



## CITY OF TRENTON

PLANNING BOARD  
319 EAST STATE STREET

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

**Board Members:**

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

Cherry Oakley, **Board Secretary**

**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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**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