



Central Planning Board/Landmarks & Historic Preservation Commission: 2021-2024 Development Applications File

	Property Address	Name	Status	Developer	Units	Commercial/ Amenity Space (Sq. Ft.)	Parking Spaces	File Date	CPB/ LHPC	Link	Description
1	186 Market Street		Planned	Paramount Assets	10	TBD	0	1/25/2021	CPB	link to site docs	Paramount Assets in affiliation with 188 Market St 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 St building & a total of four units in the three-story 188 Market St building. Applications also include connecting the two buildings w/a common area & installing an elevator.
2	188 Market Street		Planned	Paramount Assets	4	TBD	0	1/25/2021	CPB	link to site docs	(Same as above)
3	73 Academy Street		Planned	SSK Academy, LLC	8	1,288	0	3/1/2021	CPB	link to site docs	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. Plans include 1,288 square feet of street-level retail space and 8 apartment units.
4	289 - 301 Washington Street	Halo Towers	Under Construction	Acier Holdings	1,075	TBD	343	3/15/2021	CPB	link to site docs	Acier Holdings filed revised plans with the CPB to construct a 42-story, 52-story, and 53-story tower with a total of 1,075 units on a parking structure. The towers will sit on a six-story podium base. Features include automated parking, terraces, garden level & skylounge amenities.
5	88-90 Walnut Street		Planned	Walnut Homes Realty, LLC	40	0	3	3/15/2021	CPB	link to site docs	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		Planned	Hanini Group	14	TBD	0	4/5/2021	CPB	link to site docs	Newark based Hanini Group filed an application with CPB to renovate 87 Halsey St & construct a four-story building on the adjacent site on 12 Linden St. Project includes adding two stories to 87 Halsey St. Entire project also includes 91 and 95 Halsey St. Plans include construction of 14 new units to be added to 18 existing units for a total 32 units at the properties.
7	442-448 Washington Street		Planned	Center City Housing Co 9	63	1,200	35	8/29/2022	CPB	link to site docs	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- Broad Street 1009		Planned	Center City Housing Co 9	56	1,975	29	8/29/2022	CPB	link to site docs	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		Under Construction	Boraie Developmnt	333	3,750	240	9/20/2021	CPB	link to site docs	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 Towers	Planned	Omnia America, Mid-Atlantic Alliance & Natll Action Network	66	5,620	0	9/27/2021	CPB	link to site docs	Omni America, Mid-Atlantic Alliance & National Action Network filed an application with CPB to construct a 16-story 66 unit residential tower. Project includes 4,000 square feet of retail space, 1,705 sq ft of amenity space & a 560 sq foot exhibition gallery. All apartments will be affordable.
11	61-83 Central Avenue	Museum Parc	Planned	LMXD and The Newark Museum of Art	258	11,017	0	11/15/2021	CPB	link to site docs	LMXD – a subsidiary of L+M Development partners - in affiliation w/The Newark Museum of Art filed plans with CPB to build two buildings adjacent to the Museum. The first building on University & Central Ave is a six-story 103 unit building w/4,224 sq ft of museum space; the second building on University & Central Ave is a 12 story 155-unit apt tower w/4,284 sq ft of live/work space & 2,509 sq ft of retail space & will include a 7th floor rooftop terrace at the seventh floor.
12	81-93 Orange Street	The Portnow	Planned	81-93 Investments, LLC	350	8,513	181	11/15/2021	CPB	link to site docs	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.



Central Planning Board/Landmarks & Historic Preservation Commission: 2021-2024 Development Applications File

Property Address	Name	Status	Developer	Units	Commercial/ Amenity Space	Parking Spaces	File Date	CPB/ LHPC	Link	Description
					(Sq. Ft.)					
13 450 Broad Street	CitiSquare	Planned	Accurate Builders & Developers	4,200	100,000	1,998	12/13/2021	CPB	link to site docs	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 1,998 parking spaces.
14 496-506 Washington Street		Planned	496-506 Washington LLC	21	0	0	12/20/2021	CPB	link to site docs	496-506 Washington Street, LLC filed an application to convert seven three-story townhomes into 21 rental apartment units.
15 183 Market Street		Planned	Paramount Assets	6	2,991	0	2/28/2022	CPB	link to site docs	Paramount Assets filed an application with CPB to renovate the existing mixed-use building on 183 Market St. The property will remain a mixed-use building with 2,991 square feet of commercial space & six apartment units.
16 20-24 Branford Place	Commerce Flats	Preliminary Site Work	Paramount Assets	81	4,000	0	4/4/2022	CPB	link to site docs	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.
17 550 Broad Street		Under Construction	Fidelco Realty Group	0	0	0	4/18/2022	CPB	link to site docs	Fidelco Realty Group filed an application with the CPB to add a paver patio, trees, and monument to 550 Broad Street.
18 729-737 Broad Street	Burlington	Completed	729-737, LLC	0	0	0	4/18/2022	CPB	link to site docs	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.
19 10 Commerce Street		Under Construction	Hanini Group & SHIFT Capital	110	4,400	0	8/1/2022	CPB	link to site docs	Newark based Hanini Group filed application w/CPB to renovate the existing vacant office building into 4,400 SF of retail space & 110 apartments.
20 1-43 Center Street		Planned	New Jersey Performing Arts Center Corp.	350	17,400	177	9/26/2022	CPB	link to site docs	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.
21 17-31 Academy Street		Planned	Paramount Assets	165	11,700	0	9/28/2022	CPB	link to site docs	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.
22 36-38 William Street		Planned	Lettire Construction	30	2,412	0	10/3/2022	CPB	link to site docs	Lettire Construction filed an application with the CPB to construct a 7-story 30-unit apartment building with 2,412 square feet of commercial space. The building is adjacent to RBH Group's Teachers Village.
23 66-86 Branford Place	Essex County Wynona Family Courts Building	Under Construction	Essex County		266,432	22	10/3/2022	CPB	link to site docs	Essex County filed an application with CPB to construct an 8-story 266,432 square foot building on Branford Place, Washington St, & University Ave to house county offices & the NJ State family courtrooms and offices.
24 569-577 Broad Street	The Arc Tower	Planned	569-571 Broad Street, LLC	344	1,829	0	10/3/2022	CPB	link to site docs	569-571 Broad Street, LLC filed application w/CPB to construct 45-story 344-unit apt tower w/ground floor commercial space at 569/571-577 Broad St.
25 756-762 Broad Street		Planned	Paramount Assets	72	12,000	0	10/17/2022	CPB	link to site docs	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.
26 260-272 Washington Street		Preliminary Site Work	Hanini Group	207		0	12/19/2022	CPB	link to site docs	The Hanini Group filed an application with CPB to retain the facade of the existing 3 story building at 260 Washington St (the Metropolitan Building) & to construct a 22-story apt building. The planned tower includes five floors of retail & café space, amenity space on the 3rd floor & 207 apartment units.



Central Planning Board/Landmarks & Historic Preservation Commission: 2021-2024 Development Applications File

Property Address	Name	Status	Developer	Units	Commercial/ Amenity Space (Sq. Ft.)	Parking Spaces	File Date	CPB/ LHPC	Link	Description
27 16-34 William Street	Vibe - The Tower at Halsey & William Street	Planned	The Tower at Halsey & William Urban Renewal, LLC	228	TBD	132	6/1/2022	LHPC	link to site docs	The Tower at Halsey & William Urban Renewal, LLC filed an amended application with the LHPC to construct a 17-story 228 apartment unit tower. The project includes 132 parking spaces.
28 193 Market Street		Planned	RBH Group	244	51,200	41	9/1/2022	LHPC	link to site docs	RBH Newark OZ Paramount-a partnership with RBH Group & Prudential Financial-filed an application with the LHPC to build a 16-story 244-unit mixed-use apartment tower which incorporates the façade of Newark's historic Paramount Theater. Project includes a 2-story retail component on the ground & 2nd floor w/ approx 51,200 SF of space & 41 parking spaces.
29 101 Market Street		Planned	RBH Group	238	12,331	38	10/5/2022	LHPC	link to site docs	RBH Group filed an amended application with the LHPC to construct a 13-story 238-unit mixed use building on the corner of Market St & Washington St. Project includes 12,331 square feet of retail space and 38 parking spaces.
30 16-32 Fulton Street	22 Fulton Street	Planned	Berger Organization	396	4,800	106	11/3/2021	LHPC	link to site docs	10 Park Place filed an application with LHPC to develop a 22-story residential tower principally on a parking lot. The entity is affiliated with Newark-based Berger Organization. Development plans include 396 residential units, 4,800 square feet of retail space & 106 parking spaces.
31 1072-1078 Broad Street		Planned	Essex Plaza II Urban Renewal Co., LLC	68	0	0	11/3/2021	LHPC	link to site docs	Essex Plaza II filed an application with the LHPC to construct a 68-unit five story apartment building on a vacant lot.
32 810 Broad Street	Indigo Residence	Completed	Summit Assets/ Winchester Equities	99	9,933	0	1/9/2023	CPB	link to site docs	Summit Assets in affiliation with Winchester Equities filed an application with the CPB to convert the existing hotel into 99 apartment units & 10 office units. The existing ground-floor café & basement restaurant along with rooftop restaurant will be retained. Amenities include gym, wellness rooms, yoga room & lounge area.
33 2-4 Park Place	Symington Continental House	Planned	Gordon Nelson, Jr	2	0	0	5/3/2023	LHPC	link to site docs	The owner filed an application with the LHPC to convert the historic Symington Continental House into a two family residence. The building was built in 1808 as the parsonage for Trinity Episcopal Church.
34 1033 Broad Street		Planned	Baldwin Equities	70	TBD	TBD	5/3/2023	LHPC	link to site docs	Baldwin Equities filed an application with LHPC to develop a 70 unit apt building incorporating the façade of the historic South Park Calvary United Presbyterian Church. Project includes seven spaces for artisans & young professionals, co-work & office space & a performance space.
35 33 Washington Street		Planned	Audible/ Berger Org	0	15,550	0	5/3/2021	LHPC	link to site docs	Audible, as the leesor of the ground floor of 33 Washington St is renovating the space to accommodate retail tenants & small businesses. Project includes changes to the building façade to incorporate arches to align the building with the Ballentine House & The Newark Museum of Art facades. In addition, the facade improvement will allow for greater visibility.
36 520 Broad Street		Planned	520 Broad Street Propco, LLC	2,438	TBD	1,126	5/22/2023	CPB	link to site docs	520 Broad Street Propco filed an application with the CPB to redevelop the existing IDT building into a 254 apartment tower and develop at the adjacent parking deck four additional towers totaling 2,184 units.
37 8-12 Park Place	Fireman's Insurance Building	Planned	Fireman's Building, LLC	231	TBD	TBD	7/5/2023	LHPC	link to site docs	Fireman's Building LLC - an affiliation of Newark based Berger Organization - filed an application with the LHPC to convert the existing Fireman's Insurance Building into 231 residential units. On April 8, 2024, it filed an application on the project with the CPB, with its plans to renovate the building into 100% affordable housing.
38 31-43 Central Avenue	Halsey Central	Planned	L+M Developmnt Partners	102	13,750	0	8/7/2023	CPB	link to site docs	L+M Development partners filed an application with the CPB to construct a 10-story mixed-use building with 102 apartments (50% affordable) and 13,750 square feet of retail space.
39 1010-1018 Broad Street	Symphony Flats	Planned	Paramount Assets	111	6,390	69	8/21/2023	CPB	link to site docs	Paramount Assets filed an application with CPB to construct a five-story 111 unit apt building adjacent to Newark Symphony Hall. Plans include 3,500 SF of retail space, 1,890 SF of amenity space & 1,000 SF of art space.



Central Planning Board/Landmarks & Historic Preservation Commission: 2021-2024 Development Applications File

Property Address	Name	Status	Developer	Units	Commercial/ Amenity Space	Parking Spaces	File Date	CPB/ LHPC	Link	Description
					(Sq. Ft.)					
40 200-208 Market Street	The Newark Summit Tower	Planned	Prudential Pointe, LLC	579	11,537	142	10/4/2023	LHPC	link to site docs	Prudential Pointe, LLC filed site plan renderings to construct a 46-story 579 unit mixed-use apartment tower along with its application to demolish the existing buildings at 200-208 Market Street.
41 739-749 McCarter Highway	Mulberry Commons Pedestrian Bridge	Preliminary Site Work	Station Plaza Newark Downtown Core Urban Renewal, LLC	0	49,000	0	10/4/2023	LHPC	link to site docs	Station Plaza filed an application with LHPC to rehabilitate a section of the Newark Penn Station train shed, retrofit the historic CNJ Newark & New York Branch Bridge over McCarter Highway & construct a 49,000 square foot train hall to Penn Station at Mulberry Commons.
42 40-44 Center Street	Cooperman Family Arts Education & Community Center	Planned	NJPAC/LMXD	0	58,000	60	10/30/23	CPB	link to site docs	The New Jersey Performing Arts Center filed an application with the LHPC to construct a 3-story 58,000 community center. The center will provide arts education and free cultural programs for the community.
43 1117 Broad Street		Planned	AD at Broad Street Management LLC	3	2,245	0	12/4/2023	CPB	link to site docs	AD at Broad Street Management filed an application with the CPB to build a three story mixed use building with three apartments and ground floor retail space.
Total				12,672	691,263	4,742				

Downtown Newark Commercial Construction

Property Address	Name/Link	Status	Developer	Units	Sq. Ft.	Parking Spaces	File Date	CPB/ LHPC	Link	Notes
2 729-737 Broad Street	Burlington	Completed	729-737, LLC	na	26,534	0	1/25/2021	CPB	na	Redevelop property for a Burlington store
3 66-86 Branford Place	Essex County Wynona Family Courts Building	Under Construction	Essex County	na	266,432	22	10/3/2022	CPB	link to site docs	Construction of new family court building
4 550 Broad Street	550 Broad Street	Under Construction	Fidelco Realty Group	na	0	0	4/18/2022	CPB	link to site docs	Fidelco plans to renovate the patio area and landscape. In addition, it plans to construct a one-story utility building in the rear area and install a monument sign.
5 707 Broad Street	The Link 707	Under Construction	Hanini Group, SHIFT Capital, Coinvestment Partners	na	0	na	na	na	na	Capital improvement of common areas and mechanical systems. Cost includes budget for 153 Halsey Street
6 1020 Broad Street	Newark Symphony Hall	Under Construction	City of Newark	na	0	na	na	na	na	Restore and update Symphony Hall
7 153 Halsey Street	153 Halsey Street	Under Construction	Hanini Group, SHIFT Capital, Coinvestment Partners	na	0	na	na	na	na	Capital improvement of common areas and mechanical systems. Cost includes budget for 707 Broad Street
8 33 Washington Street	33 Washington Street	Under Construction	Audible/ Berger Org	na	15,550	0	5/3/2021	LHPC	link to site docs	Renovate ground floor for retail and small business tenants
9 40-44 Center Street	Cooperman Family Arts Education and Community Center	Planned	NJPAC/LMXD	na	53,000	60	10/30/23	CPB	link to site docs	NJPAC's new arts, education, and community center



Central Planning Board/Landmarks & Historic Preservation Commission: 2021-2024 Development Applications File

	Property Address	Name	Status	Developer	Units	Commercial/ Amenity Space (Sq. Ft.)	Parking Spaces	File Date	CPB/ LHPC	Link	Description	
10	739-749 McCarter Highway	Mulberry Commons Pedestrian Bridge	Preliminary Site Work	Station Plaza Downtown Core Urban Renewal Company, LLC	na	49,000	0	10/4/2023	LHPC	link to site docs	Pedestrian bridge spanning McCarter Highway and train tracks with new entrance to Newark Penn Station	
Total						410,516						