



**TOWNSHIP OF NORTH BRUNSWICK**

710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Website: [WWW.NORTHBRUNSWICKNJ.GOV](http://WWW.NORTHBRUNSWICKNJ.GOV)

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**MEMORANDUM**

**TO:** Mr. Sanjay Bharadwaj  
17 Peppermint Hill Road  
North Brunswick, NJ 08902

**FROM:** Sal Profaci, Zoning Officer

**DATE:** March 4, 2025

**SUBJECT:** Block: 227 Lot: 3.13  
Street Address: 17 Peppermint Hill Road  
Applicant: Mr. Sanjay Bharadwaj

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Dear Mr. Bharadwaj:

I have reviewed the application for bulk variances at the above referenced address, and I am issuing the following report.

The following application materials were reviewed:

- 11 – sheet Township of North Brunswick (Variance Application Form C)
- 5 – sheet Architectural drawings dated 11/11/2024, prepared by HD 13 Design, 65 Pine Street Princeton, NJ 08542

**Administrative**

1. The applicant proposes to construct a new 12'-10.5" by 61'-6" (791 sq. ft.) deck in the rear yard. The deck is detached from the house; therefore, it becomes an accessory structure. The deck encroaches into the rear yard setback; therefore, a variance is required. In addition, the applicant proposes to legitimize a 10' ft. by 15' ft. (150 sq. ft.) shed which encroaches into both the rear and side yard setbacks. There is also a second 17' by 10' (170 sq. ft.) deck that encroaches into the rear yard setback.

2. The subject property is a single-family dwelling located in the R-2 Residential Zoning District, decks and sheds are permitted as an accessory use in the zone.
3. The property is a triangular shaped lot at the end of a cul-de-sac. The property is approximately 15,003 sq. ft or .3444 of an acre.

**“C” Variances**

4. Article IV. General Regulations (C 205-26.1. Accessory buildings and structures (C). No accessory building or structure shall be closer than five (5) feet to a rear or side property line.
  - a. **Rear Yard Setback, New “Detached” Deck** – The applicant proposes to construct a new 791 sq. ft. detached deck in which one corner is located 3 ft. from the rear property line, and another corner is located 7 ft. from the rear property line. The different or uneven rear yard setback distances are due to the fact that the house is not parallel to the rear property line. The rear yard setback for accessory buildings and structures is five (5) feet in the R-2 Zone.
  - b. **Side and Rear Yard, Existing Shed** – The applicant wants to legitimize an existing 150 sq. ft. shed which encroaches into both the rear and side yard setbacks. The shed is approximately 2’3” from the rear property line and 3’2” from the side property line where a five (5) ft. setback from the side and rear is required for an accessory structure.
  - c. **Rear Yard Setback, Existing “Detached” Deck** – The applicant wishes to legitimize an existing 170 sq. ft. deck which encroaches into the rear yard setback. The existing deck is approximately 1’6” from the rear property line where the rear yard setback is five (5) feet for accessory buildings and structures.

Applicant should justify the setback variance and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria.

1. **Miscellaneous:**

- a. The Township reserves the right to further comment based upon the testimony at the public hearing.

Completeness

1. **Checklist:**

The applicant must remit the following items in order for a completeness certification to be issued:

- 14 copies of the variance application (FORM C).
- 15 copies of architectural drawings/pictures of the subject deck
- 3 copies of Tax and Assessment Payment Report
- W-9 form
- Required fees and escrow deposit (see below)

2. **Fees and Escrow Deposits (§ 205-139):**

The applicant must remit the following application fees and technical review escrow deposits in order for a completeness certification to be issued.

**Land Use Application Fees:**

Zoning Report	\$ 50.00
C Variances \$100 X 4 (Residential):	<u>\$400.00</u>
<b>TOTAL:</b>	<b>\$450.00</b>

**Technical Review Escrow Deposit:**

C Variances \$350 X4 (Residential):	<u>\$1,400.00</u>
<b>TOTAL:</b>	<b>\$1,400.00</b>

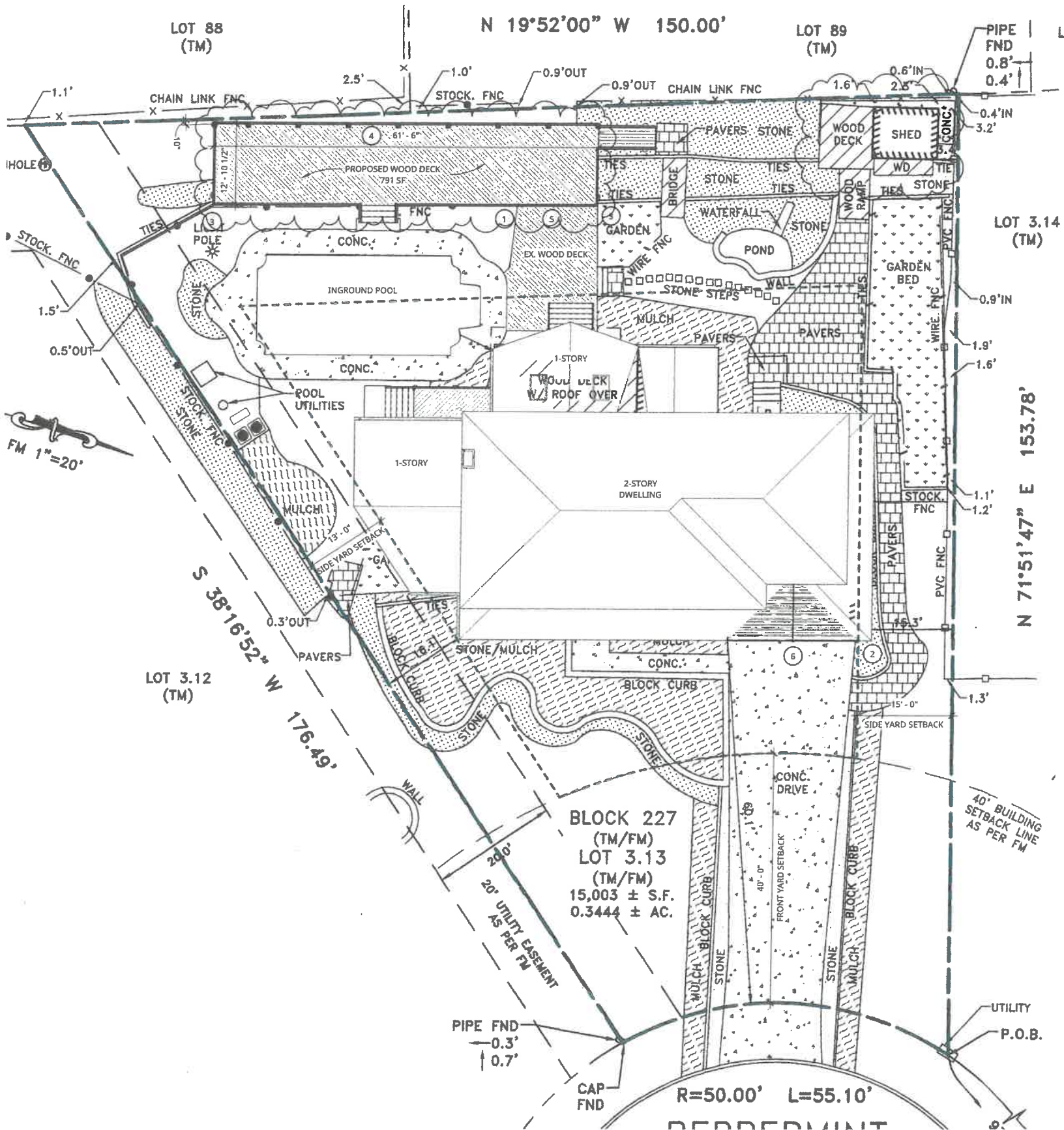
Please remit two separate checks in the above total amounts. Upon submission of the above referenced item(s) and their review by this office for compliance with the Land Use Ordinance, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board of Adjustment, at 732-247-0922, extension 440.

Sincerely,



Sal Profaci, Zoning Officer  
Phone: 732-247-0922 x 207  
Email: Sprofaci@northbrunswicknj.gov

c: Mayor and Council  
Michael Hritz, Director of Community Development  
Tom Vigna, Planner  
Zoning Board of Adjustment



PROPERTY & ZONING INFORMATION

PROPERTY INFORMATION			
ADDRESS		17 PEPPERMINT HILL ROAD, NORTH BRUNSWICK, NJ 08902	
ZONE		R-2	
ZONE CLASSIFICATION		SINGLE FAMILY RESIDENTIAL	
LOT AREA		0.36 ACRES or 15,682 SF	
BLOCK / LOT		227.3.13	
ZONING REQUIREMENTS		EXISTING	PROPOSED
MINIMUM FRONT YARD SETBACK	40 FT	+/- 60 FT	+/- 58 FT
SINGLE SIDE YARD SETBACK	15 FT	+/- 15 FT	NO CHANGE
COMBINED SIDE YARD SETBACK	28 FT	28 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	30 FT	+/- 39 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT	2.5 STORIES OR 30 FT	2 STORIES OR 26 FT	NO CHANGE
MAX BUILDING COVERAGE (%)	20% (3,136 SF)	17.87% (2,802 SF)	NO CHANGE
MAX IMPERVIOUS COVERAGE (%)	50% (7,841 SF)	43.18% (6,772 SF)	48.23% (7,563 SF)
BUILDING SUMMARY			
	EXISTING	PROPOSED	
BUILDING FOOTPRINT	2,718 SF	2,754 SQ FT	
USE & OCCUPANCY	R-5: SINGLE FAMILY RESIDENCE		
CONSTRUCTION TYPE	TYPE VB		
FIRE PROTECTION	N/A		
	EXISTING	PROPOSED	
SQUARE FOOTAGE	3,358 SQ FT	3,394 SQ FT	
NUMBER OF STORIES	2 PRIMARY LEVELS		
ALL INFORMATION GENERATED FROM NORTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY AND THE STATE OF NJ PUBLIC TAX RECORDS. THIS INFORMATION IS NOT GUARANTEED TO BE ACCURATE.			

NOTE: ARCHITECTURAL SITE PLANS ARE BASED ON SITE SURVEY PERFORMED BY BRUNSWICK SURVEYING INCORPORATED, SURVEY DATE AUGUST 18, 2023.

GENERAL ARCHITECTURAL SITE NOTES

1. ARCHITECTURAL SITE PLAN IS DIAGRAMMATIC IN NATURE AND SHALL BE REGARDED AS SUCH. REFER TO OWNER PROVIDED SURVEY FOR ALL ACTUAL SITE DIMENSIONS, BOUNDARIES, AND OTHER INFORMATION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
2. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BEFORE EXCAVATION. CALL "NEW JERSEY ONE CALL SYSTEM" DIAL 811 OR (800) 272-1000.
3. CONDITIONS OF CONSTRUCTION ALONG STATE, COUNTY AND LOCAL HIGHWAYS SHALL CONFORM TO SPECIFICATIONS LISTED ON PERMITS ISSUED BY APPROXIMATE AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DISTURB AND/OR DAMAGE PROPERTY CORNERS (IRON PINS, HUBS, ETC). ANY DISTURBED OR DAMAGED PROPERTY CORNERS SHALL BE REPLACED BY THE CONTRACTOR'S LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
5. ALL DAMAGE TO PRIVATE PROPERTY OR UTILITIES (UNDER OR ABOVE GROUND) SHALL BE REPORTED TO THE OWNER.
6. IN AREAS WHERE THE CONTRACTOR IS EXCAVATING NEAR ANY UTILITIES POLES, THE CONTRACTOR SHALL BRACE AND/OR HOLD IN PLACE UNTIL EXCAVATED AREA IS BACKFILLED AND COMPACTED.
7. SAFE AND CONTINUOUS THOUGHT TRAFFIC, INGRESS AND EGRESS FOR ADJACENT OWNER DRIVEWAYS, SERVICE ROADS, PUBLIC STREETS, AND SIDEWALKS SHALL BE MAINTAINED THOUGHT THE PERIOD OF CONSTRUCTION.
8. SALVAGEABLE ITEMS ARE THE PROPERTY OF THE OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING APPROPRIATE EROSION CONTROL MEASURES TO PREVENT SEDIMENT FROM MIGRATING OFF SITE, TO STORM SEWERS AND ADJACENT ROADWAYS.
10. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE OF THE PROPOSED WORK TO BECOME FAMILIAR WITH THE CONTRACT WORK.

ARCHITECTURAL SITE KEYNOTES

1. REMOVE EXISTING FENCE PANELS AND POSTS AS NECESSARY TO ALLOW CONSTRUCTION OF NEW DECK.
2. SLOPE GRADE AWAY FROM EXTERIOR WALL. 1/12 MIN.
3. REMOVE FENCE PANEL. SAVE FOR RELOCATION. MODIFY AS NECESSARY TO TIE INTO NEW FENCE POST / DECK POST.
4. REMOVE EXISTING VEGETATION AND SHRUBS ALONG W/ FULL ROOT SYSTEMS AS REQUIRED TO ALLOW FOR PROPER PLACEMENT OF STRUCTURAL CONCRETE FOOTINGS.
5. REMOVE EXISTING DECKING, RETAINING WALL, SHRUBS, AND DECK FURNITURE AS REQ. SAVE FOR REPLACEMENT IN SAME LOCATION.
6. REMOVE ASPHALT PAVING AS REQ. RESLOPE ASPHALT PAVING TO SUPPLY A SMOOTH TRANSITION TO THE EXTENDED CONCRETE GARAGE FLOOR.



814.360.1447  
CONSULT@BKSDSIGN.CO  
65 PINE ST  
PRINCETON, NJ 08542

STAMP

BHARADWAJ GARAGE &  
DECK EXPANSION  
17 PEPPERMINT HILL RD.  
NORTH BRUNSWICK, NJ 08902

PERMIT DRAWINGS

ISSUE CHART		
2	VARIANCE C	
1	ISSUED FOR PERMIT	11/11/2024
#	DESCRIPTION	DATE

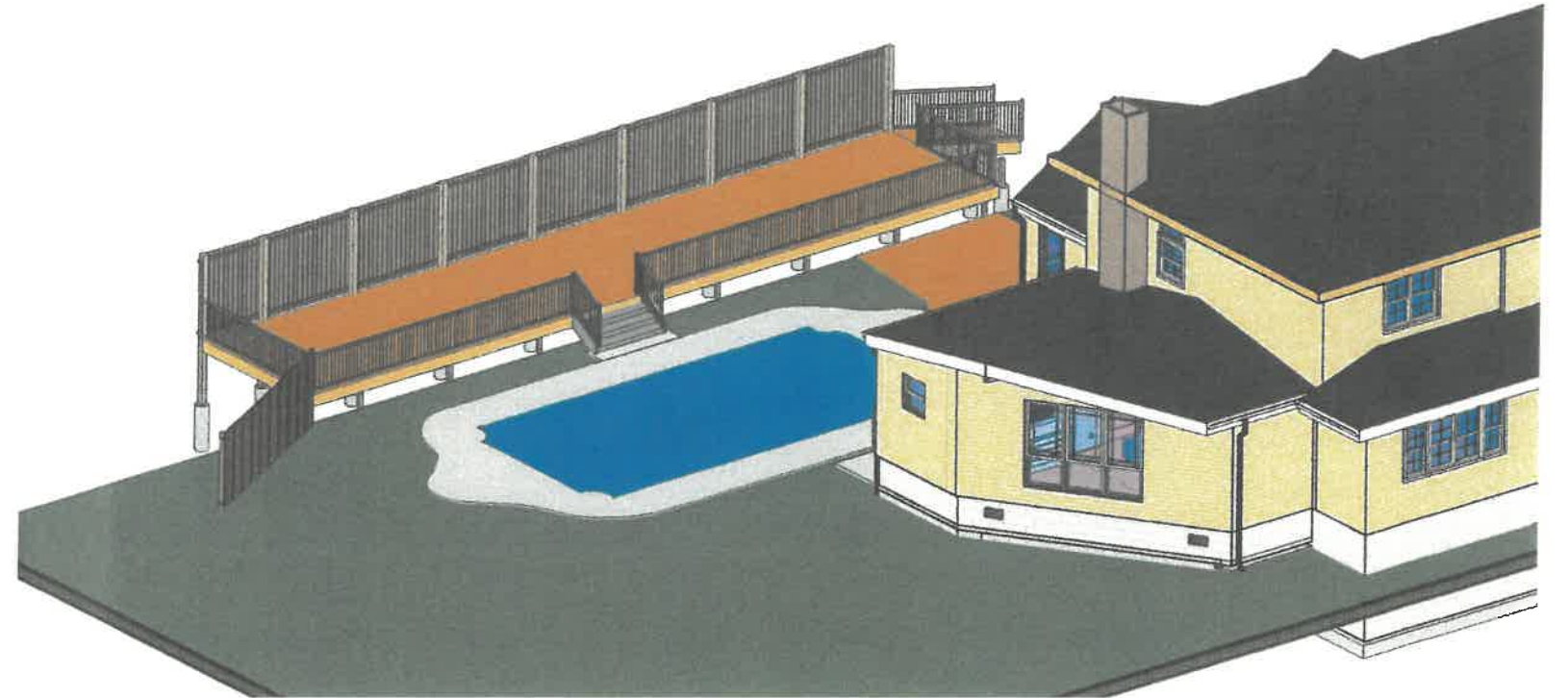
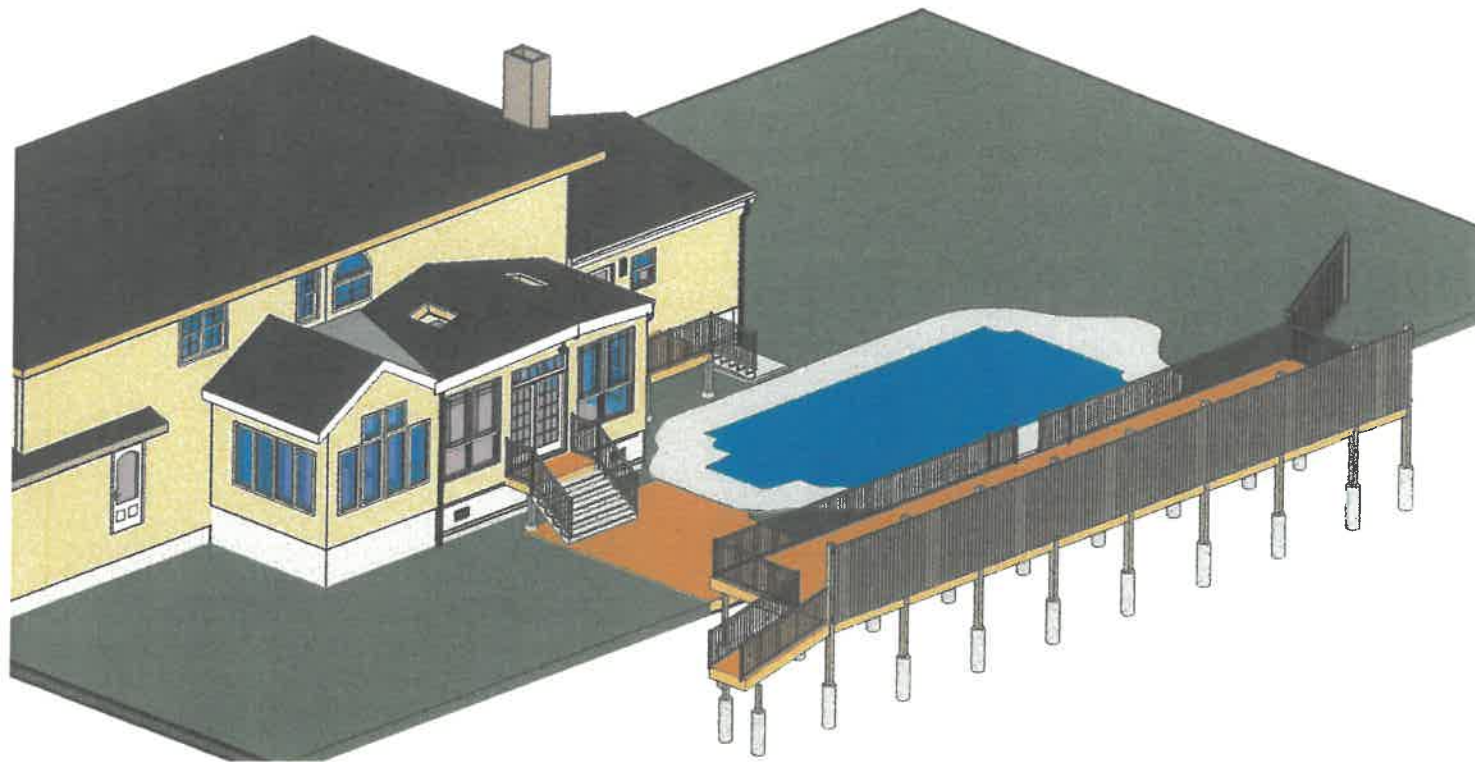
Job Number 24-007  
Drawn DCB

TITLE

ARCHITECTURAL SITE  
PLAN

SHEET NUMBER

17 PEPPERMINT HILL ROAD  
PROPOSED DECK



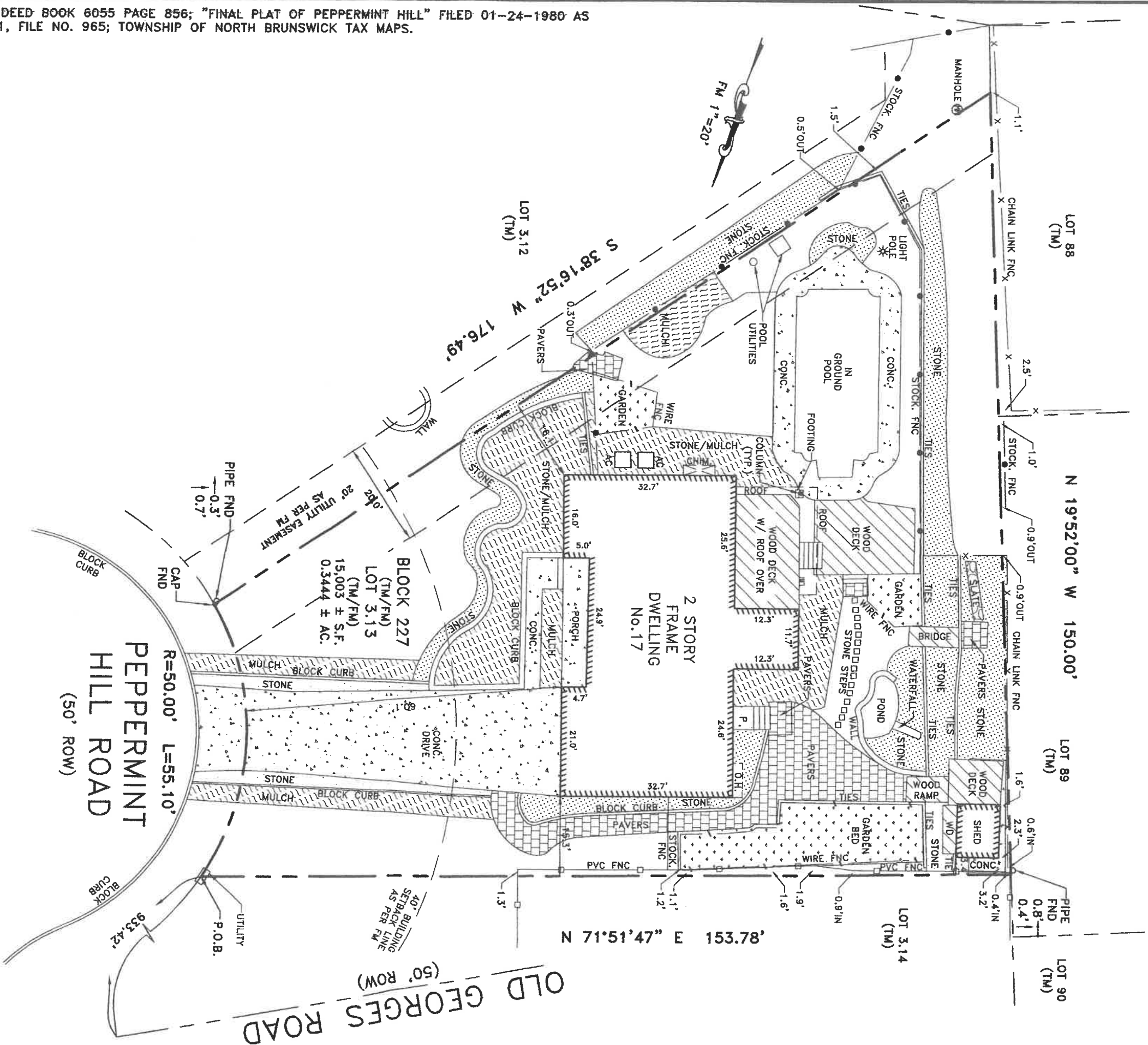
EXISTING SHED & DECK

EXISTING SHED & DECK

PROPOSED DECK LOCATION

PROPOSED DECK LOCATION

REFERENCES: DEED BOOK 6055 PAGE 856; "FINAL PLAT OF PEPPERMINT HILL" FILED 01-24-1980 AS MAP NO. 4271, FILE NO. 965; TOWNSHIP OF NORTH BRUNSWICK TAX MAPS.



NOTE: THIS SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT; SUBJECT TO THE FINDINGS OF A COMPLETE TITLE REPORT.

<sup>14</sup> A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003,c.14 (N.J.S.A.45:8-36.3) and N.J.A.C.13:40-5.1(d)."

**Brunswick Surveying Incorporated**  
Licensed Professional Land Surveyors  
61 Stelton Road Piscataway, New Jersey 08854  
Phone (732) 752-0100 Fax (732) 752-0101

THIS WORK WAS COMPLETED UNDER MY  
IMMEDIATE SUPERVISION:



**SECRET**

Drawn by PV Job No. 105923 Date 08/18/2023

**ROBERT M. HORVATH**  
New Jersey Professional Land Surveyor No. 27476

☐ JAY A. STUHL, JR.