

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting - Municipal Building  
Tuesday, January 26, 2021 – 7:00 P.M.**

**From a computer, tablet or smartphone:**

<https://global.gotomeeting.com/join/915391549>

**By telephone:**

**+1(571) 317-3122 - Access Code: 915-391-549**

Adjourn 2020 Board Sinedie  
Appoint Temporary Chairman  
Nominate Chairman  
Nominate Vice Chairman  
Nominate Secretary

### RESOLUTIONS

- Δ Zoning Board of Adjustment Annual Report from 2020
- Δ Zoning Board of Adjustment By-Laws 2021
- Δ Professional Services Agreement  
Lawrence Sachs, Esq.  
for Legal Services from February 1, 2021 through January 31, 2022
- Δ Professional Services Agreement  
Delaware – Raritan Engineering, Inc.  
for Engineering Services from February 1, 2021 through January 31, 2022

### MEMORIALIZATION

*Approval Deck / Denial Storage Shed*

Jacob Chacko  
16 Wilson Street

**RE: Block 197, Lots 6 & 7.02**

Setback variance to legitimize an existing 22 foot by 20 foot open deck and 8 foot by 10 foot storage shed within the minimum required 30 foot front yard setback from an unimproved section of Lincoln Avenue ("paper street").

*R-4 Residential Zone District*

### WITHDRAWL OF APPLICATION

Livingston Avenue Associates, LLC  
Livingston Avenue / Fleetwood Avenue /  
How Lane  
*Attorney: James F. Clarkin III, Esq.*

**RE: Block 90, Lots 16 -23**

Site plan, use and bulk variances to demolish all structures on the properties and construct a mixed use three (3) story J shaped building consisting of 13,129 sf retail/commercial and two (2) 2 bedroom ADA apartments on the first floor, 16 one bedroom and 18 two bedroom apartments on the second and third floors, along with all necessary site improvements.

*GO – General Office Zone District*

**CARRYING APPLICATION TO**  
**FEBRUARY 23, 2021 – MUST RE-NOTICE APPLICATION**

Catalyst Experiential  
100 Fidelity Plaza  
*Attorney: Steven M. Hambro, Esq.*

**RE: Block 143, Lot 24.06**

Site plan, use and bulk variances for a Monument Display 20 feet in height with a decorative pergola extending an additional 3.5 feet, by the entrance of the subject site, serving as a municipal gateway to the Township's Route 130 corridor from the North.

*O-R – Office Research Zone*