

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting
Board of Education Meeting Room
25 Linwood Place
Tuesday, June 18, 2024 – 7:00 P.M.**

MEMORIALIZATIONS

Vivek Pathak
1815 Arlington Avenue

RE: Block 17, Lot 118

Bulk variance to erect a six foot privacy fence in the front yard along Orchard Street. This property is a corner lot.
R-3 Residential Zone District

Nestor Rosero and Wendy Polanco
1140 South Boyd Parkway
Attorney: James A. Mitchell, Esq.

RE: Block 244, Lot 2

Legitimize an existing second floor addition that was constructed without 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, 8.25 feet from side property line whereas 12 feet is required; total on both side yards existing is 27.35, and 28 is required.
R-2 Residential Zone District

NEW APPLICATIONS

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

June 18, 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* Offered by: Mr. Wright
 Vivek Pathak Seconded by: Mr. Scaturro
 1815 Arlington Avenue
File #: 2674 *Approved 5 - 0*

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

Application: *Memorialization* Offered by: Mr. Wright
 Nestor Rosero & Wendy Polanco Seconded by: Mr. Scaturro
 1140 South Boyd Parkway
File #: 2673 *Approved 5 - 0*

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

Two resolutions were memorialized, Vivek Pathak and Nestor Rosero/Wendy Polanco.

Builders Pro application was represented by Dominic Cerminelli, Esq. to erect a single family home on a corner lot at 576 Second Avenue. Paul Fletcher, PE, PP, spoke on behalf of applicant. Discussions were held about road opening for water and sewer, how the asphalt will be replaced. Public Lixangel Daniel who resides at 587 Second Avenue opposed the application, concerns of parking from the establishment on Georges Road, Music Studio, Dominos, Mexican Restaurant that park on the street.

CRP/SG 1601 Livingston Industrial Owner, Robert Beckelman, Esq, Wilentz Law Firm, representing application to operate a Tesla Collision Center. DCH prior use variance for service center did not include painting of vehicles. Bradford Bohler, Bohler Engineering; Brian Lefeber, Architect and Paul Grygiel PP spoke on behalf of application. No public

Nelly Burgos and Danellis Diaz, 948 Nassau Street, already constructed addition to detached garage; Ryan O'Sullivan, Esq, represented application. Susan Shaelmaker, Architect discussed garage addition. Yomar Polanco from public spoke on behalf of application.