NOTICE OF ACTION
CITY OF NEW BRUNSWICK
ZONING BOARD OF ADJUSTMENT

TAKE NOTICE THAT ON June 22, 2026, the Zoning Board of Adjustment of the City of New Brunswick in the County of Middlesex took the following action:

Under Application # ZB-2026-01, granted major site plan, subdivision, and d and c variance approvals, and design waivers, to BRG Easton, LLC and BRG Senior, LLC, requests approval to consolidate the existing lots and construct a four story twenty-seven unit apartment building in the R-5A single and two family residential district. Multifamily dwellings are a conditional use in the zone. Variance relief was granted as follows:

1. d(3) Conditional Use Variance – Low-rise apartment buildings are a conditional use in this zone; however, the proposal does not comply with the conditional use standards.
2. d(4) Floor Area Ratio Variance – Maximum permitted FAR is 2.4%; 2.8% was approved.
3. Side Yard Setback Variance – 10 feet required; 7 feet was approved.
4. Combined Side Yard Setback Variance – 20 feet required; 17 feet was approved.
5. Rear Yard Setback Variance – 20 feet required; 10 feet was approved.
6. Building Coverage Variance – Maximum 60% permitted; 68.8% was approved.
7. Impervious Coverage Variance – Maximum 80% permitted; 82.1% was approved.
8. Parking Variance – 33 off-street parking spaces required; 23 spaces were approved.

This is for the premises presently known as 43, 45, and 69 Senior Street, New Brunswick, New Jersey, being known and designated as Block 86, Lots 5.01, 7.01, and 9.01on 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.

BRG Easton, LLC and BRG Senior, LLC
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