AFFIDAVIT OF PUBLICATION

Order Number : 12705161

STATE OF WISCONSIN
Brown County

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My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

NOTICE OF DECISION

PLEASE TAKE NOTICE that on October 5, 2026, the City of New Brunswick Planning Board (the "Board") adopted a resolution for Application No. PB-2026-06 ("Resolution") memorializing its grant of preliminary and final major site plan approval and preliminary major subdivision approval to New Brunswick Improvement Owner, LLC ("Applicant") related to its proposed redevelopment of a certain property having a street address of 90-200 Jersey Avenue, New Brunswick, New Jersey 08901 and being designated as Block 242, Lots 1, 2.06, 3.02 and 5.06 on the City of New Brunswick Tax Map (collectively, the "Property"). Development of the Property, which is in the Jersey-Sandford Redevelopment Plan Area, is governed by the Jersey-Sandford Redevelopment Plan (the "Plan").

The Resolution confirms that the Applicant may redevelop the Property with a phased mixed-use project consisting of two residential buildings containing a total of 660 residential units, four buildings containing approximately 39,000 square feet of flexible commercial, retail and light industrial space, and a four-acre public park. The project also includes structured and surface parking providing approximately 1,200 parking spaces and related site improvements including, but not limited to, sidewalks, pedestrian crossings, outdoor amenity space, lighting, landscaping, stormwater management infrastructure and a new traffic signal at the intersection of Sandford Street and Jersey Avenue.

The Resolution also approved the creation of four new lots corresponding to the phases and components of the development: two lots for the proposed residential buildings, one lot for the proposed commercial development and one lot to include the public park. The Resolution also approved several deviations from the Plan: (i) permitting residential Lot A to exceed the maximum 45% building coverage as well as the maximum 65% impervious coverage; (ii) permitting Lots A and B together to exceed the maximum 45% building coverage and the maximum 65% impervious coverage; and (iii) permitting Lot D to have a lot width below the minimum lot width of 100 feet required under the Plan. The Resolution further approved deviations relating to signage.

The Resolution will be available for inspection at the office of the Department of Planning, Community and Economic Development, located at 25 Kirkpatrick Street, New Brunswick, New Jersey, during its regular hours, which are 8:30 a.m. to 4:30 p.m. Monday through Friday.

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