevelopment Zone, the applicant proposes to rehabilitate and convert the existing property into a mixed -use development with 2 existing retail spaces and an additional (9) 1 bedroom units. Also proposes (9) storage spaces for residential use, and bicycle parking/storage n the basement. **Applicant is seeking 0 ‘c’ variances. Site Plan Approval and Landmark Historical Preservation Approval is required.**

7.

Application: CPB-25-23
Premises: 66-80 South Orange Avenue
Block(s)/Lot(s) 235: 1
Ward: Central
Applicant: KS 66-80 South Orange Avenue LP
Attorney: Lisa Lomelo
Project: In the C-2 Zone, the applicant proposes to construct a new mixed-use building containing 150 dwelling units, 57 parking spaces, amenity spaces and retail space on the ground floor. **Applicant is seeking 7 ‘c’ variances for exceeding maximum front yard setback (2x)(Prince Street and Broome Street), insufficient secondary front yard setback (South Orange Avenue), insufficient side yard setback, exceeding maximum lot coverage by building, exceeding maximum impervious lot coverage, and insufficient ground floor height. Site Plan and Conditional Use Approval is required.**

8.

Application: CPB-25-71
Premises: 48-54 Branford Place
Block(s)/Lot(s) 59/21
Ward: Central
Applicant: Branford Studios
Attorney: Chris Murphy
Project: In the Living Downtown Redevelopment Zone, the applicant is proposing to demolish the existing structure and construct a 32-story mixed use development with 441 residential units. A retail space, residential lobby, office space and mail room on the ground floor. **Applicant is seeking 1 “c” variance for insufficient off street parking. Site Plan and Landmark Historical Preservation Approval is required.**

Memorialization of Minutes:

Memorialization of Resolutions:

End of Meeting:

Next Meeting : April 6th, 2026