



CITY OF TRENTON
ZONING BOARD
319 EAST STATE STREET

Board Members:
Michael Raab
Frederick Costanza
Ruth Jackson
Caitlin Fair
Vineeta Kapahi
Tenille McKinney
Ed Wengryn
Michel Hurtado, Alternate #1
Enid Sanchez, Alternate #2
Amaris Jones, Alternate #3

Zoning Board Agenda
January 21, 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 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:

- a. Oath of Office / Swearing-In of Board Members
- b. Election and Appointment of Chairperson
- c. Election and Appointment of Vice-Chairperson
- d. Appointment of Recording Board Secretary
- e. Designation of Official Newspaper
- f. Appointment of Board Professionals:
 1. Board Attorney
 2. Board Planner
 3. Board Engineer
 4. Board Traffic Engineer
- g. Approval of 2026 Meeting Schedule

V. Approval of Minutes:

- a. September 17, 2025



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b. October 15, 2025

c. December 17, 2025

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

VII. Carried/Continued Applications: None

VIII. New Business:

a. **25-Z-99NY: 99 New York Avenue / 520 Brunswick Avenue**

Applicant: Public Service Electric and Gas Company

Property Address: 99 New York Avenue / 520 Brunswick Avenue

Block: 9201 **Lot(s):** 6, 12

Zoning District: I-MU

Redevelopment Area: New York Avenue

Landmarks Historic Preservation District: N/A

Project Description: The applicant seeks a use variance and preliminary and final major site plan approval to upgrade the existing Trenton Gas Metering and Regulating Station in order to increase its capacity and reliability for the City of Trenton and surrounding areas, enhance safety and performance, and improve site security.

b. **25-Z-357EN(FINAL): 357 Enterprise Avenue.**

Applicant: Alpha Shredding Group, Inc.

Property Address: 357 Enterprise Avenue.

Block: 23101 **Lot(s):** 1,2, 4 & **Block:** 23004, **Lot(s):** 1, 2

Redevelopment Area: Enterprise Avenue

Zoning District: I-L

Landmarks Historic Preservation District: N/A

Project Description: The applicant seeks final major site plan approval for the existing use of the site as an industrial metal shredding facility, including all existing buildings and proposed



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site improvements, which previously received a use variance and preliminary major site plan approval.

- IX. Discussion Item(s):** None
- X. City Announcements & Correspondence:** None
- XI. Adjournment**

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