

**NORTH BRUNSWICK PLANNING BOARD  
710 HERMANN ROAD, NORTH BRUNSWICK, NJ  
MAY 13, 2025**

**MINUTES**

**This meeting was held in the Municipal Court Room**

**THOSE PRESENT**

MR. MELANSON  
MS. HUTCHINSON  
MS. MALVONE  
MR. RUBENSTEIN  
MR. VIGNA  
MS. VITOW  
MS. DECANDIA

JANICE LARKIN, BOARD SECRETARY

VICE-CHAIRMAN MELANSON CALLED THE MEETING TO ORDER AT 7:43 P.M.

**MINUTES**

APRIL 8, 2025

**MEMORIALIZATIONS**

**NEW APPLICATION**

KAPLAN  
HIDDEN LAKE TOWNE CENTER  
2-4-5 TOWNE CENTER DRIVE  
SITE PLAN / PERMITTED ACCESSORY USE

BRET KAPLAN, ESQ., APPEARED FOR APPLICANT  
CHRISTOPHER SZALAY, ENG., SWORN  
RICARDO PEREZ, ARCH., SWORN  
MICHAEL CEBULA, DIR. KAPLAN LEASING, SWORN  
JASON KAPLAN, KAPLAN COMPANIES, SWORN

EX. A1	AERIEL OF EXISTING CONDITIONS DATED MAY 13, 2025
EX. A2	HLS OVERALL PLAN DATED MAY 13, 2025
EX. A3	PLAN / LOCATION OF "V-SHAPED" BUILDING SK1 DATED MAY 13, 2025
EX. A4	BUILDING FAÇADE - SK2 DATED MAY 13, 2025
EX. A5	EXISTING BUILDING / ADDITION SK3 DATED MAY 13, 2025

8:39 P.M. APPLICATION OPENED FOR PUBLIC COMMENT

- 1) GWEN O'DONNELL, SWORN  
260 WILLOWBROOK DRIVE

THE PROPERTY NEAR THE 'V SHAPED BUILDIGN' IS VERY WET ALL THE TIME;  
WILL NEW BUILDINGS CAUSE HOMES TO HAVE NEW WATER ISSUES

- 2) PATRICIA MORTON, SWORN  
266 WILLOWBROOK DRIVE

CAN STORAGE OF E-BIKES AND E-SCOOTERS BE PROHIBITED?  
THERE ARE NO LIGHTS ON THE BACK OF THE BUILDINGS - CAN SOME  
LIGHTING BE INSTALLED ON THE SIDES OF THE BUILDING FOR SAFETY?

- 3) GINNY KEIL, SWORN  
443 OTIS ROAD

CAN SOLAR PANELS BE INSTALLED ON THESE GARAGES?

- 4) SARA ANN JAKUBOVITZ, SWORN  
11 GARFIELD COURT

TOTAL OF 25 GARAGE UNITS BUT ONLY 16 COMMERCIAL TENANTS, WHO  
WILL BE RENTING THE OTHER GARAGES?

9:05 P.M. APPLICATION CLOSED TO PUBLIC COMMENT (MR. RUBENSTEIN, MS. MALVONE)

MOTION TO APPROVE APPLICATION (MS. VITOW, MR. RUBENSTEIN. ALL PRESENT VOTED IN  
FAVOR, APPLICATION APPROVED.

9:10 P.M. MEETING OPENED TO PUBLIC COMMENT

9:10 P.M. MEETING CLOSED TO PUBLIC COMMENT (MR. RUBENSTEIN; MS. VITOW)

9:15 P.M. MEETING ADJOURNED (MS. HUTCHINSON, MS. VITOW)