



**CITY OF NEW BRUNSWICK
ZONING BOARD
REMOTE TELECONFERENCING
7:00 PM
OCTOBER 26, 2020**

Call-In Phone Number
+1-408-418-9388

Access Code
710 200 298

I. ROLL CALL

II. PUBLIC ANNOUNCEMENT

Please be advised that due to the current state of emergency and public health emergency declared by Governor Phil Murphy pursuant to executive orders, guidelines from the CDC and in an effort to prevent further spread of COVID-19, the general public are unable to attend the Zoning Board meeting in person. Participation will be revised from attending the Zoning Board meeting in person to telephonic conferencing or video. Members of the public will be able hear all business and testimony, and to give public comment during public comment portions of the meeting through telephonic conferencing or video. To participate, you must phone-in by dialing (408) 418-9388 and enter access code 710 200 298. City staff will be available to offer technical support by phone, by calling (732) 745-5050. The telephonic conferencing system will be activated 10 minutes prior to the meeting start time.

Additionally, the meetings will be available via video through the WebEx platform at the following URL:

<https://newbrunswickpolicedepartment.webex.com/newbrunswickpolicedepartment/j.php?MTID=m88b94c00bc5da2b5f833013625a697f8>

The meeting number is: 710 200 298

The password is: NewBrunswick

All applications and supporting documents for meetings of the Zoning Board are available via the city's website at:

https://www.cityofnewbrunswick.org/residents/departments/planning_development/planning/zoning_board_meeting_-_applications_supporting_documents.php

or via email, pick up or for viewing by appointment during regular business hours (8:30AM to 4:30PM) in the office of the Department of Planning, Community and Economic Development, 25 Kirkpatrick Street, Second Floor, New Brunswick, at least ten (10) days prior to the date of the meeting. The applicant's exhibits will be marked and available via the city's website at:

https://www.cityofnewbrunswick.org/residents/departments/planning_development/planning/zoning_board_meeting_-_applications_supporting_documents.php

WebEx Meeting URL
<https://newbrunswickpolicedepartment.webex.com/newbrunswickpolicedepartment/j.php?MTID=m88b94c00bc5da2b5f833013625a697f8>

Meeting Number
710 200 298

Meeting Password
NewBrunswick

or via email, pick up or for viewing by appointment during regular business hours (8:30AM to 4:30PM) in the office of the Department of Planning, Community and Economic Development, 25 Kirkpatrick Street, Second Floor, New Brunswick, no later than 12:00 PM on the Wednesday prior to the hearing at which they intend to use said exhibits. Should anyone from the public want to provide any exhibits to present at the Zoning Board meeting, they should contact the Board Secretary so that that the items may be available electronically during the meeting for viewing by the public. Those items will be marked and made available to the public on the city's website at:

https://www.cityofnewbrunswick.org/residents/departments/planning_development/planning/zoning_board_meeting_-_applications_supporting_documents.php

The public may also submit exhibits to be placed on the city's website until 12:00 PM on the Friday prior to the hearing at which they intend to use said exhibits. To schedule an appointment, if you have any questions or need assistance please contact the Board Secretary, Dan Dominguez, via email at ddominguez@cityofnewbrunswick.org or via telephone at (732) 745-5050.

Anyone seeking to make written public comment may submit prior to the date of the meeting, via mail or email, their written comments to Dan Dominguez, Board Secretary, Department of Planning Community and Economic Development, 25 Kirkpatrick Street, New Brunswick, NJ 08903 or emailed to ddominguez@cityofnewbrunswick.org.

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARD'S SEPTEMBER 28, 2020 MEETING

V. RESOLUTIONS OF MEMORIALIZATION

- A. WORLD'S BEST TEMPS, INC. / 255 FRENCH STREET / BLOCK 425, LOT 2.03 (ZB-2020-04)**
- B. PECES CORP / 159-161 THROOP AVENUE / BLOCK 217, LOT 1.01 (ZB-2019-05)**

VI. PUBLIC HEARINGS

- A. CHRISTINA LACERDA / 36 DIVISION STREET / BLOCK 52, LOT 49 (ZB-2020-16)**
The applicant is seeking to legalize a preexisting, nonconforming three-family residence. Zoning district R-5A Single- and Two-Family Residential.
- B. JOSEPH J. CATANESE / 351 SOMERSET STREET / BLOCK 140, LOT 4.01 (ZB-2020-13)**

Variance application to construct an additional single-family dwelling on the property. The new dwelling will be created through the demolition of a portion of an existing detached garage and construction of an addition on the remaining portion of the detached garage. Zoning district R-5A Single- and Two-Family Residential. (*Peter Vignuolo, Esq.*)

**C. NINA AND JASON HOFF / 130 REDMOND STREET / BLOCK 151, LOT 39.01
(ZB-2019-03)**

Preliminary and final site plan application with use and bulk variances to renovate an existing warehouse building for use as a four-unit residential building. Zoning district R-5A Single- and Two-Family Residential. (*Peter U. Lanfrit, Esq.*)

VII. DISCUSSION ITEMS

A. CHANGES TO BOARD RULES REGARDING PUBLIC COMMENT AND INTERACTION

VIII. OTHER MATTERS OF INTEREST TO THE PUBLIC

IX. ADJOURNMENT