



**CITY OF NEW BRUNSWICK  
PLANNING BOARD  
REMOTE TELECONFERENCING  
7:00 PM  
SEPTEMBER 14, 2020**

**Call-In Phone Number**

**+1-408-418-9388**

**Access Code**

**710 200 298**

**WebEx Meeting URL**

**<https://newbrunswickpolicedepartment.webex.com/newbrunswickpolicedepartment/j.php?MTID=m3219d6c76ece32d3e4f2d683e73c5bf5>**

**Meeting Number**

**710 200 298**

**Meeting Password**

**NewBrunswick**

- I. ROLL CALL**
- II. PUBLIC ANNOUNCEMENT**
- III. SALUTE TO THE FLAG**
- IV. MINUTES OF THE BOARD'S AUGUST 10, 2020 MEETING**
- V. RESOLUTIONS OF MEMORIALIZATION**
- VI. DISCUSSION ITEMS**
  - A. CHANGES TO BOARD RULES REGARDING PUBLIC COMMENT AND INTERACTION**
- VII. PUBLIC HEARINGS**
  - A. FRANCES E. PARKER MEMORIAL HOME, INC. / 501 EASTON AVENUE / BLOCK 437, LOT 8.01 (PB-2020-08)**

Preliminary and final site plan application with bulk variance to install a back-up emergency generator in the front yard of an existing skilled nursing facility. Zoning district R-3 Single-Family Residential. (*James F. Clarkin III, Esq.*)
  - B. GLORIA & SONS, LLC / 143 REMSEN AVENUE / BLOCK 198, LOTS 7 & 8 (PB-2020-02)**

Variance application for a change of use of an existing ground floor unit in a mixed use building to a barber shop, as well as legalization of the conversion of one unit on the second floor of the building from office to residential. No changes are proposed to the site or to the exterior of the buildings on the lot. Variance relief is requested for insufficient parking. The applicant is requesting waivers for site plan, architectural plan, traffic impact statement, drainage statement, and environmental impact statement. Zoning district C-1 Neighborhood Commercial. (*Mark S. Shane, Esq.*)
  - C. 30 VAN DYKE URBAN RENEWAL, LLC / 30 & 40 VAN DYKE AVENUE / BLOCK 596.01, LOT 16.03 (PB-2020-04)**

Preliminary and final site plan, minor subdivision and variance application to subdivide existing Lot 16.03 into two new lots; and to remove an existing open detention basin to the

rear of 40 Van Dyke Avenue, replace with an underground detention basin and construct an at-grade parking lot over the new detention system. *(Thomas Kelso, Esq.)*

**D. 760 NEW BRUNSWICK URBAN RENEWAL LIMITED LIABILITY COMPANY / 780 JERSEY AVENUE / BLOCK 598, LOTS 2 & 3.06 (PB-2020-05)**

Preliminary and final site plan application with bulk variances to construct a new 39,500 square foot warehouse distribution facility. Zoning district I-2. *(Thomas Kelso, Esq.)*

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

**IX. ADJOURNMENT**