NOTICE OF ACTION
CITY OF NEW BRUNSWICK
ZONING BOARD OF ADJUSTMENT

TAKE NOTICE THAT ON May 18, 2026, the Zoning Board of Adjustment of the City of New Brunswick in the County of Middlesex took the following action:

Under Application No. ZB-2026-03, the Board granted Major Subdivision and "C" and "D" Variance approval to 11130, LLC, permitting the subdivision of the existing irregularly shaped lot into two new lots, designated as Lots 2.01 and 2.02. Approval further permits the construction of a two-family dwelling on each newly created lot, consistent with the prior approvals granted under Application No. ZB-2025-02. Variance relief was granted as follows:

1. §17.04.050 – Minimum Lot Area (sq. ft.) – Required: 5,000 SF; Approved: Lot 2.02 – 3,276 SF.
2. §17.04.050 – Minimum Lot Width (ft.) – Required: 50 FT; Approved: Lot 2.02 – 38.4 FT.
3. §17.04.050 – Minimum Lot Depth (ft.) – Required: 100 FT; Approved: Lot 2.01 – 35.9 FT and Lot 2.02 – 82.2 FT.
4. §17.04.050 – Minimum Total Side Yard Setback (ft.) – Required: 12 FT; Approved: Lot 2.02 – 10.2 FT.
5. §17.04.050 – Maximum Building Coverage (%) – Required: 40%; Approved: Lot 2.02 – 45.6%.
6. §17.04.050 – Maximum Floor Area Ratio (F.A.R.) – Required: 0.55; Approved: Lot 2.02 – 0.91.
7. §17.05.020 – Off-Street Parking Requirements – Required: 10 parking spaces; Approved: Lot 2.01 – 5 parking spaces and Lot 2.02 – 0 parking spaces.

This is for the premises presently known as 111 Central Avenue, New Brunswick, New Jersey, being known and designated as Block 409, Lot 2 on the Official Tax Map of the City of New Brunswick.

A copy of the Resolution is on file and available for public inspection in the Department of Policy & Development during normal business hours.

11130, LLC
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