



CITY OF TRENTON

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 BOARD 319 EAST STATE STREET

**Planning Board Agenda
February 12, 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. Application Adjourned to the February 26, 2026 Meeting:

a. 25-P-1100BR: 1100 Brunswick Avenue

Applicant: Ihab Khouzam

Property Address: 306-310 Church Street

Block: 23901

Lot (s): 10

Zoning District: I-L

Redevelopment Area: Route One Industrial

Historic Preservation District: N/A

Project Description: The applicant seeks conditional use approval with preliminary and final site plan approval with bulk variances and design waivers to convert the existing building into a cannabis cultivation and manufacturing facility and to install associated site improvements.

V. 2026 Reorganization (Continued):

a. Appointment of Board Professionals / Oath of Office:

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



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VI. Approval of Meeting Minutes:

- a. January 22, 2026

VII. Memorialization of Resolutions:

- a. 25-P-739GW: 739 Greenwood Avenue
- b. 25-P-306CH: 306-310 Church Street
- c. 25-P-300EN: 300-366 Enterprise Avenue

VIII. City Announcements: None

IX. Carried/Continued Applications:

a. **25-P-21MU: 21 Muirhead Ave**

Applicant: D&O Property Solutions, LLC

Property Address: 21 Muirhead Ave

Block: 7801

Lot (s): 7

Zoning District: I-L

Redevelopment Area: Route One Industrial

Historic Preservation District: N/A

Project Description: The applicant seeks conditional use approval with preliminary and final site plan approval with bulk variances and design waivers to convert the existing building into a cannabis cultivation and manufacturing facility and to install associated site improvements.

X. Staff Recommendations: None

XI. Correspondence(s): None

XII. Discussion Item(s): None

XIII. Adjournment

Next meeting scheduled for **February 26, 2026**