



**CITY OF NEW BRUNSWICK  
ZONING BOARD  
REMOTE TELECONFERENCING  
7:00 PM  
DECEMBER 21, 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](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 (8:30 AM to 4:30 PM) 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](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 (8:30 AM to 4:30 PM) 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](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](mailto: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](mailto:ddominguez@cityofnewbrunswick.org).

### **III. SALUTE TO THE FLAG**

### **IV. RESOLUTIONS OF MEMORIALIZATION**

- A. L.K. MANAGEMENT, LLC / 17 HARVEY STREET / BLOCK 29, LOT 12.01 (ZB-2020-11)**
- B. 318 PAUL ROBESON BOULEVARD LLC / 318 PAUL ROBESON BOULEVARD / BLOCK 275, LOT 20.01 (ZB-2020-12)**

### **V. PUBLIC HEARINGS**

- A. FERNANDO L. MARIN / 79 MAY STREET / BLOCK 327, LOT 13.01 (ZB-2020-15)**  
Variance application for a "d(4)" FAR and bulk variances in order to construct a covered porch on an existing two-family dwelling, construct a detached garage, repave the driveway, and add an above-ground pool on the property. Zoning district R-5A Single- and Two-Family Residential. (*Peter Lanfrit, Esq.*)
- B. 3 LAWRENCE STREET, LLC / 3 LAWRENCE STREET / BLOCK 275, LOT 14.01 (ZB-2019-12)**  
Preliminary and final site plan application with "d(2)" variance for the expansion of a non-conforming use and bulk variances in order to create a paved parking lot that will serve the exiting warehouse/office buildings. Zoning district R-6 Multifamily Residential. (*Edward P. Shamy, Jr.*)

**C. MAMATHA REALTY, LLC / 7 LAWRENCE STREET / BLOCK 275, LOT 17.01  
(ZB-2020-01)**

Preliminary and final site plan application with “d(2)” variance for the expansion of a non-conforming use and bulk variances in order to create a paved parking lot that will serve the exiting warehouse/office buildings. Zoning district R-6 Multifamily Residential. (*Edward P. Shamy, Jr.*)

**D. 261 LIVINGSTON, LLC / 261 LIVINGSTON AVENUE / BLOCK 280, LOT 1.01  
(ZB-2020-09)**

Preliminary and final site plan application with “d” variances for use and FAR and a bulk variance for insufficient parking to construct a new three-story multifamily residential building with 26 units and 37 parking spaces. Zoning district C-3A Commercial Office/Professional. (*Rosalind Westlake, Esq.*)

**E. ADOPTION OF THE 2021 ZONING BOARD MEETING SCHEDULE**

**VI. MINUTES OF THE BOARD’S NOVEMBER 23, 2020 MEETING**

**VII. DISCUSSION ITEMS**

**VIII. OTHER MATTERS OF INTEREST TO THE PUBLIC**

**IX. ADJOURNMENT**