

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting
Board of Education Meeting Room
25 Linwood Place
Tuesday, January 23, 2024 – 7:00 P.M.**

Adjourn 2023 Board Sinedie
Appoint Temporary Chairman
Nominate Chairman
Nominate Vice Chairman
Nominate Secretary

RESOLUTIONS

- Δ Zoning Board of Adjustment Annual Report from 2023
- Δ Zoning Board of Adjustment By-Laws 2024
- Δ Professional Services Agreement
Lawrence Sachs, Esq.
for Legal Services from February 1, 2024 through January 31, 2025
- Δ Professional Services Agreement
Delaware-Raritan Engineering, Inc.
for Engineering Services from February 1, 2024 through January 31, 2025

CARRIED APPLICATIONS

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

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

NEW APPLICATIONS

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-striping of the parking lot, therefore ensuring that there is no reduction in parking spaces.

I-1 Industrial Zone District

**Zoning Board of Adjustment
January 23, 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		

Adjourn 2023 Board Sinedie

Offered by: _____
Seconded by: _____

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

**Appoint Temporary Chairman
for Larry Sachs**

Offered by: _____
Seconded by: _____

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

Nominate Chairman
for Chad Heyman

Offered by: Mr. Policastro
Seconded by: Mr. Goldenfarb

Approved 7 - 0

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

Nominate Vice Chairman
for Jonathan Wright

Offered by: Mr. Goldenfarb
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				

Nominate Secretary
for Kristen Olcsvay

Offered by: Mr. Policastro
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				

**Resolution
Annual Report 2023**

Offered by: Mr. Almeida
 Seconded by: Mr. Scaturro

Approved 7 - 0

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

**Resolution
By-Laws 2024**

Offered by: Mr. Almeida
 Seconded by: Mr. Goldenfarb

Approved 7 - 0

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

**Professional Services Agreement
Lawrence Sachs, Esq. - Legal Services
from 2/1/24 - 1/31/25**

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	X			
MUSLEH				
WRIGHT	X			
HEYMAN				

Professional Services Agreement
 Delaware Raritan Engineering, Inc
 from 2/1/24 - 1/31/25

Offered by: Mr. Goldenfarb
 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: *Carried Application*
 Jairis Bernal
 41 Glenridge Avenue
File #: 2660

Offered by: Mr. Goldenfarb
 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: *Carried Application*
 Kenneth M. Shamy
 1132 Revere Road
File #: 2664

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	X			
MUSLEH				
WRIGHT	X			
HEYMAN				

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

Offered by: _____
 Seconded by: _____
carried to February 27th, 2024

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

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

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	X			
MUSLEH				
WRIGHT	X			
HEYMAN				

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

Offered by: Mr. Policastro
 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				

meeting adjourned:

10:40 PM

Re-organization meeting of the board was held prior to the regular meeting.

Jairis Bernal, 41 Glenridge Avenue, initially received approval for the fence, by construction office by means of a construction permit, zoning permit was never applied for. Wrong approval was given.

Sal Profaci, Zoning Officer, recommends one section to come down by Beechwood Place, corner cut diagonal. No public.

Kenneth Shamy - 1132 Revere Road, proposed to make shed 197 sf (smaller). Shed is used just for storage, no plumbing, no electric. Landscaping in the front. Public: O'Reilly, resides across the street. Chris and Christine Lustre - 1370 East Peoria Place, second floor deck in the rear yard 3' feet from one corner and 7' feet from the other rear yard corner property line. John Block, contractor, spoke on behalf of applicant. Thought they had approvals. Public, Michael Cronin, on behalf of his mom Alice Cronin, rear yard neighbor at 1214 E. Peoria Place, opposes deck construction. Applicant is to return to board at the next meeting on February 27th with an alternate plan.

M&M at North Brunswick - Douglas Wolfson, Esq. representing applicant. Application is to demolish previously approved 24 Hour Fitness, and construct a CubeSmart. Ron Aulenback, Director of Engineering for Edgewood Properties spoke about the application. Christine Cofone, Planner, spoke on behalf of applicant.

1735 Jersey Avenue Property LLC, represented by Bob Smith, Esq. and Tim Arch, Esq., for Kamps Pallets. Todd Davis, Regional Director of Kamps, spoke on behalf of application. Currently have 2 locations, Dayton and New Brunswick, which they will combine to the North Brunswick location. Tony Fabrizo, Kamp Pallet representative, also spoke on behalf of Kamps. Andrew Lohr, Engineer, and Christine Cofone PP.