

Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting
Tuesday, September 20, 2022 – 7:00 P.M.

From a computer, tablet or smartphone:

<https://meet.goto.com/543467933>

By telephone:

+1(872) 240-3311 - Access Code: 543-467-933

One-touch: [tel:+18722403311,,543467933#](tel:+18722403311,543467933#)

MEMORIALIZATIONS

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

Allesha Jaddu
581 Allgair Avenue
Attorney: Steven M. Hambro, Esq.

RE: Block 198, Lot 39
Bulk variances to partially demolish an existing one-story single-family dwelling and construct a two-story single family dwelling on the existing building footprint. Side yard setback, lot area, lot width, side and rear yard setback for the detached garage and side yard setback for the driveway variances are proposed.
R-4 Single Family Residential Zone

DISMISSAL WITHOUT PREJUDICE

Pioli Properties, LLC
360 Georges Road
Attorney: Tim Arch, Esq.

RE: Block 194, Lot 4
Bulk variances to expand existing restaurant.
I-2 Industrial Zone

NEW APPLICATIONS

Kenneth Tagliareni
695 Myrtle Road

Block 143, Lot 227
Bulk variances to legitimize an approximate 37.9 foot by 40 foot wooden deck, 10 by 14 foot storage shed, and pool equipment location. Deck location is 5.8 and 6.1 feet from side property line, whereas 8 feet on each side is required, totaling 20 feet on both sides. Storage shed is located 3.6 feet from side property line, whereas 5 feet is required. Also, the pool/spa equipment is located 11 feet from the side property line, whereas 15 feet is required.
R-3 Residential Zone District

Iglesia Pentecostal De Jesucristo
Revelacion Divina, Inc.
1224 Livingston Avenue
Attorney: James E. Stahl, Esq.

Garden State Botanicals, LLC
1345 – 1471 Route 1
Attorney: Rosalind Westlake, Esq.

Block 137, Lot 2

Site Plan waiver request and use variance to convert an existing one-story office building into a place of worship and proposes no associated site improvements.

R-3 Residential Zone District

Block 140.01, Lot 10.01

Use variance to convert an existing 2,400 square foot retail unit located within an existing shopping center building, into an Alternative Treatment Center for the purpose of dispensing medicinal marijuana. The applicant does not propose any associated site improvements. The subject premises are part of the Cannabis Route 1 Corridor (CAN-RIC) Overlay Zone.

PUD – Planned Unit Development Zone