



**CITY OF NEW BRUNSWICK
ZONING BOARD
CITY HALL COUNCIL CHAMBERS
78 BAYARD STREET
7:00 PM
MAY 4, 2020**

- I. ROLL CALL**
- II. PUBLIC ANNOUNCEMENT**
- III. SALUTE TO THE FLAG**
- IV. RESOLUTIONS OF MEMORIALIZATION**
- V. PUBLIC HEARINGS**
 - A. 78 EASTON AVE. URBAN RENEWAL, LLC / 88 EASTON AVENUE / BLOCK 56, LOT 1.04 (ZB-2020-03)**

Variance application for two signs on a previously-approved nine-story, mixed use building. The applicant proposes variances related to sign area and thickness. The site was previously known as 78, 92 and 94 Easton Avenue (Block 56, Lots 1.01, 1.03 and 14). Zoning district C-3B/R-5A. *(Thomas Kelso, Esq.)*
 - B. 75 PLUM STREET LLC / 75 PLUM STREET / BLOCK 417, LOT 28 (ZB-2019-15)**

Variance application for the conversion of an existing one-family home into a two-family home, to contain two three-bedroom units. Second floor additions are proposed over the existing first floor to the front and rear of the building. Zoning district R-5A. *(Thomas Kelso, Esq.)*
 - C. RARITAN HEIGHTS PHASE II, LLC / 19 US HIGHWAY 1 / BLOCK 703, LOT 17.02 (ZB-2017-07)**

Amended site plan application with bulk variances for a previously approved mixed-use development. The applicant is seeking approval for the following changes: reconfiguration of the parking lot; reconfiguration of a retaining wall; removal of several parking stalls; relocation of electrical vehicle charging stations; modification of accessible routes; and updated site landscaping. Zoning district C-5. *(Thomas Kelso, Esq.)*
- VI. OTHER MATTERS OF INTEREST TO THE PUBLIC**
- VII. DISCUSSION ITEMS**
- VIII. ADJOURNMENT**