

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting  
Board of Education Meeting Room  
25 Linwood Place  
Tuesday, February 27, 2024 – 7:00 P.M.**

**MEMORIALIZATIONS**

Jairis Bernal  
41 Glenridge Avenue

**RE: Block 124, Lot 24**  
Setback variance to legitimize a six foot privacy fence in the front yard areas of both Glenridge Avenue and Beechwood Place.  
*R-4 Residential Zone District*

Kenneth M. Shamy  
1132 Revere Road

**RE: Block 242, Lot 4**  
Bulk variance to legitimize a 210 square foot shed that extends into the front yard on an irregularly shaped lot.  
*R-2 Single Family Residential Zone*

M & M at North Brunswick Phase 2, LLC  
Route 1 & Livingston Avenue  
*Attorney: Douglas Wolfson, Esq.*

**RE: Block 140.01, Lot 6.04**  
Site plan, use and bulk variance to construct a 126,400 sf, four (4) story self-storage facility, each floor will be 31,600 GSF and contain storage units varying in size from 25 sf to 360 sf. The 24-hour fitness facility will be demolished and replaced with the self-storage facility.  
*C-2 General Commercial / I-1 Industrial Districts*

1735 Jersey Avenue Property LLC  
1735 Jersey Avenue  
*Attorney: Tim Arch, Esq.*

**RE: Block 17, Lot 98.01**  
Preliminary and final site plan with bulk and variances to utilize an existing parking area for outdoor storage and stacking of wooden pallets. Screening and landscaping will be provided along with re-stripping of the parking lot, therefore ensuring that there is no reduction in parking spaces.  
*I-1 Industrial Zone District*

**CARRIED APPLICATION**

Chris and Christine Lustre  
1370 East Peoria Place

**RE: Block 39, Lot 1**  
Bulk variance to legitimize an existing 16 feet by 20 feet deck that was constructed without permits. The raised deck extends from the second story, one corner 3 feet and the other corner of the deck is 7 feet from the rear property line. The required rear yard setback is 20 feet.  
*R-3 Single Family Residential Zone*

**Zoning Board of Adjustment  
February 27, 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*  
 Jairis Bernal  
 41 Glenridge Avenue  
 File #: 2660

Offered by: Mr. Wright  
 Seconded by: Mr. Almeida

*Approved 7 - 0*

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

**Application:** *Memorialization*  
 Kenneth M. Shamy  
 1132 Revere Road  
 File #: 2664

Offered by: Mr. Wright  
 Seconded by: Mr. Policastro

*Approved 7 - 0*

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

**Application:** *Memorialization*  
M&M @ North Bruns Phase2  
Route 1 & Livingston Avenue  
**File #:** 2668

Offered by: Mr. Wright  
Seconded by: Mr. Scaturro  
*Approved 7 - 0*

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

**Application:** *Memorialization*  
1735 Jersey Avenue Property  
1735 Jersey Avenue  
**File #:** 2670

Offered by: Mr. Wright  
Seconded by: Mr. Vakkalagadda  
*Approved 7 - 0*

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

**Application:** *Carried Application*  
Chris & Christine Lustre  
1370 East Peoria Place  
**File #:** 2667

Offered by: Mr. Goldenfarb  
Seconded by: Mr. Scaturro  
*Approved 7 - 0*

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

meeting adjourned: 7:20 PM

Resolutions were memorialized from January 23rd, 2024 regular meeting. Chris and Christine Lustre carried application, Chadd Heyman reviewed transcript from January 23rd meeting. Applicant revised plan 16' x 16' deck instead of 16' x 20', eliminating stairs. Also, will provide a landscaping plan, board recommended large trees, along with revised zoning permit and construction plans reflecting approved changes.