

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting  
Board of Education Meeting Room  
25 Linwood Place  
Tuesday, April 16, 2024 – 7:00 P.M.**

**MEMORIALIZATION**

Spark Car Wash, LLC  
575 Milltown Road  
*Attorney: Henry Kent-Smith, Esq.*

**RE: Block 203, Lot 4**  
Site plan, use and bulk variances to construct a 4,841 square foot automated car wash structure with 27 parking spaces (22 vacuum spaces and 5 employee spaces) and associated signage.  
*C-1 Neighborhood Commercial Zone District*

**NEW APPLICATION**

Elite Plus Properties  
463 Wood Avenue  
*Attorney: James E. Stahl, Esq.*

**RE: Block 229, Lot 30**  
Bulk variances to construct a single family dwelling on an undersized lot.  
*R-2 Residential Zone*

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**Zoning Board of Adjustment  
April 16, 2024 - Regular Meeting**

**ROLL CALL:**

	YES	NO	ABSTAIN	NOTES
ALMEIDA		X		
GOLDENFARB		X		
POLICASTRO		X		
SCATURRO	X			
MALLETTE	X			
VAKKALAGADDA	X			
MUSLEH	X			
WRIGHT	X			
HEYMAN	X			

**Application:** *Memorialization* Spark Car Wash  
575 Milltown Road  
**File #:** 2671

Offered by: Mr. Wright  
Seconded by: Ms. Mallette

*Approved 5 - 0*

	YES	NO	ABSTAIN	NOTES
ALMEIDA				
GOLDENFARB				
POLICASTRO				
SCATURRO				
MALLETTE				
VAKKALAGADDA				
MUSLEH				
WRIGHT				
HEYMAN				

**Application:** *New Application* Elite Plus Properties  
463 Wood Avenue  
**File #:** 2672

Offered by: Mr. Wright  
Seconded by: Ms. Musleh

*Approved 6 - 0*

	YES	NO	ABSTAIN	NOTES
ALMEIDA				
GOLDENFARB				
POLICASTRO				
SCATURRO	X			
MALLETTE	X			
VAKKALAGADDA	X			
MUSLEH	X			
WRIGHT	X			
HEYMAN	X			

meeting adjourned:

7:30 PM

Memorialization for Spark Car Wash was approved.

Frank Antisell, Board Engineer, representing Delaware Rartian Engineering.

Jay Holub, Esq, Borrus, Goldin, Foley, representing applicant Elite Plus Properties. Single family dwelling on and undersized lot at 463 Wood Avenue. Ron Sadowski, Engineer for applicant, discussed bulk variances. Engineering report was gone over. Recommendation from Board and Board Engineer to flip the house the other way because of the driveway location in proximity to the road across from house. Condition that garage cannot be converted into living space. No public