

13-15 Mine Street New Brunswick, NJ

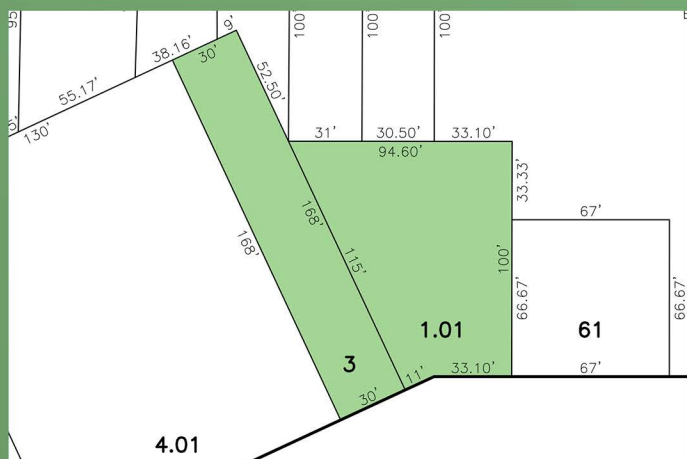


Prime Multi-Family Development Opportunity - 0.281 Acres

Nestled in the heart of New Brunswick, NJ, this property on Mine Street offers an unparalleled opportunity for multi-family development. Just steps away from Rutgers University and the upcoming 'The Hub,' Mine Street's central location is perfect for those looking to invest in a vibrant and growing community.

In your neighborhood:

Rutger's Campus	300 feet
New Brunswick Train Station	0.4 Miles
The Hub	0.5 Miles
Robert Wood Johnson	0.5 Miles
Johnson & Johnson WHQ	0.6 Miles



Flexible Zoning for Development

This property includes two lots totaling 0.281 acres, with zoning that offers significant potential for multi-family development. Block 71, Lot 1.01 (0.161 acres) is currently zoned IN-1 Institutional District, and Block 71, Lot 3 (0.12 acres) is zoned R-5A. These classifications provide opportunities for both educational and residential projects, making it an ideal site for innovative multi-family development.

Potential and Opportunity

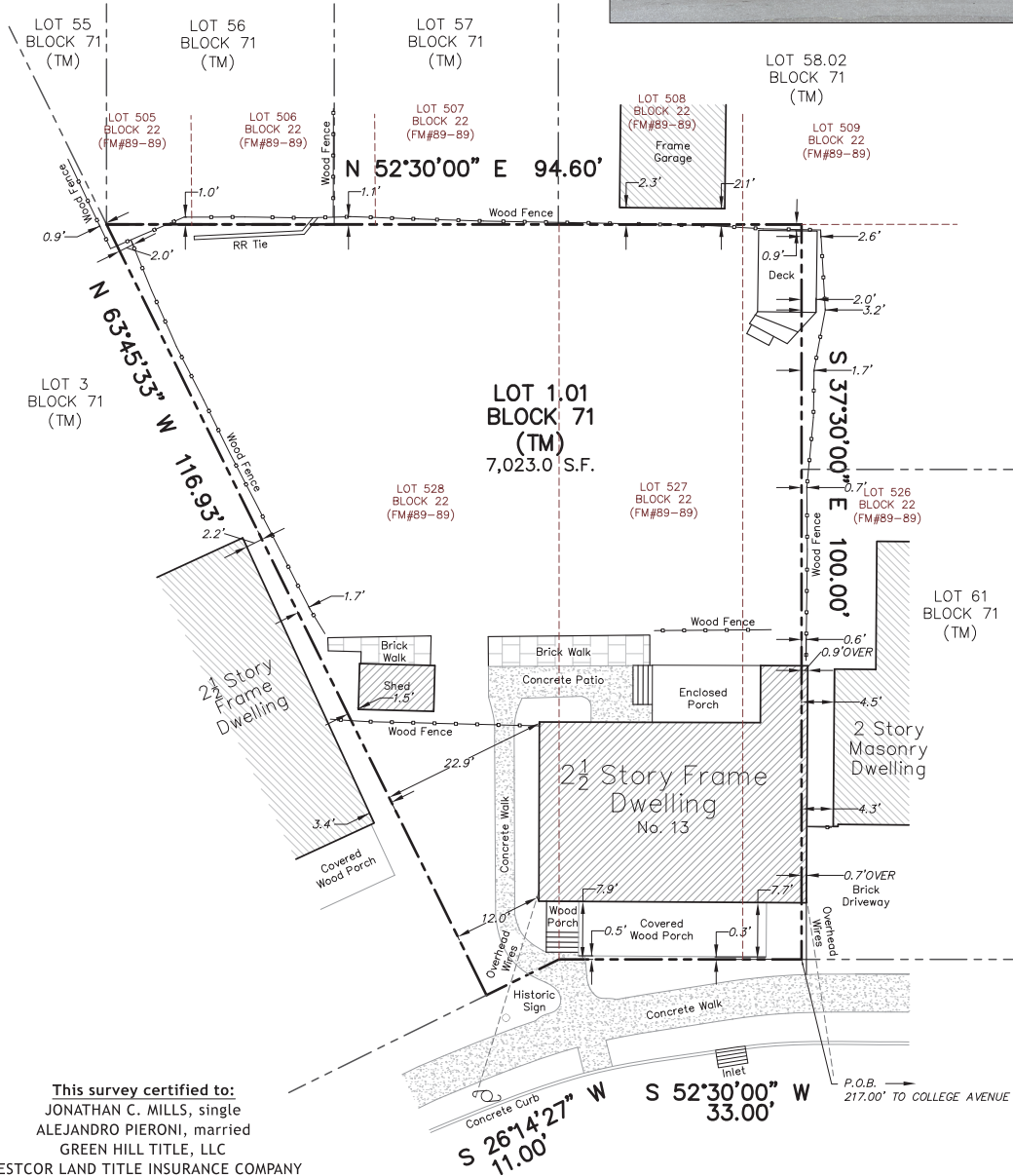
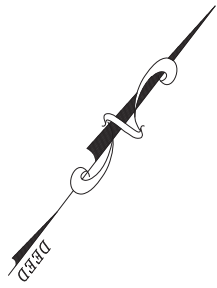
This property's prime location near Rutgers University and 'The Hub' development makes it a highly attractive investment opportunity. Its strategic position caters to the high demand for housing in this vibrant area.

With easy access to major amenities, educational institutions, and transportation hubs, this dynamic area of New Brunswick promises growth and high returns for visionary developers.



13-15 Mine Street

- Fence
- St Peters University
- New Brunswick Train Station
- Johnson & Johnson
- The Hub
- Rutgers
- RWJ
- Subject



This survey certified to:
 JONATHAN C. MILLS, single
 ALEJANDRO PIERONI, married
 GREEN HILL TITLE, LLC
 WESTCOR LAND TITLE INSURANCE COMPANY
 MARK A. BLOUNT, Esq

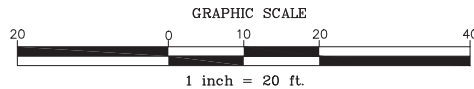
This survey references:
 Deed Book 2950 Page 406
 Deed Book 6779 Page 42
 Middlesex County Filed Map No. 89-89

Notes:
 Field Survey Performed on 08/17/2023
 Subject to documents of record.
 Survey of Property by John J. Reiser, Jr. dated 08/13/1976

INTENDED TO BE Lots Block xx as shown on a certain map entitled, "A Map of Certain Real Estate in the Fifth Ward, City of New Brunswick and County of Somerset" filed in the Middlesex County Clerk's Office on May 31, 1838 as Map No. 89-89

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

MINE 60' ROW STREET



A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c. 14 (C45-8-36.3) and N.J.A.C. 13:40-5.1 (d).



4 West Main Street | Rockaway | NJ
 Ph: (973) 625-5670 | Fx: (973) 625-4121
 www.LakelandSurveying.com
 Certificate of Authorization #24GA28090000

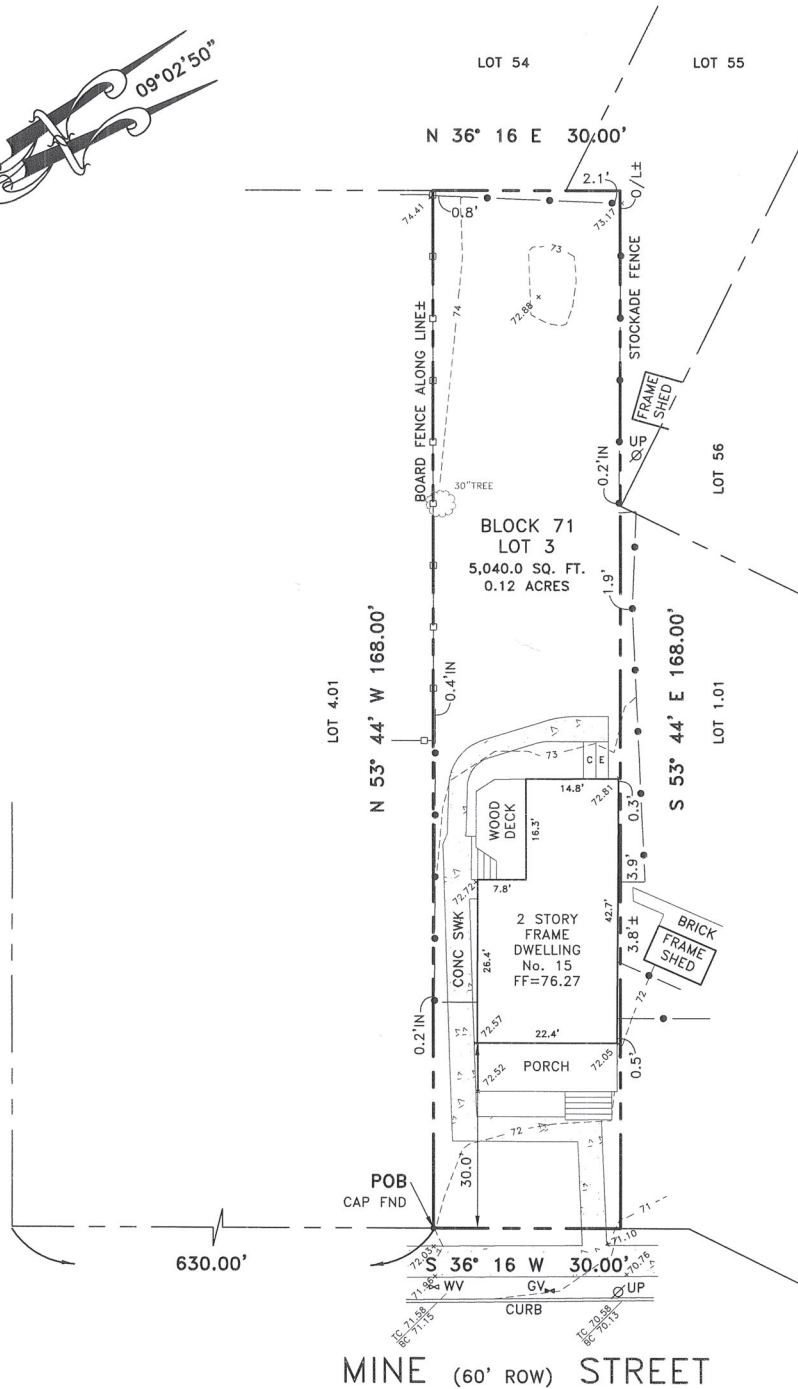
PROJECT NUMBER 232273		
REFERENCE NUMBER GHT-523340		
SCALE 1"=20'	DATE 08/18/23	
FIELD: JMC	DWN BY: JES	CHECKED: JSG

SURVEY OF PROPERTY
 Tax Lot 1.01 - Block 71
 13 Mine Street, City of New Brunswick
 Middlesex County, New Jersey

MARC J. CUFONE, Professional Land Surveyor N.J. Lic. No 24GS04132900
 JEFFREY S. GRUNN, Professional Land Surveyor N.J. Lic. No 24GS04339900

DEED 1"=20'
N.J.S.P.C.S.
09°02'50"

EASTON (66' ROW) AVENUE

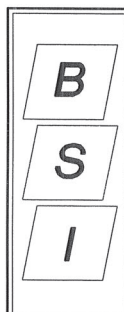


MINE (60' ROW) STREET

REFERENCES: DEED BOOK 4822, PAGE 407;
CITY OF NEW BRUNSWICK TAX MAPS.

NOTES:

- 1) ELEVATIONS ARE BASED ON N.A.V.D. 88 DATUM.
- 2) HORIZONTAL DATUM SPC83-NEW JERSEY.



Brunswick Surveying Incorporated
Licensed Land Surveyors
61 Stelton Road Piscataway, New Jersey 08854
Phone(732) 752-0100 Fax(732) 752-0101

TOPOGRAPHIC SURVEY

City of New Brunswick
Middlesex County, New Jersey
Block 71 Lot 3

Certificate of Authorization No. 24GA27940000

Drawn by TSG Job No. 60615 Date 05/19/15

Checked by RMH Sheet No. Scale 1" = 20'

THIS WORK PREPARED UNDER
MY IMMEDIATE SUPERVISION:

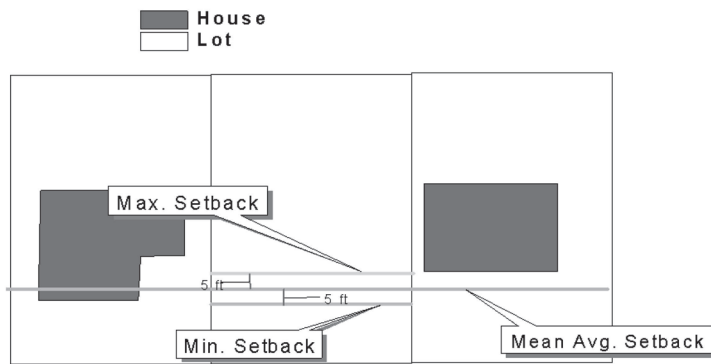
ROBERT M. HORVATH
New Jersey Land Surveyor No. 27476

JAY A. STUHL, JR.
New Jersey Land Surveyor No. 36762

17.04.010 - Schedule of zones.

The City of New Brunswick is hereby divided into the following zoning districts:

ZONE	DESCRIPTION
R-1A	Single-family residential
R-1B	Single-family residential
R-2	Single-family residential
R-3	Single-family residential
R-4	Single-family residential
R-5A	Single-family and two-family residential
R-5B	Single-family and two-family residential
R-5C	Single-family and two-family residential district
R-6	Multi-family residential
R-7	Apartment residential
C-1	Neighborhood commercial
C-2A	Community commercial
C-2B	Community commercial
C-3A	Community professional/office
C-3B	Community commercial/office
C-3C	Community commercial/office
C-3D	Community commercial/office
C-4	Downtown commercial/office
C-5	Highway commercial
C-6	Highway commercial
O-1	General office
HI	Hospital and institutional
D-HI	Downtown hospital and institutional overlay
I-1	Light industrial
I-2	General industrial
I-2E	General industrial entertainment
IN-1	Educational institutional
IN-2	Educational institutional
C	Conservation



- f. Parking. As specified within Chapter 17.05 of this title.
 - g. Signage. As specified within Chapter 17.06 of this title.
 - h. Prohibited Uses. All uses not specifically permitted as principal, accessory or conditional uses.
6. R-5A Single-Family and Two-Family Residential District.
- a. Intent. The intent and purpose of this district is to provide for the expansion and preservation of the integrity of medium density single-family and two-family residential areas within the community by prohibiting the further development of garden apartments and apartment buildings and the conversion of single-family and two-family dwellings into multi-family dwellings and preserving the character of the neighborhood.
 - b. Permitted Principal Uses.
 - i. Detached single-family dwellings;
 - ii. Two-family dwellings;
 - iii. Private non-profit schools;
 - iv. Community residences as defined by NJSA 40:55D-66.1;
 - v. The conversion of existing habitable floor area in a two-family house into one additional dwelling unit is permitted, provided that:
 - (a) The existing legally permitted occupancy of the property is fourteen (14) persons or greater;
 - (b) No increase in occupancy results from such conversion;
 - (c) The existing habitable space is documented as having been legally constructed and occupied;
 - (d) No new habitable space is legalized, e.g., the attic or basement is not newly legalized for occupancy as part of the conversion;
 - (e) The property conforms to all parking requirements without the need for a variance or design waiver for the number of parking spaces or impervious coverage.
 - c. Permitted Accessory Uses.
 - i. Home professional offices and home occupations;
 - ii. Private garages for automobile storage;
 - iii. Storage sheds, greenhouses and similar structures;
 - iv. Private swimming pools or other similar private recreational facilities;
 - v. Fences and walls;
 - vi. Decks.
 - d. Conditional Uses. Subject to the additional standards and conditions as required by the Municipal Land Use Law and as specified herein:
 - i. Places of Worship.
 - (a) The minimum lot area shall be ten thousand (10,000) square feet, the minimum frontage shall be one hundred (100) feet, and maximum lot coverage calculation shall be fifty (50) percent;
 - (b) Steeple height shall be limited to the maximum building height permitted in the zone for a single-family residence plus fifteen (15) feet;
 - (c) Off-street parking shall be provided at the ratio of one off-street parking space for each five occupants who can occupy the structure during any one time period. The cumulative parking demand of all activity areas within the proposed facility or structure shall be met by on-site, off-street parking needs;
 - (d)

Driveways shall cross the sidewalk at right angles and shall be no more than twenty-five (25) feet wide at any point. Driveways must be at least ten (10) feet from any side lot line and fifty (50) feet from the intersection of the street lines. No more than two driveways shall be permitted for each one hundred (100) feet of street frontage;

- (e) A minimum buffer of ten (10) feet shall be provided between all parking areas and adjacent residential zoned or used property, with a continuous row of four feet high evergreens, placed on ten (10) foot centers planted within the required residential buffer;
- (f) The required setback dimensions shall comply with the setback requirements of the zone in which the site is situated.

ii. Attached and Detached Single-family/Townhouses.

(a) Bulk and Height Standards.

Minimum total lot area	10,000 s.f.
Minimum lot size per unit, including common area	2,500 s.f.
Maximum building height	30 ft.
Minimum width of any townhouse unit	15 ft.
Minimum front yard setback	10 ft.
Minimum rear yard setback	40 ft.
Minimum side yard setback	15 ft.
Maximum floor area ratio	0.55
Maximum building lot coverage	40%
Maximum impervious coverage	50%
Minimum distance between buildings	20 ft.
The maximum density of units per acre	17.5

In townhouse development, if townhouse units are to be offered for individual fee simple sale, a subdivision for individual shall be permitted whereby individual lots within the townhouse development are less than the standards specified for each district, except that no individual townhouse lot shall be less than eighteen (18) feet in width;

- (b) No more than two adjacent dwellings units may be constructed with the same front wall setback. Front wall setbacks of dwelling units in a single building shall vary by a minimum of four feet from at least one adjacent dwelling.
- (c) All proposed townhouse projects must provide adequate space on site for an enclosed, screened and landscaped garbage and recycling area. Infill projects that face an existing public street where curbside garbage and recycling pick-ups are currently provided, may seek a waiver from this standard.
- (d) Open Area Standard. Each residential lot shall not less than fifty (50) percent open area.

Open Area Standard	
Less than 5 persons legal occupancy	50% open area
5 to 6 persons legal occupancy	55% open area
7 to 8 persons legal occupancy	60% open area

Greater than 8 legal occupancy

65% open area

- (e) The building line setback requirements shall be the same as required for the R-5A zone;
- (f) Off-street parking shall be provided in conformance with New Jersey Residential Site Improvement Standards (NJAC 5:21-4 et seq.);
- (g) A minimum five feet wide landscaped buffer shall be provided along all exterior property lines, supplemented with a six-foot high solid fence provided along all exterior property lines. The five feet wide landscaped buffer shall be planted with six feet high evergreens at planting, located on ten (10) feet centers, placed along the entire site perimeter;
- (h) Landscaping shall be provided on all areas not committed to buildings, walkways, parking areas, driveways or other accessory structures; all open areas shall be landscaped with plant materials;
- (i) All above ground and/or rooftop utility appurtenances shall provided with a screen equal to the height of the appurtenances;
- (j) One freestanding monument or planter style one-sided sign, maximum four feet high, maximum thirty-two (32) square feet area, set back a minimum of ten (10) feet from all property lines and driveways, shall be permitted;
- (k) The traffic impact for the immediate area as well as the increased traffic volume being created by the proposed use shall be analyzed in written form by a qualified traffic engineer and shall document a conclusion that the proposed use satisfies the following standards:
 - (1) The additional traffic resulting from the proposed will not exceed a volume/capacity ratio of 0.8 on the adjacent streets;
 - (2) The additional traffic resulting from the proposed use will not increase the peak volume by ten (10) percent or more; and
 - (3) The additional traffic resulting from the proposed use will not reduce the level of service at significantly impact intersections to "F."

iii. Corner stores with the following criteria:

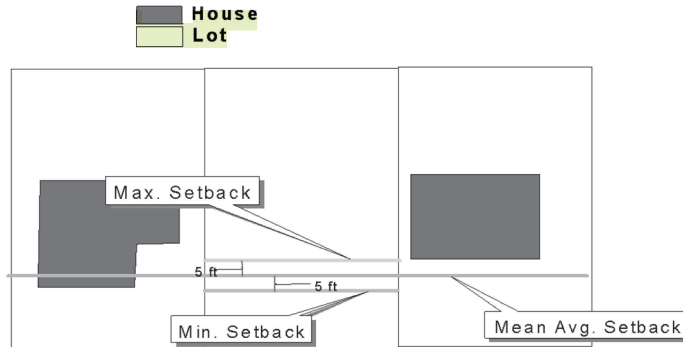
- (a) Corner store must meet the following conditions:
 - (1) Shall be located on a corner lot.
 - (2) No more than two corner parcels of a block shall be utilized for this purpose.
 - (3) Stores shall not sell alcohol, new psychoactive substances, cannabis or related paraphernalia such as vaporizers, smoking pipes, water pipes, and cannabis grinders.
 - (4) Maximum non-residential gross floor area of three thousand (3,000) square feet.
- (b) Stores may sell tobacco and nicotine products provided they shall occupy less than five percent of the store's gross floor area and no such products are on display within five feet of an exterior window.
- (c) Permitted uses are as follows:
 - (1) Mixed-use buildings containing permitted commercial uses on the ground floor, and with residential uses above;
 - (2) Hardware and general merchandise stores;
 - (3) Barbershops, salons, and nail salons;
 - (4) Grocery stores, cafes, and delicatessens;
 - (5) Excluding convenience stores.
 - (6) Personal services businesses;
 - (7) Retail clothing stores;
 - (8) General and professional offices.
- (d) Permitted accessory uses:
 - (1) Home professional offices and home occupations;
 - (2) Private garages for automobile storage;
 - (3) Storage sheds, greenhouses and similar structures;
 - (4) Fences and walls;
 - (5) Automated teller machines.
- (e) Signage:
 - (1) Signage shall conform to the standards in 17.06 Signage Requirements for the C-1 zone, except that freestanding signs shall be prohibited.

e. Bulk and Height Regulations.

i. As specified in the bulk schedule of height, area and yard requirements;

ii. Building Line Setback.

- (a) If the block frontage between two intersecting streets is improved with buildings on more than fifty (50) percent of the buildable lots on the block frontage, and new construction is proposed on a lot between two adjacent existing buildings on this block front, the building setback of the new construction shall not deviate more than five feet from the mean average setback line of the two adjoining improved lots and at least fifty (50) percent of the front façade shall be within five feet of the mean average setback line.
- (b) An exception shall be granted to this standard if: Due to the narrowness of the lot, required off-street parking cannot be accommodated or accessed in the side or rear yard and must be accommodated in the front yard, the new construction may be set back from the property line a distance equal to the minimum driveway length required by this title for one to four unit residential buildings.



f. Parking. As specified within [Chapter 17.05](#) of this title.

g. Signage. As specified within [Chapter 17.06](#) of this title.

h. Prohibited Uses. All uses not specifically permitted as principal, accessory or conditional uses.

7. R-5B Single-Family and Two-Family Residential District.

- a. Intent. The intent and purpose of this district is to provide for the expansion and preservation of the integrity of high-density single-family and two-family residential areas within the community by prohibiting the further development of garden apartments and apartment buildings and the conversion of single-family and two-family dwellings into multi-family dwellings and preserving the character of the neighborhood.
- b. Permitted Principal Uses.
- Detached single-family dwellings;
 - Two-family dwellings;
 - Private nonprofit schools;
 - Community residences as defined by NJSA 40:55D-66.1.
- c. Permitted Accessory Uses.
- Home professional offices and home occupations;
 - Private garages for automobile storage;
 - Storage sheds, greenhouses and similar structures;
 - Private swimming pools or other similar private recreational facilities;
 - Fences and walls;
 - Decks.
- d. Conditional Uses. Subject to the additional standards and conditions as required by the Municipal Land Use Law and as specified herein:
- Places of Worship.
 - The minimum lot area shall be ten thousand (10,000) square feet, the minimum frontage shall be one hundred (100) feet, and maximum lot coverage calculation shall be fifty (50) percent;
 - Steeple height shall be limited to the maximum building height permitted in the zone for a single-family residence plus fifteen (15) feet;
 - Off-street parking shall be provided at the ratio of one off-street parking space for each five occupants who can occupy the structure during any one time period. The cumulative parking demand of all activity areas within the proposed facility or structure

- (c) Minimum building coverage shall be twenty-five (25) percent.
- (d) Submission of a traffic report to demonstrate the proposed use will not reduce level of service (LOS) on roads that serve the facility.
- (e) All trucks, trailers, containers, and other equipment must be set back from all property lines by at least twenty-five (25) feet. All other bulk conditions of the zone shall remain in effect.
- (f) The facility must be screened and buffered from view from the street and other parcels by native vegetation with a minimum ten (10) feet deep buffer area containing a minimum ten (10) feet high landscape screen at the time of planting.
- (g) Containers may be stacked not more than thirty-eight (38) feet high and must be set back at least one hundred (100) feet from all property lines in order to be stacked. Other containers are subject to the same bulk restrictions as accessory structures. When on-site stacking is proposed, the applicant shall submit a written plan and documentation to demonstrate access for emergency vehicles and to address site safety during high-wind events.
- (h) The facility shall not be located within five hundred (500) feet of a residential zone, school, daycare, senior facility, social services or health care facility.
 - (1) Residential Zones are defined for this purpose as zones with an R-X naming convention where X is typically a number.
 - (2) The distance applies to the above uses and zones whether they are inside or outside of the city.
 - (3) The distance shall be measured from the exterior property line of the site.
- (i) All trucks that utilize the site are encouraged to be electric-only by 2030.
- (j) Logistics management and security staff shall be present on-site at all hours that the facility is active.

ix. Small Wind Energy Systems.

- (a) Minimum lot size of three acres
- (b) Minimum setback of 1.5 times the height of the system in all directions
- (c) The noise level of any small wind energy system shall not (1) exceed 55dB(A) measured from any property line, or (2) be in excess of 5 dB(A) above the background noise, whichever is greater, as measured at the closest neighboring inhabited dwelling.
- (d) A small wind energy system that is out-of-service for a continuous 12-month period will be deemed to have been presumptively abandoned.
- (e) Testimony shall be provided showing that no shadow flicker shall impact properties in residential zones or schools.
- (f) Shall be permitted to a building height of one hundred twenty (120) feet.

e. Bulk and Height Regulations. As specified in the bulk schedule at the end of this section and elsewhere within Section 17.04.050 of this title.

f. Design Regulations. Same as I-2 general industrial district.

g. Parking. As specified within Chapter 17.05 of this title.

h. Signage. As specified within Chapter 17.06 of this title.

i. Other Requirements.

- i. Transitional Requirements. A buffer area shall be provided along any lot line contiguous with any residential district or residential use. The buffer area shall be a minimum of ten (10) feet wide, plus an additional five feet width for each ten (10) feet or fraction thereof of height of the principal building exceeding twenty-five (25) feet. The buffer area shall consist of an eight feet high architecturally solid fence supplemented by evergreen trees of a minimum eight feet height at planting, planted on ten (10) feet centers;
- ii. Storage. All materials, vehicles and equipment shall be stored in completely enclosed buildings or shall be screened by architecturally solid walls or fences of a height equal to the height of the materials, vehicles and/or equipment to be screened. Said screening shall be supplemented by evergreen plantings of a minimum ten (10) feet height at planting, planted on fifteen (15) feet centers, and said plantings shall be located on the outside perimeter of the screening walls and/or fences.

G. Educational Institutional Zones. Development controls, limitations and regulations are hereby established for the following office zones:

1. IN-1 Institutional District – College Avenue Campus District.

a. Intent. The intent and purpose of this district is to provide for the expansion and modernization of existing educational facilities and supporting land uses in the College Avenue district area.

b. Principal Permitted Uses.

- i. Educational, research, cultural, agricultural research, athletic, library, dormitory, university-owned apartment and classroom buildings developed in accord with an overall master plan;
- ii. Fraternity and sorority houses;

- iii. Single and two-family detached dwellings per the requirements of the R-5A zone;
- iv. Professional offices;
- v. Service and training centers operated by a non-profit institution, corporate body, or foundations for the public benefit;
- vi. Public and non-profit private schools;
- vii. The conversion of existing habitable floor area in a two-family house into one additional dwelling unit is permitted, provided that:
 - (a) The existing legally permitted occupancy of the property is fourteen (14) persons or greater;
 - (b) No increase in occupancy results from such conversion;
 - (c) The existing habitable space is documented as having been legally constructed and occupied;
 - (d) No new habitable space is legalized, e.g., the attic or basement is not newly legalized for occupancy as part of the conversion;
 - (e) The property conforms to all parking requirements without the need for a variance or design waiver for the number of parking spaces or impervious coverage.
- c. Permitted Accessory Uses.
 - i. Ancillary uses and buildings customary and/or associated with the operation and administration of Rutgers — The State University of New Jersey or any of its colleges.
 - ii. Rooming Units. Up to two rooming units per single-family structure provided that one off-street parking space per rooming unit is provided in addition to the RSIS parking requirement for the single-family structure.
- d. Bulk and Height Regulations. As specified in the bulk schedule at the end of this section and elsewhere within Section 17.04.050 of this title.
- e. Parking. As specified within Chapter 17.05 of this title.
- f. Signage. As specified within Chapter 17.06 of this title.

2. IN-2 Institutional District — Cook/Douglass Campus Area.

- a. Intent. The intent and purpose of this district is to reconcile the extensive land area utilized for college level education and provide for the expansion and modernization of existing educational facilities and supporting land uses in the Cook/Douglass Campus district area. The district also provides for expansion and modernization of middle school and high school facilities for the city.
- b. Principal Permitted Uses.
 - i. Educational, research, cultural, agricultural research, athletic, library, dormitory, university-owned apartment and classroom buildings developed in accord with an overall master plan;
 - ii. Service and training centers operated by a non-profit institution, corporate body, or foundations for the public benefit;
 - iii. Public and non-profit private schools.
- c. Permitted Accessory Uses.
 - i. Ancillary uses and buildings customary and/or associated with the operation and administration of Rutgers — The State University of New Jersey or any of its colleges.
- d. Bulk and Height Regulations. As specified in the bulk schedule at the end of this section and elsewhere within Section 17.04.050 of this title.
- e. Design Regulations.
- f. Parking. As specified within Chapter 17.05 of this title.
- g. Signage. As specified within Chapter 17.06 of this title.

H. Conservation Zone. A conservation district is created for the areas of the city that possess special value in terms of conservation and recreational potential, provide adequate land area for conservation and recreational uses and assure the quality and continuity of land area for conservation and recreational use.

1. C Conservation District.

- a. Intent. The intent and purpose of this district is to recognize the particular environmental features of land area which lies between the waterfronts of the Raritan River and Lawrence Brook and the uplands adjacent to Route 18, Route 1 and the New Jersey Turnpike, while providing the opportunity for reasonable, environmentally sensitive development which maximizes waterfront views and allows public access to the waterfront.

Significant portions of the area encompassed by the C district consist of land which exhibits sever constraints on development. Much of the area along the riverfront possess either tidal marshes and other wetlands, or steep slopes (twenty-five (25) percent or greater) and bluffs. The land areas which have steep slopes also have a shallow depth-to-bedrock and loose shale parent material which cause a high erosion hazard when vegetative

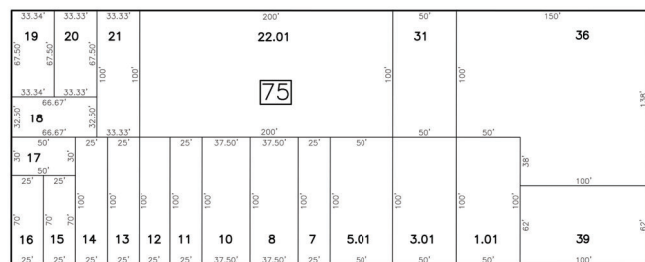
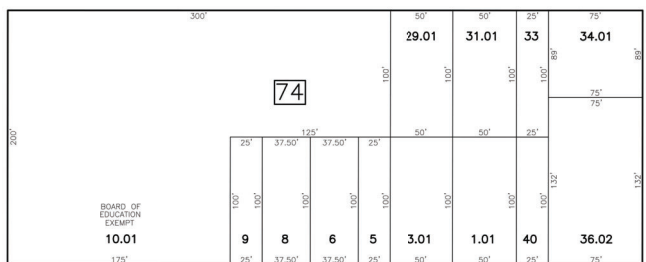
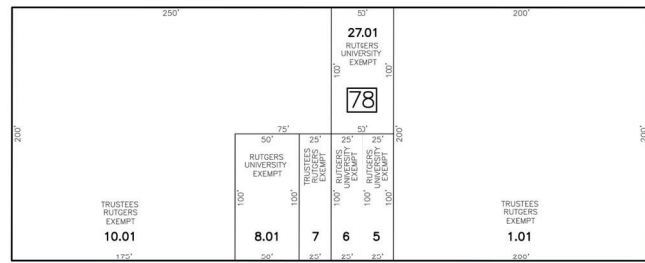
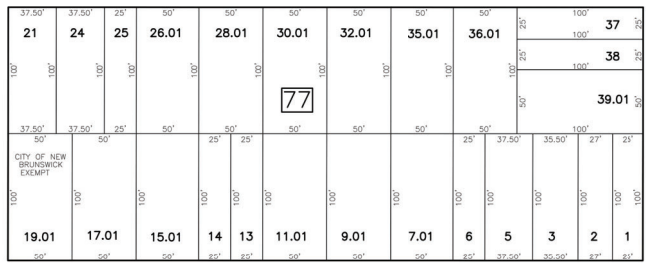
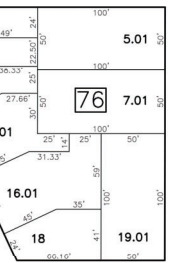
ST

60'



SHEET 2

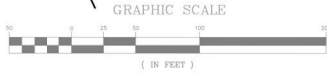
SHEET 6



DATE	BY	REVISIONS	LIC NO	BLOCK	LOT
04/20/08	ARNOLD W. BARNETT		14987	74	35.01
04/20/08	ARNOLD W. BARNETT		14987	74	10, 11.01
06/23/09	MATTHEW ZIOLKOWSKI		4223800	71	51.02, 52.01
06/23/09	MATTHEW ZIOLKOWSKI		4223800	72	2.01
06/23/09	MATTHEW ZIOLKOWSKI		4223800	74	34.01
05/15/13	RICHARD A. SCHULZ		37607	71	38
05/15/13	RICHARD A. SCHULZ		37607	72	20
05/15/13	RICHARD A. SCHULZ		37607	75	22
05/15/13	RICHARD A. SCHULZ		37607	77	38
05/15/13	RICHARD A. SCHULZ		37607	78	5
04/02/14	RICHARD A. SCHULZ		37607	75	22.01
04/09/14	RICHARD A. SCHULZ		37607	71	22.01
06/20/15	CHARLES A. ATKINSON		33994	75	22.23.01, 25.29
11/2018	ED CLAY		34842	76	11, 11.01
12/2019	ED CLAY		34842	72	8

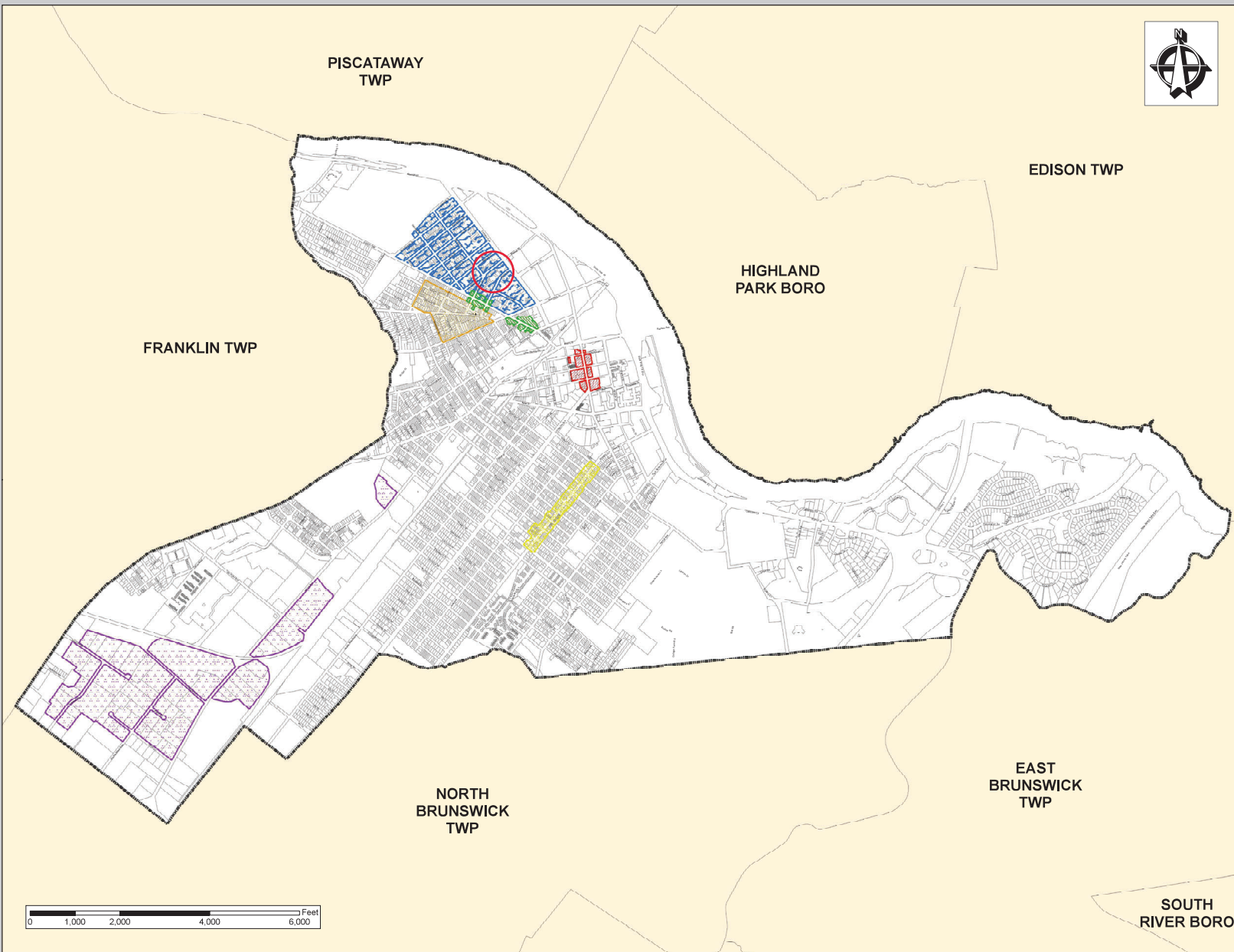
THIS MAP WAS FORMALLY CERTIFIED BY THE DIVISION OF TAXATION ON MARCH 3, 2009, SIGNED BY THOMAS REILLY AND SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 922

TAX MAP
CITY OF NEW BRUNSWICK
 MIDDLESEX COUNTY
 SCALE: 1" = 50'
ARNOLD W. BARNETT
 PROFESSIONAL ENGINEER AND LAND SURVEYOR
 NEW JERSEY LICENSE NO. 33994
 850 SO. WHITE HORSE PIKE
 HAMMONTON, NEW JERSEY 08037
 CD#M 246A27873300
 TO SHOW CONDITIONS AS OF DECEMBER 2019



ZONING OVERLAY

NEW BRUNSWICK, NJ



OVERLAY MAP (COLOR)

CITY OF NEW BRUNSWICK
MIDDLESEX COUNTY
NEW JERSEY

Legend

-  MGDO Medium Graduated Density
-  ROSE Remsen Ave Mid-Rise
-  COAZ College Ave Overlay
-  CAN-RD Downtown Cannabis
-  CAN-RE Easton Ave Cannabis
-  CAN-CMD General Industrial Cannabis

Source:



CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSA1.COM

DATE	SCALE	LAST REVISED	CREATED BY
11.02.22	1 inch = 1,000 feet	N/A	PVB