

Department of Building Services  
Tharein K. Arnold, Director  
1 Civic Square  
Irvington New Jersey 07111

Tony Vauss  
**Mayor**



Robert Lawson  
**Zoning Officer**

## ZONING PERMIT

Permit Number: ZP2020-0173

Work site location: 444 GROVE ST.

### Applicant

Jodi Luciani, Attorney on behalf of the Applicant  
600 Parsippany Road, Parsippany-Troy Hills, NJ, 07054

Property Owner: **Jodi Luciani, Attorney on behalf of the Applicant**

Block: **160** / Lot: **1**

Dimension:

Zoning: **R2**

Property Type: **Owner**

Building Use:

Fee: **\$100.00**

Current Use: **Vacant Lot**

Proposed Use: **Commercial business**

### Description of Work:

**The existing site was previously the Pabst Brewery which was demolished and has since remained vacant. In the R-2 Zone, Applicant proposes to construct a mixed-use development on two (2) lots consisting of five 5-story buildings, containing multi-family residential and commercial space. The project will include 646 units, ranging from studio to three bedroom units, 553 parking spaces, open space and amenities, including a library, gyms, a wellness studio, courtyards, community room and garden and a day care with playground. A portion of the project is located in Newark.**

### Permit Approved For:

TO GET APPROVED YOU WILL NEED A MULTI-FAMILY SITE PRELIMINARY MUTIL -FAMILY SITE PLAN AND A USE VARIANCE ( D " VARIANCES 650-15 TWO-FAMILY RESIDENTIAL DISTRICT

Action Taken: **Refer to Zoning Board**

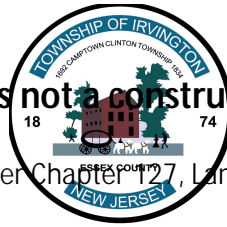
Date of Action: **08/07/2020**

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**This is not a construction permit**



Amendment of 98-18 Fees under Chapter 127, Land Use Procedures. See file No. MC 3642  
Robert Lawson

**Zoning Officer**