



## CITY OF TRENTON

### ZONING BOARD

319 EAST STATE STREET

#### 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.**