

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting - Municipal Building  
Tuesday, September 21, 2021 – 7:00 P.M.**

From a computer, tablet or smartphone:

<https://global.gotomeeting.com/join/402719421>

**By telephone:**

**+1(312) 757-3121 - Access Code: 402-719-421**

## MEMORIALIZATION

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

### **Block 140.01, Lots 5.02 & 7.01**

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*

## 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*

## REQUEST FOR AN EXTENSION OF TIME

Sai Pariwar, Inc.  
2351, 2353, 2355 Route 130  
*Attorney: Peter U. Lanfrit, Esq.*

### **RE: Block 148, Lots 108, 109 & 110**

Use variance to demolish all existing dwellings and accessory structures and to construct a two level with a basement, 14,000 square feet building, housing a prayer hall, dining room, library and study rooms, mediation area, warm up kitchen and lobby area.

*G-O – General Office Zone*

## CARRIED APPLICATIONS

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

Quick Chek  
Route 130 and Nimitz Place  
*Attorney: Henry Kent Smith*

**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*

**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*