



City of New Brunswick

Minor Subdivision Approval

760 New Brunswick Urban Renewal, LLC
760 Jersey Avenue
Block: 598 Lot(s): 3.03
PB-2019-09

WHEREAS: On December 18, 2019, the applicant presented a minor subdivision map entitled "Minor Subdivision Plan Prepared for 760 New Brunswick LLC, Lot 3.03 in Block 598," drawn by Meridian Engineering Group, Inc., dated March 23, 2015 with revisions through May 22, 2015, to the Technical Advisory Committee, acting as the Minor Subdivision Committee of the New Brunswick Planning Board, for the subdivision of Lot 3.03 in Block 598, located in zoning district I-2 General Industrial;

WHEREAS: The Technical Advisory Committee has made the following findings and determinations:

1. The following variances, granted per Resolution PB-2015-12, remain valid:
 - Proposed Lot 3.04: lot width, side yard setback (accessory structure) and height (accessory structure)
 - Proposed Lot 3.05: side yard setback (accessory structure)
 - Proposed Lot 3.06: lot width and frontage on a roadway;
2. No new variances have been created as part of this application; and
3. The applicant is seeking only to reaffirm the previously-approved minor subdivision.

BE IT THEREFORE RESOLVED by the Minor Site Plan Committee, at its regularly scheduled meeting of December 18, 2019, that the minor subdivision application made by 760 New Brunswick Urban Renewal, LLC for the subdivision of Lot 3.03 in Block 598, as described on the plans cited above, is hereby approved subject to the following conditions:

1. Compliance with the terms of the planning report prepared by the Department of Planning, Community and Economic Development dated December 16, 2019.
2. The applicant shall comply with the conditions of approval set forth in Resolution PB-2015-02, dated August 11, 2015.
3. A draft subdivision deed shall be provided to City Engineering for review and comment prior to obtaining the required signatures from the Planning Board Secretary and Chairperson.
4. The applicant shall submit copies of all approvals and/or exemptions from any outside agency having jurisdiction.
5. The applicant shall pay any and all fees owed to the City of New Brunswick.

****NOTE****

The applicant shall furnish (5) sets of revised plans if any plan revisions are requested in the professional reports.

First: Suzanne Sicora-Ludwig

Second: Todd Bletcher

	YES	NO	ABSENT
Dan Dominguez	X		
Katie Thielman-Puniello	X		
Todd Bletcher	X		
Charles Carley			X
Ed Grobelny	X		
Dan Burke	X		
Cathleen Marcelli	X		
Chris Stellatella			X
Ryan Berger			X
Suzanne Sicora Ludwig	X		
Donna Caputo			X



Dan Dominguez, AICP, PP

Acting Director of Planning, Community, and Economic Development

1/3/19