



CITY OF TRENTON
ZONING BOARD
319 EAST STATE STREET

Board Members:

Michael Raab, **Chair**
Frederick Costanzo, **Vice-Chair**
Ruth Jackson, **Vice-Chair**
Caitlin Fair
Vineeta Kapahi
Tenille McKinney
Ed Wengryn
Michel Hurtado, **Alternate #1**
Enid Sanchez, **Alternate #2**
Amaris Jones, **Alternate #3**

Zoning Board Agenda
February 18, 2026
7:00 PM
Trenton City Hall
Council Chambers

Planning Staff:

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

Cherry Oakley, **Board Secretary**
Hon. Teska Frisby, **Council Liaison**

REORGANIZATION (CONTINUED) AND REGULAR MEETING:

- I. Call to Order**
- II. Opening Statement:**

This meeting of the Zoning Board of Adjustment 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, 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 Minutes:**
 - a. January 21, 2026**
- VI. Memorialization of Resolutions:**

- a. 24-Z-455CE: 455 Centre Street**
- b. 25-Z-46WA: 46 Wayne Avenue**
- c. 24-Z-1247SB: 1247 S Broad Street**
- d. 25-Z-981MLK: 981-985 Martin Luther King Jr Blvd**
- e. 25-Z-99NY: 99 New York Ave - 520 Brunswick Ave**



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VII. Carried/Continued Applications:

a. 25-Z-10RU: 10 Rutgers Place

Applicant: Anerope Management, LLC

Property Address: 10 Rutgers Place

Block: 2401 **Lot(s):** 5.02

Zoning District: RH-2

Redevelopment Area: N/A

Landmarks Historic Preservation District: N/A

Project Description: The applicant seeks preliminary and final major site plan approval with a conditional use variance and associated bulk variances and design waivers to convert the existing building into a multi-family dwelling consisting of four (4) residential units.

b. 25-Z-233FU: 233 Fulton Street

Applicant: Torres Holding, LLC

Property Address: 233 Fulton Street

Block: 16209 **Lot(s):** 1, 3

Zoning District: RH-1

Redevelopment Area: N/A

Landmarks Historic Preservation District: N/A

Project Description: The applicant seeks preliminary and final major site plan approval with a density variance and associated bulk variances and design waivers to demolish the existing building and construct a three-story mixed-use building with commercial offices in the basement, ground-floor parking, and six (6) residential apartments on the upper floors with associated site improvements.

VIII. New Business:

a. 25-Z-37PR: 37 Prospect Street

Applicant: 37 Prospect Street, LLC

Property Address: 37 Prospect Street

Block: 2201 **Lot(s):** 7

Zoning District: RH-1

Redevelopment Area: Central West

Landmarks Historic Preservation District: N/A



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Project Description: Appeal of the Zoning Officer's denial of the application for a Zoning Permit.

b. 25-Z-539CE: 539 Centre Street

Applicant: NSP Real Estate Investment, LLC

Property Address: 539 Centre Street

Block: 11506 Lot(s): 5

Zoning District: RH-1

Redevelopment Area: N/A

Landmarks Historic Preservation District: N/A

Project Description: Review of the applicability of the Res Judicata doctrine.

c. 25-Z-539CE: 539 Centre Street

Applicant: NSP Real Estate Investment, LLC

Property Address: 539 Centre Street

Block: 11506 Lot(s): 5

Zoning District: RH-1

Redevelopment Area: N/A

Landmarks Historic Preservation District: N/A

Project Description: The applicant seeks a use variance and preliminary and final major site plan approval with bulk variances and design waivers to construct a second-story addition to the existing building, previously used as a funeral home, and to convert it into a mixed-use building with a banquet hall on the ground floor and six (6) residential apartments above, along with associated site improvements.

IX. Discussion Item(s): None

X. City Announcements & Correspondence: None

XI. Adjournment

Next meeting is scheduled for Wednesday, March 18, 2026.