

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting
Board of Education Meeting Room
25 Linwood Place
Tuesday, March 19, 2024 – 7:00 P.M.**

MEMORIALIZATION

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 APPLICATION

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

Zoning Board of Adjustment
March 19, 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*
 Chris and Christine Lustre
 1370 East Peoria Place

File #: 2667

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

Approved 6 - 0

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

Application: *New Application*
 Spark Car Wash, LLC
 575 Milltown Road

File #: 2671

Offered by: Mr. Policastro
 Seconded by: Mr. Scaturro

Approved 6 - 1

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

meeting adjourned:

9:20 PM

Frank Antisell, Engineer, filled in for Charlie Carley.

Application of Chris and Christine Lustre resolution was memorialized.

New Application Spark Car Wash, 575 Milltown Road, old Bank of America property, was represented by Henry Kent-Smith, Esq. Matt Canary, Director of Real Estate for Spark Car Wash, spoke on behalf of application. Hours 8 am - 8 pm 7 days a week, 10-12 employees, 3-4 employees on site at a time. Paul Mutch, Stonefield Engineering; Oliver Young, Architect; Matt Flynn PP, all spoke on behalf of applicant. No public, approved with conditions.