



**TOWNSHIP OF NORTH BRUNSWICK**  
710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902  
Tel.: (732) 247-0922 x440

Website: [WWW.NORTHBRUNSWICKNJ.GOV](http://WWW.NORTHBRUNSWICKNJ.GOV)

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**MEMORANDUM**

**TO:** Mr. James A. Mitchell, Esq.  
Hambro & Mitchell  
12 Stults Road, Suite 104  
Dayton, NJ 08810

**FROM:** Sal Profaci, Zoning Officer

**DATE:** February 21, 2024

**SUBJECT:** Block: 244 Lot: 2  
Street Address: 1140 South Boyd Parkway  
North Brunswick, NJ 08902  
Applicant: Mr. Nestor Rosero and Wendy Polanco

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Dear Mr. Mitchell:

I have reviewed the land use application package submitted for the above address, and I have determined that your client must appear before the North Brunswick Zoning Board of Adjustment for land use approvals including C bulk variances.

The following application materials were reviewed:

- o 11 – sheet Township of North Brunswick (Variance Application Form C)
- o 3-sheet plans entitled, Interior Renovation and Addition for Rosero Residence dated 9/30/2022, revised 11/16/2023, prepared by Daniel Fortunato, Architect. P.A.

**Administrative**

1. The applicant proposes to legitimize an existing second floor addition that was constructed without required zoning approval and construction permits. The 170 SF addition is above the existing sunroom which was also constructed without permits. The sunroom and

second story addition encroach into the side yard setback; therefore, a variance is required. The Township has issued both Zoning and Construction Violations.

- 2. The subject property is a single-family dwelling located in the R-2 Residential Zoning District. The property is approximately 12,998 sq. ft or .2984 of an acre. The property is 100 square feet in width and 130 feet square feet in depth.

**“C” Variances (§ 205-4.1.(A) (Table 1, R-2 Zone)**

- 3. The variances associated with the existing sunroom and second story addition are summarized as follows:

<u>Description</u>	<u>Minimum Required</u>	<u>Existing</u>
Minimum one (1) Side Yard	Twelve (12) Feet	8.25 feet *
Both Side Yards	Twenty-Eight (28) Feet	27.35 feet *

\*Variances Required

Applicant should justify the setback variances and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria.

**4. Miscellaneous:**

- a. The Township reserves the right to further comment based upon the testimony at the public hearing.

**Completeness**

**1. Checklist:**

The applicant must remit the following items in order for a completeness certification to be issued:

- 205-135.2 (L) Electronic copies of submitted plans, reports, applications etc.
- 200’ ft list of property owners
- 3 copies of Tax and Assessment Payment Report
- W-9 form
- Required fees and escrow deposit (see below)

2. Fees and Escrow Deposits (§ 205-139):

The applicant must remit the following application fees and technical review escrow deposits in order for a completeness certification to be issued.

**Land Use Application Fees:**

Zoning Report	\$ 50.00
C Variances \$100 x 2 (Residential):	<u>\$200.00</u>
<b>TOTAL:</b>	<b>\$250.00</b>

**Technical Review Escrow Deposit:**

C Variances \$350 x 2 (Residential):	<u>\$700.00</u>
<b>TOTAL:</b>	<b>\$950.00</b>

Please remit two separate checks in the above total amounts. Upon submission of the above referenced item(s) and their review by this office for compliance with the Land Use Ordinance, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board of Adjustment, at 732-247-0922, extension 440.

Sincerely,



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Sal Profaci, Zoning Officer  
Phone: 732-247-0922 x 207  
Email: [Sprofaci@northbrunswicknj.gov](mailto:Sprofaci@northbrunswicknj.gov)

c: Mayor and Council  
Michael Hritz, Director of Community Development  
Tom Vigna, Planner  
Zoning Board of Adjustment



**Area above sunroom where addition was constructed**



HAMBRO & MITCHELL

Attorneys at Law

12 Stults Road, Suite 104, Dayton, New Jersey 08810

(609) 409-0500

James A. Mitchell NJ, NY & PA

Steven M. Hambro NJ & NY

Fax: (609) 409-0102

Info@HambroMitchell.com

February 15, 2024

**(VIA OVERNIGHT DELIVERY)**

North Brunswick Township

710 Herman Road

North Brunswick, New Jersey 08902

Attn: Sal Profaci, Zoning Officer

**Re: Site Plan/Variance Application – Nestor Rosero and Wendy Polacno  
Property located 1140 South Boyd Parkway  
at Block 244, Lots 2  
Township of North Brunswick**

Dear Mr. Profaci:

My office represents the Applicants, Nestor Rosero and Wendy Polacno, with respect to the enclosed application for bulk Variance approval. This application seeks retroactive approval for the construction of an addition that was constructed without issuance of a bulk variance for side yard setback, which additional setback relief as has now been determined to be required.

In particular, the homeowner contracted for a second-floor addition to their home and while that addition is completely over the existing footprint of the first floor of their home, the existing first floor sunroom over which it is located extends to within 8.25' of the property line where a 12' setback is required. As the new addition matches the footprint of the existing sunroom, the addition as constructed, also now extends to 8.25' from the property line (previously 16.1' setback on the 2<sup>nd</sup> floor) and accordingly has been deemed to require a bulk variance for setback.

Accordingly, please find enclosed:

One (1) original and fourteen (14) copies of Variance Application (Form C);

Fifteen (15) full sized signed and sealed sets of plans entitled, Interior Renovation/Addition For: Rosero Residence, 1140 South Boyd Parkway North Brunswick, NJ, prepared by Daniel Fortunatio, AIA of Fortunato Architecture; dated November 16, 2023 and revised February 9, 20024;

Fifteen (15) reduced- 11x17 - sized sets of plans entitled, Interior Renovation/Addition For: Rosero Residence, 1140 South Boyd Parkway North Brunswick, NJ, prepared by Daniel Fortunatio, AIA of Fortunato Architecture; dated November 16, 2023 and revised February 9, 20024;

HAMBRO & MITCHELL  
Attorneys at Law

12 Stults Road, Suite 104  
Dayton, New Jersey 08810

Fifteen (15) copies of a request for Tax and Assessment Payment Report;

Fifteen (15) copies of a request for certified 200' list of property owners; and

One (1) check no. 320, in the amount of \$300.00, made payable to Township of North Brunswick for application review fee.

Please feel free to contact me if you have any questions or require anything further. Thank you for your attention to this matter.

Sincerely,

  
James A. Mitchell, Esq.

JAM/km  
Enclosures  
Cc: Client



<b>For Office Use Only</b>	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
<b>Check One:</b>	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

Revision Date: 9/2020

**TOWNSHIP OF NORTH BRUNSWICK**

**Variance Application (FORM C)**

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, stormwater, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 x 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable. Single-family or two-family homeowners preparing variance applications on their own behalf shall not be subject to this electronic submission requirement, provided that such applications do not require site plan or subdivision approval.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.





**PART I**

**SUBJECT PROPERTY:**

Block 244 Lot(s) 2 Zone R2  
Property Location 1140 South Boyd Parkway, North Brunswick, NJ 08902  
Size of Property 0.2984 acres

Present Use:  Residential  Non-Residential  Vacant  
Proposed Use:  Residential  Non-Residential Specify: \_\_\_\_\_

**CONTACTS:**

**Applicant:**  Corporation  Partnership  Individual  
 Other/Explain \_\_\_\_\_  
Name: Nestor Rosero and Wendy Polanco  
Address: 1140 South Boyd Parkway, North Brunswick, NJ 08902  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Owner (if different from Applicant):**  
Name: Same as above  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Engineer:** Architect:  
Name: Daniel Fortunato, Architect, P.A. - Fortunato Architecture  
Address: 13 Tamarack Circle, Skillman, NJ 08558  
Telephone: (609) 683-0180 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Attorney:**  
Name: James A. Mitchell, Esq. - Hambro & Mitchell  
Address: 12 Stults Road, Suite 104, Dayton, NJ 08810  
Telephone: (609) 409-0500 Fax: (609) 409-0102  
Email: jmittell@hambromitchell.com



PART II

**Describe the Proposed Development/Request (continue on a separate sheet if necessary):**

Please see attached cover letter.

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**VARIANCE(S) REQUESTED (Check all that apply):**

"C" Variance(s):

- C(1) - The strict application of the provisions of Chapter 205 would result in peculiar and exceptional practical difficulties or exceptional and undue hardship.
- C(2) - The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

"D" Variance(s):

- D(1) - Use or principal structure in a district restricted against such use or principal structure.
- D(2) - Expansion of a nonconforming use.
- D(3) - Deviation from a specification or standard pertaining solely to a conditional use.
- D(4) - Increase in the permitted floor area ratio.
- D(5) - Increase in the permitted density.
- D(6) - Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure. Type text here



**ASSOCIATED APPROVALS REQUESTED:**

**Site Plan:**

- Site Plan
- Amended Site Plan
- Conditional Use

**Subdivision:**

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Amended Preliminary Major Subdivision
- Amended Final Major Subdivision

Other (specify): Site plan wavier (if required)

A change to a nonpermitted use shall require a site plan approval or, as a minimum, a site plan waiver request. Such request may be considered by the Board, and, if granted, will constitute an acknowledgment by the Board that the condition of the property is satisfactory and meets the requirements of Chapter 205. No site plan waiver will be granted if the condition of the property is not satisfactory in such matters as traffic, circulation, access, parking, lighting, setbacks, lot coverage, safety, landscaping, buffer, fire safety, noise or other requirements of Chapter 205

**Is a site plan waiver requested?**                       YES             NO

If a site plan waiver is sought, explain why the request shall be granted:  
The application seek retroactive approval of a bulk variance to permit a reduced site yard setback for an additoin to the applicant's home. The number of residents was not impacted by the addition nor was traffic, circulation, access, parking, lighting, setbacks, fire safety, noise, etc.

**Is the application proposed to be bifurcated?**                       YES             NO

If bifurcated, identify the nature of subsequent development approvals to be sought:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Identify Requested Variances:**

Ordinance Section:	Requirement:	Proposed Deviation:
§205- 4.1(A)	Sideyard (1) 12'	4' (8' sideyard proposed)



§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____

**Identify Requested Design Waivers:**

Ordinance Section:	Requirement:	Proposed Deviation:
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____

**“C” Variance(s) (Check one that applies):**

A variance under N.J.S.A. 40:55D-70.C(1):

Detail your argument for how this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situations uniquely affecting the property or the structures lawfully existing thereon:

The location of the existing home only allows the proposed addition to function in the proposed

location with the home preexisting layout.

Type text here Type text here



and/or

A variance under N.J.S.A. 40:55D-70.C(2):

Detail your argument for how this case conforms to this requirement: \_\_\_\_\_  
Approval of the addition will advance the purposes of zoning including by making reuse of existing  
development and providing appropriate spaces for a variety of uses.

**D Variance(s):**

State special reasons why the refusal to allow the project would impose on the applicant an  
undue hardship and/or how the proposed project carries out a purpose of zoning as defined in  
N.J.S. 40:55D-2. Detail your argument for 1) how the proposed use inherently serves the public  
good, and/or 2) why the property cannot reasonably be adapted to a conforming use, and/or 3)  
what unique characteristics of the site make it particularly appropriate for the proposed use rather  
than a permitted use: \_\_\_\_\_

**C and D Variance(s):**

Supply a statement of facts why relief can be granted without substantial detriment to the public  
good: The applicant proposed development will have at most a de minimus impact and no notable  
detriment to the public good as the the property will remain fully in keeping with its existing  
and historical use and even retain its existing foot print.

Supply a statement of facts why relief can be granted without substantial detriment to the intent  
and purpose of the zone plan and zoning ordinance: \_\_\_\_\_  
The proposed development is in keeping with the purpose of the zone plan and ordinance as it  
retains residential use and does not alter the foot print of the home.



**PART III**

**Has there been any previous application to any Township Board involving these premises?**

YES     NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:

\_\_\_\_\_  
\_\_\_\_\_

**Is public water available?**

YES     NO

If no, how will water service be supplied? \_\_\_\_\_

**Is public sewer available?**

YES     NO

If no, provide proposed method of sewage disposal: \_\_\_\_\_

**Are there any existing deed restrictions, easements or covenants?**

YES     NO    None Known

If yes, are copies provided?

YES     NO

**Are any deed restrictions, easements or covenants contemplated?**

YES     NO

If yes, are copies provided?

YES     NO

**Does the owner own or have any ownership interest in any contiguous property?**

YES     NO

If yes, provide type of ownership, address, block and lot(s): \_\_\_\_\_

\_\_\_\_\_

**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

Quantity:	Description of Item:
15	Rosero Residence Plan dated 7/24.23 prepared by Danilel Fortunato of Fortunato Architecture
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



\_\_\_\_\_

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\_\_\_\_\_

**DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:**

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Not Applicable

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

**Applicant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



**ESCROW FUNDS AGREEMENT:**

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

Applicant's Signature: *[Signature]* Date: 2/15/24

Owner's Signature (if different from Applicant): *[Signature]* Date: 2/15/24





**SITE INSPECTION AUTHORIZATION**

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: *Nestor Rosero* Date: 2/15/24

**APPLICANT'S CERTIFICATION:**

I, Nestor Rosero, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 1140 Boyd Parkway, North Brunswick in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 15 day of February, 20 24

*Kristina Massaro*  
NOTARY PUBLIC



*Nestor Rosero*  
SIGNATURE

**OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):**

I, Nestor Rosero, of full age, being duly sworn according to law and upon my oath depose that: I reside at 1140 South Boyd Parkway, North Brunswick in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



situated, lying, and being in the municipality aforesaid, and known and designated as Block(s)  
244 and Lot(s) 2,

and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

*[Handwritten Signature]*

SIGNATURE

Sworn to and subscribed before  
me this 15 day of  
Feb, 20 24

*[Handwritten Signature: Kristina Massaro]*  
NOTARY PUBLIC



# CODE INFORMATION

2018 International Residential Code (IRC)  
 2018 National Standard Plumbing Code  
 2017 National Electrical Code  
 2018 International Mechanical Code  
 Use Group: R-5, Construction Type: 5B  
 Design Loads:  
 Living Areas (live load) 40# sf  
 Sleeping Areas (live load) 30# sf  
 Attic (live load) 20# sf  
 Roof (live load) 30# sf  
 Roof (dead load) 15# sf

# CONSTRUCTION NOTES

INTERIOR SHADED WALLS INDICATE NEW CONSTRUCTION WITH 2" x 4" - 16" O.C. AND 1/2" GYPSUM BOARD WITH WOOD BASE TO BE SELECTED BY OWNER.  
 ALL FLOOR, CEILING, AND WALL FINISHES TO BE SELECTED / COORDINATED BY OWNER.

### EXISTING

1.1 EXISTING COLUMN STRUCTURE TO REMAIN. FINISH WITH WOOD TRIM AS SELECTED BY OWNER.  
 1.2 EXISTING GARAGE DOOR (VERIFY CORRECT OPERATION).

### DEMOLITION

2.1 REMOVE EXISTING PLUMBING FIXTURES AND RELOCATE AS REQUIRED TO CONFORM WITH NEW DESIGN.  
 2.2 NOT USED.  
 2.3 REMOVE EXISTING DOOR AND FRAME AND REPLACE WITH 24" POCKET DOOR AS SELECTED BY OWNER.  
 2.4 REMOVE EXISTING WALL IN ITS ENTIRETY - FINISH OPENING WITH (2) 2" x 10" HEADER TO MATCH HEIGHT OF EXISTING DINING ROOM OPENING.  
 2.5 REMOVE TRIM AND CLOSE EXISTING OPENING TO MATCH FLUSH WITH ADJACENT EXISTING. RELOCATE SWITCHING AS REQUIRED TO CONFORM WITH NEW DESIGN.  
 2.6 REMOVE EXISTING DOOR AND FRAME AND CLOSE OPENING TO MATCH FLUSH WITH ADJACENT EXISTING. RELOCATE SWITCHING AS REQUIRED TO CONFORM WITH NEW DESIGN.  
 2.7 REMOVE EXISTING WALL(S) IN THEIR ENTIRETY. RELOCATE SWITCHING AND UTILITIES AS REQUIRED TO CONFORM WITH NEW DESIGN.  
 2.8 REMOVE EXISTING KITCHEN CABINETS IN THEIR ENTIRETY. RELOCATE SWITCHING AND UTILITIES AS REQUIRED TO CONFORM WITH NEW DESIGN.  
 2.9 REMOVE EXISTING DOOR AND FRAME IN ITS ENTIRETY AND CREATE FINISHED OPENING.  
 2.10 REMOVE EXISTING APPLIANCES AND RELOCATE UTILITIES AS REQUIRED TO CONFORM WITH NEW DESIGN.  
 2.11 REMOVE EXISTING FLOOR SYSTEM IN ITS ENTIRETY. CONVERT BACK INTO EXISTING GARAGE.  
 2.12 NOT USED.  
 2.13 REMOVE EXISTING ROOF IN ITS ENTIRETY.

### WOOD FRAMING

6.1 REMOVE EXISTING (NON-LOAD BEARING) SCREEN WALL IN ITS ENTIRETY AND INSTALL 2" x 6" WALL FRAMING WITH PRESSURE TREATED SILL PLATE ON EXISTING FLOOR. INSTALL R-21 BATT INSULATION AND 1/2" MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE. INSTALL 1" PLYWOOD WITH INFILTRATION BARRIER ON EXTERIOR SIDE WITH AZEK TRIM AROUND ALL WINDOW AND DOOR OPENINGS.  
 6.2 REMOVE PORTION OF WALL TO CREATE PASS THROUGH. TOP OF WALL FLUSH WITH COUNTER TOP.  
 6.3 INSTALL (2) 2" x 10" HEADER WITH 1/2" PLYWOOD UNDER EXISTING JOISTS.  
 6.4 INSTALL (3) 2" x 4" WOOD POST. FINISH AS SELECTED BY OWNER.  
 6.5 INSTALL PRESSURE TREATED WOOD SLEEPERS ON EXISTING FLOOR WITH RIGID INSULATION AND 1/2" PLYWOOD SUBFLOOR FLUSH WITH EXISTING AND FINISH FLOOR TO BE SELECTED BY OWNER.  
 6.6 NOT USED.  
 6.7 FINISH FLOOR TO BE SELECTED BY OWNER OVER 1/2" PLYWOOD SUBFLOOR FLUSH WITH EXISTING ON 2" x 10" - 16" O/C FLOOR JOISTS WITH 1/2" GYPSUM BOARD BELOW.  
 6.8 2" x 6" - 16" O/C CEILING JOISTS WITH 8-3EC BATT INSULATION AND 1/2" GYPSUM BOARD FINISH BELOW.

### WALL FRAMING

7.1 FINISH SIDING TO MATCH EXISTING OVER TYVEK INFILTRATION BARRIER ON 1/2" PLYWOOD SHEATHING OVER 2" x 6" - 16" O/C WITH R-21 BATT INSULATION AND 1/2" GYPSUM BOARD INTERIOR FINISH TO BE SELECTED BY OWNER.

### ROOFING

7.10 ASPHALT SHINGLE ROOFING TO BE SELECTED BY OWNER OVER SYNTHETIC ROOF UNDERLAYMENT ON 1/2" PLYWOOD SHEATHING OVER 2" x 6" - 16" O/C ROOF RAFTERS WITH 2"x 8" LEDGER. INSTALL ICE & WATER SHIELD AS PER SPECIFICATIONS.  
 7.11 NOT USED.  
 7.12 NOT USED.  
 7.13 ALUMINUM GUTTER TO MATCH EXISTING ON COMPOSITE FASCIA WITH COMPOSITE VENTING PANEL SOFFIT SYSTEM.  
 7.14 ALUMINUM LEADER TO MATCH EXISTING.  
 7.15 ASPHALT SHINGLE ROOFING TO BE SELECTED BY OWNER OVER SYNTHETIC ROOF UNDERLAYMENT ON 1/2" PLYWOOD SHEATHING OVER 2" x 6" - 16" O/C ROOF RAFTERS SUPPORTED WITH PYPON BRACKET #B12418K. INSTALL ICE & WATER SHIELD AS PER SPECIFICATIONS.

### DOORS

8.1 REMOVE EXISTING DOOR AND REPLACE WITH 20-MINUTE RATED DOOR, FRAME, AND HARDWARE TO BE SELECTED BY OWNER.  
 8.2 28" x 80" DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER.  
 8.3 REMOVE EXISTING DOOR AND PORTION OF WALL FOR (2) 30" x 80" DOORS, FRAME AND HARDWARE TO BE SELECTED BY OWNER.  
 8.4 (2) 18" x 80" BI-FOLD DOORS AND HARDWARE TO BE SELECTED BY OWNER.

### DOORS cont.

8.5 REMOVE EXISTING DOOR AND PORTION OF WALL FOR 28" x 80" DOOR, FRAME, AND HARDWARE TO BE SELECTED BY OWNER.  
 8.6 36" x 80" DOOR, FRAME AND HARDWARE TO BE SELECTED.  
 8.7 (4) 15" x 80" BI-FOLD DOORS, FRAME AND HARDWARE TO BE SELECTED BY OWNER.  
 8.8 30" x 80" DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER.

### WINDOWS AND EXTERIOR DOORS

8.10 ANDERSON CASEMENT WINDOW #CW15. INSTALL (3) 2" x 6" HEADER WITH (2) 1/2" PLYWOOD. INSTALL TOP OF WINDOW 6'-8" AFF. INSTALL EACH END OF HEADER ON BUILT-UP 2" x 6" SUPPORT POSTS BETWEEN WINDOWS.  
 8.11 ANDERSON CASEMENT WINDOW #C15. INSTALL (3) 2" x 6" HEADER WITH (2) 1/2" PLYWOOD. INSTALL TOP OF WINDOW 6'-8" AFF. INSTALL EACH END OF HEADER ON BUILT-UP 2" x 6" SUPPORT POSTS BETWEEN WINDOWS.  
 8.12 ANDERSON FRENCHWOOD HINGED PATIO DOOR #FWH3168AL. INSTALL (3) 2" x 6" HEADER WITH (2) 1/2" PLYWOOD. INSTALL EACH END OF HEADER ON BUILT-UP 2" x 6" SUPPORT POSTS BETWEEN WINDOWS.  
 8.13 ANDERSON DOUBLE HUNG WINDOW #TW3046. INSTALL (3) 2" x 6" HEADER WITH (2) 1/2" PLYWOOD. INSTALL TOP OF WINDOW 6'-8" AFF.  
 8.14 ANDERSON DOUBLE HUNG WINDOW #TW3046-2. INSTALL (3) 2" x 6" HEADER WITH (2) 1/2" PLYWOOD. INSTALL TOP OF WINDOW 6'-8" AFF.  
 8.15 ANDERSON DOUBLE HUNG WINDOW #TW26410. INSTALL (3) 2" x 6" HEADER. INSTALL TOP OF WINDOW 6'-8" AFF.  
 8.16 ANDERSON DOUBLE HUNG WINDOW #TW20210. INSTALL (3) 2" x 6" HEADER. INSTALL TOP OF WINDOW 6'-8" AFF.

### FINISHES

9.1 NOT USED.  
 9.2 REMOVE EXISTING GYPSUM BOARD AND INSTALL R-15 BATT INSULATION WITH ONE LAYER 5/8" TYPE-X GYPSUM BOARD OVER FRAMING.  
 9.3 REMOVE EXISTING SIDING AND FINISH WITH 1/2" GYPSUM BOARD.

### MILLWORK / CABINETRY / ACCESSORIES

10.1 BASE AND UPPER CABINETS, AND COUNTERS TO BE DESIGNED BY OTHERS, SELECTED BY OWNER.  
 10.2 ISLAND BASE CABINETS AND COUNTER TO BE DESIGNED BY OTHERS, SELECTED BY OWNER. DOUBLE FRAME FLOOR JOISTS UNDER ISLAND.  
 10.3 CUBBIE / STORAGE UNITS TO BE COORDINATED WITH OWNER.

### APPLIANCES

11.1 REFRIGERATOR BY OWNER. COORDINATE ELECTRICAL AND PLUMBING (IF REQUIRED) INSTALLATION REQUIREMENTS AS RECOMMENDED BY MFR.  
 11.2 GAS OVEN WITH EXHAUST HOOD ABOVE TO BE SELECTED BY OWNER. COORDINATE ELECTRICAL AND MECHANICAL REQUIREMENTS WITH MANUFACTURER(S). INSTALL EXHAUST DUCT TO EXISTING (SEE NOTE 23.2).  
 11.3 DISHWASHER TO BE SELECTED BY OWNER. COORDINATE ELECTRICAL AND PLUMBING REQUIREMENTS WITH MANUFACTURER.  
 11.4 STACK WASHER AND DRYER TO BE SELECTED BY OWNER. COORDINATE ELECTRICAL, PLUMBING, AND MECHANICAL REQUIREMENTS WITH MANUFACTURER. INSTALL EXHAUST DUCT TO EXTERIOR.  
 11.5 WASHER BY OWNER. COORDINATE ELECTRICAL AND PLUMBING CONNECTIONS WITH MANUFACTURER. DOUBLE FRAME FLOOR JOISTS.  
 11.6 DRYER BY OWNER. COORDINATE ELECTRICAL AND EXHAUST CONNECTIONS WITH MANUFACTURER. DOUBLE FRAME FLOOR JOISTS.

### PLUMBING

22.1 REPLACE EXISTING SINK WITH NEW KITCHEN SINK AND FAUCET TO BE SELECTED BY OWNER. COORDINATE GARBAGE DISPOSAL INSTALLATION AND ELECTRICAL IF REQUESTED BY OWNER.  
 22.2 REMOVE AND REPLACE EXISTING TOILET WITH NEW 1.6 GALLON WATER CLOSET AND PLUMBING TRIM TO BE SELECTED BY OWNER.  
 22.3 REMOVE AND REPLACE EXISTING BASE CABINET AND SINK WITH BASE CABINET, COUNTER, SINK AND PLUMBING TRIM TO BE SELECTED BY OWNER.  
 22.4 BASE CABINET, COUNTER, SINKS AND PLUMBING TRIM TO BE SELECTED BY OWNER.  
 22.5 1.6 GALLON WATER CLOSET AND PLUMBING TRIM TO BE SELECTED BY OWNER.  
 22.6 NOT USED.  
 22.7 36" x 60" TILED SHOWER, PLUMBING TRIM, AND TEMPERED GLASS DOOR TO BE SELECTED BY OWNER.  
 22.7A REMOVE EXISTING SHOWER AND REPLACE WITH TILED SHOWER, PLUMBING TRIM, AND TEMPERED GLASS DOOR TO BE SELECTED BY OWNER.  
 22.8 NOT USED.

### MECHANICAL

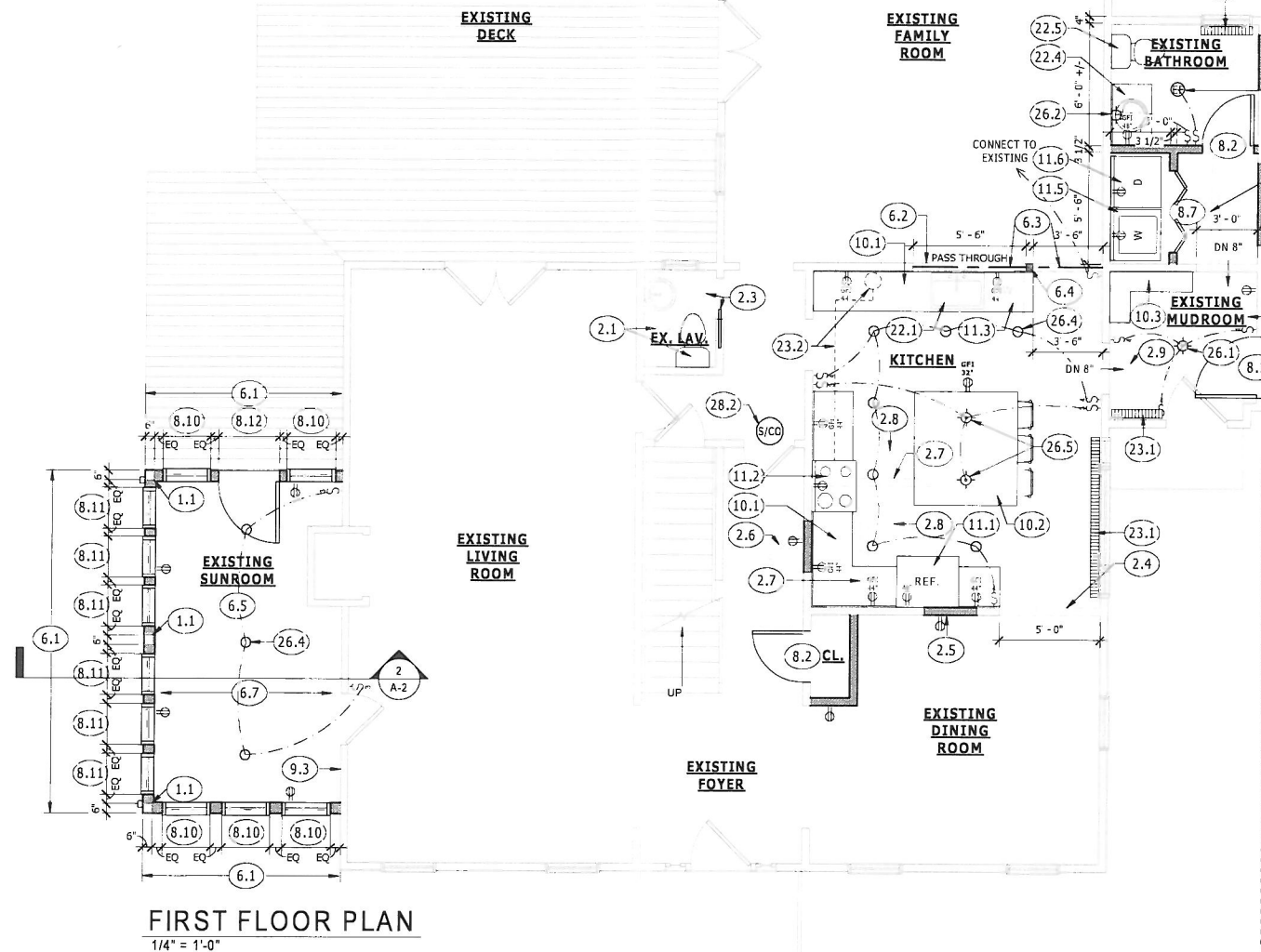
23.1 REPLACE EXISTING RADIATOR WITH RUNTAL RADIATOR AS SELECTED BY OWNER.  
 23.2 CONNECT NEW EXHAUST DUCT WITH EXISTING LOCATION. VERIFY VENTING TO EXTERIOR.  
 23.3 EXHAUST FAN VENTED TO EXTERIOR.

### ELECTRICAL

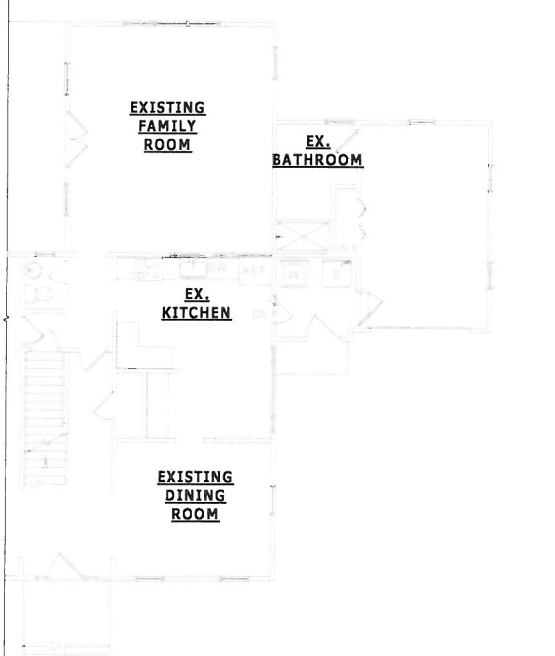
26.1 CEILING MOUNTED LIGHT FIXTURE TO BE SELECTED BY OWNER.  
 26.2 WALL MOUNTED LIGHT FIXTURE TO BE SELECTED BY OWNER - COORDINATE WITH MEDICINE CABINET / MIRROR AS SELECTED BY OWNER.  
 26.3 NOT USED.  
 26.4 RECESSED LED FIXTURE TO BE SELECTED BY OWNER.  
 26.5 PENDANT LIGHT FIXTURES TO BE SELECTED BY OWNER.

### SAFETY AND SECURITY

28.1 INTERCONNECTED SMOKE DETECTORS (SEE SPECIFICATIONS).  
 28.2 INTERCONNECTED CO / SMOKE DETECTORS (SEE SPECIFICATIONS).



FIRST FLOOR PLAN  
 1/4" = 1'-0"

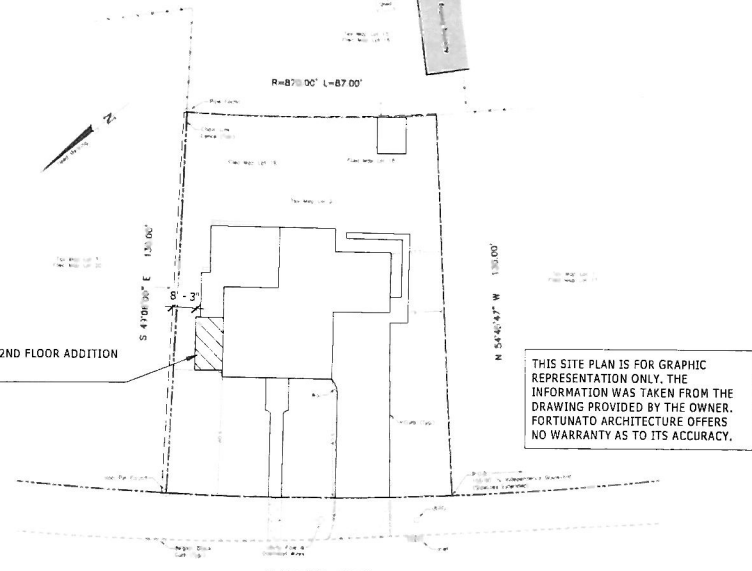


EXISTING PARTIAL FIRST FLOOR PLAN  
 1/8" = 1'-0"

### ZONING ORDINANCE REQUIREMENTS

1140 South Boyd Parkway, North Brunswick, New Jersey  
 Lot: 2 | Block: 244 | Area of Tract +/- 12,134 sf. (+/- 0.27 Ac.)  
 Zone District: R-65 (1 1/2 Acre Residential)

Item Regulated	Requirements	Existing	Proposed
Min. Lot Requirements	Area (sf):	12,134.00	
	Lot Width (ft.):	100.00	
Minimum Required Yard Depth (Principal Building):	Front Yard (ft.):	40	40.6
	Minimum One Side Yard (ft.):	12	16.1
	Both Side Yards (ft.):	28	33.8
	Rear Yard (ft.):	26	38.2
Max. % Lot Coverage by Bldg.		20.0%	17.5%
		17.5%	17.5%
Maximum Height	In Stories	2.5	2.5
	In Ft.	35	33.4
Max. % Lot Coverage by All Bldgs. & Pavement		50.0%	31.4%
		31.4%	31.4%
Max. Floor Area Ratio (F.A.R.)		N/A	N/A



SITE SURVEY  
 1" = 30'-0"

NO.	REVISION	DATE
1	SECOND FLOOR COVER SUNROOM	11/16/2023
2	ZONING CHART	02/09/2024

FORTUNATO  
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 NEW JERSEY #A1 12392  
 NEW YORK #021463-1  
 PENNSYLVANIA #RA-014182B

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INTERIOR RENOVATION/ADDITION FOR:  
**ROSE RO RESIDENCE**  
 1140 SOUTH BOYD PARKWAY  
 NORTH BRUNSWICK, NJ

DRAWN  
 CJN  
 CHECKED  
 DF  
 DATE  
 09/30/2022  
 SCALE  
 As indicated  
 JOB NO.  
 2021-233  
 SHEET

**A-1**  
 1 OF 3 SHEETS

