

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting - Municipal Building
Tuesday, May 18, 2021 – 7:00 P.M.**

From a computer, tablet or smartphone:
<https://global.gotomeeting.com/join/721851669>

By telephone:
+1(224) 501-3412 - Access Code: 721-851-669

MEMORIALIZATION - DENIAL

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

RE: Block 143, Lot 24.06

Site plan, use and bulk variances for a Billboard 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

**MEMORIALIZATION - DENIAL
BOARD DETERMINATION**

CarOne Auto, LLC
1020 Apache Street
Attorney: James A Mitchell, Esq.

Block 82, Lots 4.02, 11 and 12

Board to make determination whether CarOne Auto, LLC may resubmit an altered site plan application for Use Variance, Bulk Variances and Site Plan approval, or the application shall to be rejected on the grounds of res judicata. The original application for essentially the same use was denied on June 16, 2020, resolution date September 15, 2020.

R-3 Residential Single Family Zone

REQUEST TO CARRY APPLICATION –

SPECIAL MEETING WEDNESDAY, JUNE 9TH, 2021 @ 6:30 P.M.

From a computer, tablet or smartphone:

<https://global.gotomeeting.com/join/732266373>

By telephone: +1(646) 749-3122 - Access Code: 732-266-373

Quick Chek

Route 130 and Nimitz Place
Attorney: Henry Kent Smith

RE: Block 230, Lot 15

Bifurcated use variance to construct a 5,670 square foot convenience store, a 6,565 square foot gasoline service pump area to include eight (8) fuel dispensers with sixteen (16) gasoline fueling positions and a canopy covering the entire gas fueling area, eleven (11) indoor seats and eight (8) outdoor seats, associated site improvements and a (100) foot natural buffer area.

R-2 Single Family Residential Zone

REQUEST FOR AN EXTENSION OF TIME

Resolution of approval granted on August 18, 2020.

Hitesh Patel
Finnegans Lane
Attorney: James E. Stahl

Block 1, Lot 14.01

Minor subdivision, use and bulk variances to subdivide lot into four (4) lots and construct three (3) single family dwellings on lots 14.02, 14.03 and 14.04 and the newly created lot 14.01 is proposed for commercial purposes in the future.

C-3 Commercial District

CARRIED APPLICATION

828 Livingston Avenue, N.B., LLC
828 Livingston Avenue
Attorney: Peter U. Lanfrit, Esq.

RE: Block 127, Lot 5

Site plan, use and bulk variances to legitimize an existing use of the 1.5 story building as a Sober Living residence / facility.

C-1 Neighborhood Commercial Zone

NEW APPLICATIONS

Julia Uffre
528 Nassau Street

Block 198, Lot 26

Bulk variance to erect a six (6) foot privacy fence in the required front yard setback along an unimproved section of Chrome Street ("paper street").

R-4 Single Family Residential Zone District

Kushal Shah
685 Magnolia Road

Block 143, Lot 196.02

Bulk variance to erect a six (6) foot privacy fence in the required 35 feet front yard setback along Holly Road, whereas an open fence not exceeding four feet in height above ground level is required.

R-3 Single Family Residential Zone District

1460 Livingston Avenue LLC
1460 Livingston Avenue
Attorney: Peter U. Lanfrit, Esq.

Block 140.01, Lots 5.02 & 7.01

Site plan, use and bulk variances to construct two new multi-unit warehouse buildings with associated parking and loading areas on the existing site with four existing buildings.

Building #1 will consist of 38,960 sf of warehouse space and 4,350 sf of office space (6 units, 7218 sf each), and building #2 will consist of 38,850 sf of warehouse space and 4,350 sf of office space (6 units, 7200 sf each).

I-1 Industrial Zone / C-2 General Commercial Zone