



CITY OF TRENTON

Board Members:

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Randy Baum, **Vice Chair**
Markus Green
Anthony Santora
Joseph Harrison
Dr. Jeffrey Halpern
Caty Dominguez
Diana Walker
Jonathan Conner

Cherry Oakley, **Board Secretary**

PLANNING BOARD 319 EAST STATE STREET

**Planning Board Agenda
January 22, 2026
7:00 PM
Trenton City Hall
Council Chambers**

Planning Staff:

Massiel Ferrara, Supervising
Planner
Andrei Alexeev, Principal
Planner
Ryan Teel, Clerk I

REORGANIZATION (CONTINUED) AND REGULAR MEETING:

I. Call to Order

II. Opening Statement:

This meeting of the Planning Board of the City of Trenton is being held in accordance with the Open Public Meetings Act pursuant to N.J.S.A. 10:4-6, et seq. Public Law 1975, Chapter 231. Notice of this meeting has been posted on the City's website, sent to the official newspapers of the Planning Board, and posted at a conspicuous location at City Hall as provided by law.

III. Roll Call

IV. 2026 Reorganization (Continued):

a. Appointment of Board Professionals:

1. Board Attorney
2. Board Planner
3. Board Engineer
4. Board Traffic Engineer

V. Approval of Meeting Minutes:

- ##### **a. January 8**

VI. Memorialization of Resolutions:

- a. 25-P-21MU: 21 Muirhead Avenue
- b. 25-P-739GW: 739 Greenwood Avenue

VII. City Announcements: None

VIII. Carried/Continued Applications: None

IX. New Business:



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PLANNING BOARD
319 EAST STATE STREET

a. **25-P-300EN: 300-366 Enterprise Avenue**

Applicant: Meridian Furniture, Inc.

Property Address: 300-366 Enterprise Avenue

Block: 23102

Lot (s): 1, 2, 9

Zoning District: I-L

Redevelopment Area: 2025 Enterprise Avenue

Historic Preservation District: N/A

Project Description: The applicant seeks minor subdivision and preliminary and final major site plan approval to consolidate the existing lots and subdivide the property into two (2) new lots and construct a 221,900 square foot warehouse building with associated site improvements.

b. **25-P-306CH: 306-310 Church Street**

Applicant: Minaret Group, LLC

Property Address: 306-310 Church Street

Block: 2101

Lot (s): 26, 27

Zoning District: RH-1

Redevelopment Area: Central West

Historic Preservation District: N/A

Project Description: The applicant seeks preliminary and final major site plan approval with bulk variances and design waivers to construct a rowhouse building consisting of seven (7) single-family residential units with associated site improvements.

- X. **Staff Recommendations:** None
- XI. **Correspondence(s):** None
- XII. **Discussion Item(s):** None
- XIII. **Adjournment**

Next meeting is scheduled for February 12, 2026