





**Central Planning Board/Landmarks & Historic Preservation Commission**

**2021 & 2022 Development Applications File**

	Property Address	Name	Developer	Units	Commercial/ Amenity Space	Parking	File	CPB/ LHPC	Link	Description
					(Sq. Ft.)	Spaces	Date			
1	186 Market Street		Paramount Assets	10			1/25/2021	CPB	<a href="https://drive.google.com/drive/folders/1SREgeN5QQWqPscPQZ9C9hSgwCaapyj-">https://drive.google.com/drive/folders/1SREgeN5QQWqPscPQZ9C9hSgwCaapyj-</a>	Paramount Assets in affiliation with 188 Market Street LLC filed applications with the CPB to convert the vacant upper floors of both buildings into residential units for a total of ten residential units in the larger six-story 186 Market Street building and a total of four units in the three-story 188 Market Street building. The applications also include connecting the two buildings with a common area and installing an elevator.
2	188 Market Street		Paramount Assets	4			1/25/2021	CPB	<a href="https://drive.google.com/drive/folders/1WMBMLYtOcdMr7RheWzX8DD1vgldBFX-">https://drive.google.com/drive/folders/1WMBMLYtOcdMr7RheWzX8DD1vgldBFX-</a>	Paramount Assets in affiliation with 188 Market Street LLC filed applications with the CPB to convert the vacant upper floors of both buildings into residential units for a total of ten residential units in the larger six-story 186 Market Street building and a total of four units in the three-story 188 Market Street building. The applications also include connecting the two buildings with a common area and installing an elevator.
3	73 Academy Street		SSK Academy LLC	8	1,288		3/1/2021	CPB	<a href="https://drive.google.com/drive/folders/1GVIN3Cmv0cfBOqO6u_mdWFEtYVppe1P1">https://drive.google.com/drive/folders/1GVIN3Cmv0cfBOqO6u_mdWFEtYVppe1P1</a>	SSK Academy LLC filed an application with the CPB to renovate the existing 3-story 73 Academy Street in addition to adding two floors to the building. The plans include 1,288 square feet of street-level retail space and 8 apartment units.
4	289-301 Washington Street	The Halo	Acier Holdings	949			3/15/2021	CPB	<a href="https://drive.google.com/drive/folders/15B42oIO3xPOjLtcblU5Y3X0FSlyXRSm">https://drive.google.com/drive/folders/15B42oIO3xPOjLtcblU5Y3X0FSlyXRSm</a>	Acier Holdings filed revised plans with the CPB to construct a 38-story, 42 story, and 46 story tower with a total of 949 units on a parking lot. The towers will sit on a six-story podium base. Features include automated parking, terraces, garden level, and skylounge amenities.
5	88-90 Walnut Street		Walnut Homes Realty, LLC	40			3/15/2021	CPB	<a href="https://drive.google.com/drive/folders/1bj-JuBoELRkXaxeZeHW5bvARAozOAvhv">https://drive.google.com/drive/folders/1bj-JuBoELRkXaxeZeHW5bvARAozOAvhv</a>	Walnut Homes Realty, LLC filed an application with the CPB to build a 12-story 40 unit multifamily property on two vacant lots.
6	87-95 Halsey Street		Hanini Group	14			4/5/2021	CPB	<a href="https://drive.google.com/drive/folders/1a3Vf7Mr-MWFvh65958e7Q_rE2oG4y08l">https://drive.google.com/drive/folders/1a3Vf7Mr-MWFvh65958e7Q_rE2oG4y08l</a>	Newark based Hanini Group filed an application with the CPB to renovate 87 Halsey Street and construct a new four-story building on the adjacent site on 12 Linden Street. The project includes adding two stories to 87 Halsey Street. The entire project also includes 91 and 95 Halsey Street. The plans include construction of 14 new units to be added to 18 existing units for a total of 32 units at the properties.

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7 442-448 Washington Street		Center City Housing Co 9	63	1,200	35	8/29/2022	CPB	<a href="https://drive.google.com/drive/folders/13WNdmcz-47SOF0lalinX6nUcjlZUDfal">https://drive.google.com/drive/folders/13WNdmcz-47SOF0lalinX6nUcjlZUDfal</a>	Center City Housing Co 9 filed an application with the CPB to construct a 63-unit six story apartment building with 35 parking spaces including six charging stations.
8 1007-1009 Broad Street		Center City Housing Co 9	56	1,975	29	8/29/2022	CPB	<a href="https://drive.google.com/drive/folders/1A-I9docodTh00zCi0A0g8e0i3XC1BFBt">https://drive.google.com/drive/folders/1A-I9docodTh00zCi0A0g8e0i3XC1BFBt</a>	Center City Housing Co 9 filed an application with the CPB to construct a 56-unit six story apartment building with 29 parking spaces
9 930 McCarter Highway		Boraie Development	333	3,750	240	9/20/2021	CPB	<a href="https://drive.google.com/drive/folders/1tMCXR9x1gyPsn9dusjCne8l6TSkoOvUn">https://drive.google.com/drive/folders/1tMCXR9x1gyPsn9dusjCne8l6TSkoOvUn</a>	Boraie Development filed an application with the CPB to construct a 25-story 333-unit residential tower (with 20% affordable housing units) on the Passaic River. The project includes 3,750 SF of retail space, 240 parking spaces in a parking deck, and 108 bicycle spaces.
10 17-21 Halsey Street	Kawaida Tower	Omnia America, Mid-Atlantic Alliance, and National Action Network	66	4,000		9/27/2021	CPB	<a href="https://drive.google.com/drive/folders/1LXENoty_coBLMztZFRJyADmiBQMnkft1">https://drive.google.com/drive/folders/1LXENoty_coBLMztZFRJyADmiBQMnkft1</a>	Omni America, Mid-Atlantic Alliance, and National Action Network filed an application with the CPB to construct a 16-story 66 unit residential tower at 17-21 Halsey Street. The project includes, 4,000 square feet of retail space, 1,705 square feet of amenity space, and a 560 square foot exhibition gallery. All of the apartments will be affordable.
11 61-83 Central Avenue	Museum Parc	LMXD and the Newark Museum of Art	258	11,017		11/15/2021	CPB	<a href="https://drive.google.com/drive/folders/1Qj5CgUSHJ_i7l7zNvOAdjYay2LJfqYc">https://drive.google.com/drive/folders/1Qj5CgUSHJ_i7l7zNvOAdjYay2LJfqYc</a>	LMXD – a new subsidiary of L+M Development partners - in affiliation with the Newark Museum of Art filed plans with the Central Planning Board to build two buildings adjacent to the Museum. The first building on University and Central Avenue is a six-story 103 unit building with 4,224 square feet of museum space. The second building on University and Central Avenue is a 12 story 155-unit apartment tower with 4,284 square feet of live/work space and 2,509 square feet of retail space. The building will include a rooftop terrace at the seventh floor.
12 81-93 Orange Street	Portnow	81-93 Investments, LLC	350	8,513	181	11/15/2021	CPB	<a href="https://drive.google.com/drive/folders/1VQxM87mCFmTOzpTknPRqfQskUnCF7I_l">https://drive.google.com/drive/folders/1VQxM87mCFmTOzpTknPRqfQskUnCF7I_l</a>	81-93 Investments, LLC filed an application with the CPB to construct a 14-story tower with 350 residential units, 8,513 square feet of retail, 181 parking spaces, town club rooms, and a pool.

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Property Address	Name	Developer	Units	(Sq. Ft.)	Spaces	Date				
13	450 Broad Street	CitiSquare	Accurate Builders & Developers	4,200	100,000	2,000	12/13/2021	CPB	<a href="https://drive.google.com/drive/folders/1c2pl45LxtqN5wkuqbzgpj1_388JGAk9T">https://drive.google.com/drive/folders/1c2pl45LxtqN5wkuqbzgpj1_388JGAk9T</a>	Accurate Builders & Developers filed an application with the CPB to construct a mixed-use project on the former Newark Bears Riverfront Stadium site in nine phases. The development totals to 4,200 residential units, 100,000 SF of hospitality/destination retail, and up to 3,000 parking spaces.
14	183 Market Street		Paramount Assets	6	2,991		2/28/2022	CPB	<a href="https://drive.google.com/drive/folders/1xKuG0P4skfd3Y4CslWSshFj7dq_OwhQ">https://drive.google.com/drive/folders/1xKuG0P4skfd3Y4CslWSshFj7dq_OwhQ</a>	Paramount Assets filed an application with the CPB to renovate the existing mixed-use building on 183 Market Street. The property will remain a mixed-use building with 2,991 square feet of commercial space and six apartment units.
15	20-24 Branford Place		Paramount Assets	80			4/4/2022	CPB	<a href="https://drive.google.com/drive/folders/1-TOaVGRzigYQqMSrcWcDaMkmdn1h2zp8">https://drive.google.com/drive/folders/1-TOaVGRzigYQqMSrcWcDaMkmdn1h2zp8</a>	Newark Based Paramount Assets filed plans with the CPB to renovate the 11-story former Chamber of Commerce building into 80 apartments with street level retail. The plans also include a prayer center on Treat Place.
16	550 Broad Street		Fidelco Realty Group				4/18/2022	CPB	<a href="https://drive.google.com/drive/folders/1114i54rLFEgja0JpiS-8YUui6sBGllzV3">https://drive.google.com/drive/folders/1114i54rLFEgja0JpiS-8YUui6sBGllzV3</a>	Fidelco Realty Group filed an application with the CPB to add a paver patio, trees, and monument to 550 Broad Street.
17	729-737 Broad Street	Burlington Store	729-737 LLC				4/18/2022	CPB	<a href="https://drive.google.com/drive/folders/14Uwus3ELY0ezeG_afiP36RXDHjut6Mmf">https://drive.google.com/drive/folders/14Uwus3ELY0ezeG_afiP36RXDHjut6Mmf</a>	729-737 LLC filed an application with the CPB to renovate the existing retail building at 729-737 Broad Street and re-tenant it with a Burlington store.
18	10 Commerce Street		Hanini Group	110	4,400		8/1/2022	CPB	<a href="https://drive.google.com/drive/folders/136NuEtNOZxH2MWWouG4z80e7te4-zCLX">https://drive.google.com/drive/folders/136NuEtNOZxH2MWWouG4z80e7te4-zCLX</a>	Newark based Hanini Group filed an application with the CPB to renovate the existing office building into 4,400 SF of retail space and 110 apartments.



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**Commercial/  
Amenity Space**

	Property Address	Name	Developer	Units	(Sq. Ft.)	Parking Spaces	File Date	CPB/ LHPC	Link	Description
19	1-43 Center Street		New Jersey Performing Arts Center	350	17,400		9/26/2022	CPB	<a href="https://drive.google.com/drive/folders/1eIdy9n58dUtSamcH4ywxR1BRrBQ1c0wW">https://drive.google.com/drive/folders/1eIdy9n58dUtSamcH4ywxR1BRrBQ1c0wW</a>	The New Jersey Performing Arts Center filed an application with the CPB to construct a 25-story 190-unit tower with 4,900 square feet of commercial/retail space, a 7-story 145-unit apartment building with 12,500 square feet of commercial/retail space, and 15 maisonette residential units. The project is a major development on NJPAC's current parking area on the Passaic River side of NJPAC and includes a new roadway.
20	17-31 Academy Street		Paramount Assets	165	11,700		9/28/2022	CPB	<a href="https://drive.google.com/drive/folders/18ohw8JTy-ulTgVDxMRELAjxncQIX1ZtN">https://drive.google.com/drive/folders/18ohw8JTy-ulTgVDxMRELAjxncQIX1ZtN</a>	Newark based Paramount Assets filed an application to convert the existing 12-story office building and construct a new 12-story building adjacent to it with 8,200 SF of retail space, 3,500 SF of amenity space, and 165 apartments.
21	36-38 William Street		Lettire Construction	30	2,412		10/3/2022	CPB	<a href="https://drive.google.com/drive/folders/13cHKDQu_I_MXGFrRnJA1FXtyrSt-dMONF">https://drive.google.com/drive/folders/13cHKDQu_I_MXGFrRnJA1FXtyrSt-dMONF</a>	Lettire Construction filed an application with the CPB to construct 7-story 30-unit apartment building with 2,412 square feet of commercial space at 36-38 William Street. The building is adjacent to RBH Group's Teachers Village.
22	66-86 Branford Place		Essex County		266,432		10/3/2022	CPB	<a href="https://drive.google.com/drive/folders/11yzu-HbpPKEE2pS00Qf7HnQRBOnox9FI">https://drive.google.com/drive/folders/11yzu-HbpPKEE2pS00Qf7HnQRBOnox9FI</a>	Essex County filed plans with the CPB to construct an 8-story 266,432 square foot building on Branford Place, Washington Street, and University Avenue to house county offices and the New Jersey State family courtrooms and offices.
23	569-577 Broad Street	Arc Tower	569-571 Broad Street, LLC	344			10/3/2022	CPB	<a href="https://drive.google.com/drive/folders/1hcsfL_PNB_LW2EGl-xfhNoBUoLdvWNFc">https://drive.google.com/drive/folders/1hcsfL_PNB_LW2EGl-xfhNoBUoLdvWNFc</a>	569-571 Broad Street, LLC filed plans with the CPB to construct a 45-story 344-unit apartment tower with ground floor commercial space at 569/571-577 Broad Street.
24	756-762 Broad Street		Paramount Assets	72	12,000		10/17/2022	CPB	<a href="https://drive.google.com/drive/folders/1xvlZyvORvmeMKCOhUfgg89yFAeSr1UDB">https://drive.google.com/drive/folders/1xvlZyvORvmeMKCOhUfgg89yFAeSr1UDB</a>	Newark based Paramount Assets plans to renovate the existing 4-story building and construct 3 additional stories for a new 7-story building with approximately 12,000 SF of retail space and 72 apartments.
25	260-272 Washington Street		Hanini Group	207			12/19/2022	CPB	<a href="https://drive.google.com/drive/folders/1LX_Qo-98BHcXfw3rdspt1y1aHLcOs-2S">https://drive.google.com/drive/folders/1LX_Qo-98BHcXfw3rdspt1y1aHLcOs-2S</a>	Newark-based Hanini Group filed an application with the CPB to renovate the existing 3 story building at 260 Washington Street (the Metropolitan Building) and to add 19-stories to the existing building for a total of 22 stories. The planned tower includes five floors of retail and café space, amenity space on the third floor, and 207 apartment units.



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**Commercial/  
Amenity Space**

	Property Address	Name	Developer	Units	(Sq. Ft.)	Parking Spaces	File Date	CPB/ LHPC	Link	Description
26	16-34 William Street	Vibe - The Tower at Halsey & William	The Tower at Halsey & William Urban Renewal, LLC	228		132	6/1/2022	LHPC	<a href="https://drive.google.com/drive/folders/1cbO28XS060t9XZEIAUnAKhyRpVVSphx">https://drive.google.com/drive/folders/1cbO28XS060t9XZEIAUnAKhyRpVVSphx</a>	The Tower at Halsey & William Urban Renewal, LLC filed an amended application with the LHPC to construct a 17-story 228 apartment unit tower at 16-34 William Street on the corner of Halsey Street. The project includes 132 parking spaces.
27	193 Market Street		RBH Group	244	51,200	41	9/1/2022	LHPC	<a href="https://drive.google.com/drive/folders/146jHR8nZp9b3c8RHTAW53OUA9bTX3jqP">https://drive.google.com/drive/folders/146jHR8nZp9b3c8RHTAW53OUA9bTX3jqP</a>	RBH Newark OZ Paramount – a partnership with RBH Group and Prudential Financial – filed an application with the LHPC to build 16-story 244-unit mixed-use apartment tower which incorporates the façade of Newark’s historic Paramount Theater. The project includes a two-story retail component on the ground floor and second floor with approximately 51,200 square feet of space and 41 parking spaces.
28	101 Market Street		RBH Group	238	12,331	38	10/5/2022	LHPC	<a href="https://www.google.com/maps/place/101-103+Market+Street,+Newark,+NJ+07102/@40.734722,-74.172412,15z">H22-171 241-251,233-237,239 Washington Street.93-95,97-99 101-103 Market Street - Google</a>	RBH Group filed an amended application with the LHPC to construct a 13-story 238-unit mixed use building on the corner of Market Street and Washington Street. The project includes 12,331 square feet of retail space and 38 parking spaces.
29	16-32 Fulton Street	22 Fulton Street	Berger Organization	396	4,800	106	11/3/2021	LHPC	<a href="https://drive.google.com/drive/folders/1MP-SisD4TTShMD6XR7_um7I4N11YE-qB">https://drive.google.com/drive/folders/1MP-SisD4TTShMD6XR7_um7I4N11YE-qB</a>	10 Park Place filed an application with the LHPC to develop a 22-story residential tower principally on what is now a parking lot. The entity is affiliated with Newark-based Berger Organization. The development plans include 396 residential units, 4,800 square feet of retail space, and 106 parking spaces.
30	1072-1078 Broad Street		Essex Plaza II Urban Renewal Co., LLC	68			11/3/2021	LHPC	<a href="https://drive.google.com/drive/folders/1LaSpeukmCEMZ_kFqjltpj_1g8B16WVuS">https://drive.google.com/drive/folders/1LaSpeukmCEMZ_kFqjltpj_1g8B16WVuS</a>	Essex Plaza II filed an application with the LHPC to construct a 68-unit five story apartment building on a vacant lot.
<b>Total</b>				<b>8,425</b>	<b>512,609</b>	<b>2,696</b>				