

**Township of North Brunswick
Zoning Board of Adjustment
Regular VIRTUAL Meeting
Tuesday, July 23, 2024 – 6:30 P.M.**

From a computer, tablet or smartphone:

<https://meet.goto.com/423887805>

By telephone:

+1(408) 650-3123 - Access Code: 423-887-805

MEMORIALIZATIONS

Builders Pro LLC
576 Second Avenue
Attorney: Dominic Cerminaro, Esq.

RE: Block 201, Lot 9
Bulk variances to construct a single family dwelling on an undersized corner lot along with a variance for a front yard fence.
R-4 Single Family Residential District

CRP/SG 1601 Livingston Industrial Owner LLC
1601 Livingston Avenue
Attorney: Steven J. Tripp, Esq.

RE: Block 143.13, Lot 1
Revised site plan, use and bulk variances to operate a Tesla Collision Repair Center. Previous 2005 use variance for the Toyota Service Center was approved, body work and painting was not part of approval.
I-2 Industrial Zone District

Nelly Burgos and Danellis Diaz
648 Nassau Street
Attorney: Jeffrey Chang, Esq.

Block 198, Lot 3
Bulk variances to legitimize a 201 sf recreation room addition that was constructed without required permits. The recreation room garage addition is attached to the front of the existing 250.9 sf garage, both encroaching into the side yard setback.
R-4 Single Family Zone District

**Zoning Board of Adjustment
 July 23, 2024 - Regular Meeting
 Virtual**

ROLL CALL:

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

Application: *Memorialization*
 Builders Pro LLC
 576 Second Avenue

Offered by: Mr. Scaturro
 Seconded by: Mr. Heyman

File #: 2676 *Approved 2 - 0*

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

Application: *Memorialization*
 CRP/SG 1601 Livingston Ind
 1601 Livingston Avenue

Offered by: Mr. Wright
 Seconded by: Mr. Scaturro

File #: 2675 *Approved 3 - 0*

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

Application: *Memorialization*
Nelly Burgos and Danellis Diaz
648 Nassau Street
File #: 2677

Offered by: Mr. Wright
Seconded by: Mr. Scaturro

Approved 3 - 0

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

meeting adjourned: 6:40 PM

A virtual go to regular meeting was held only to memorialize three (3) resolutions.
There was no new business conducted.