CITY OF NEW BRUNSWICK
ZONING BOARD OF ADJUSTMENT
NOTICE OF APPROVAL

PLEASE TAKE NOTICE that the Zoning Board of Adjustment of the City of New Brunswick, at its October 26, 2026 meeting, adopted a resolution granting the undersigned the relief described below in connection with the approval of an addition to an existing residential building with 6 two-bedroom units. The addition will contain 3 studio, 1 three-bedroom and 1 four-bedroom units. The new building will have a total of 11 units on premises located at 65 Mine Street and 15 Guilden Street and is designated as Block 70, Lots 1.01 and 2 on the official tax map of the City of New Brunswick. The subject property is located in the R-5A single and two-family residential zone wherein the proposed use is a conditionally permitted use. The relief granted is as follows:

1. Preliminary and Final Major Site Plan Approval.
2. Minor Subdivision Approval to reconfigure the lot lines between the existing lots.
3. A "d(3)" variance as the required conditions for a conditional use are not met.
4. Variances as to building height, parking, floor area ratio, lot size, setbacks, lot width, lot depth, building coverage, impervious coverage, electric vehicle parking spaces and various landscaping, buffering and screening requirements.

Copies of the resolution, application, plans and supporting documents are on file with the Department of Planning, Community and Economic Development of the City of New Brunswick, Civic Square, 25 Kirkpatrick Street, and may be inspected during normal business hours.

THE CROSSINGS at MINE, LLC
c/o THOMAS F. KELSO, ESQ.
KELSO AND BURGESS, ESQS.
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