



**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. & Mrs. Ford  
1281 Masoma Road  
North Brunswick, NJ 08902

**FROM:** Sal Profaci, Zoning Officer

**DATE:** August 5, 2025

**SUBJECT:** Block: 47 Lot: 22  
Street Address: 1281 Masoma Road  
Applicant: Mr. & Mrs. Ford

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Dear Mr. & Mrs. Ford:

I have reviewed the application for a variance at the above-referenced address, and I am issuing the following report.

The following application materials were reviewed:

- 1-sheet copy of the property survey with the proposed location of the fence, dated 12/12/2021 prepared by Thomas M. Ernst, NJ Professional Surveyor.
- 11-page Township of North Brunswick Variance Application (Form C).

**Administrative**

1. The applicant proposes to install a 6 ft. privacy fence in the required 35 ft. front yard setback along Axel Avenue.
2. The subject property is a corner lot located at the intersection of Axel Avenue and Masoma Road. The property has two front yards.

3. The subject property is a single-family dwelling located in the R-3 Residential Zoning District. Single-family use is a permitted use in the zone (Figures 1 & 2). The property is 7,366 square feet or .1691 of an acre.
4. Variances associated with the development application are summarized in the following table(s):
  - a. The proposed development requires the following "C" variance(s):

Description	Max. Permitted	Proposed	Variance	Ordinance
Fence in Front Yard, Height	4 ft.	6 ft.	V	§ 205-93 (A) (1) (a)
Fence in Front Yard, Type	Open-type	Solid	V	§ 205-93 (A) (1) (a)

V = Variance

#### Technical

#### Variances:

1. **Fence in Front Yard, Height** – The applicant proposes to install a 6 ft. privacy fence in the required 35 ft. front yard setback along Axel Avenue, whereas only fences not exceeding 4 ft. in height above ground level may be permitted in the required front yard (§ 205-93 (A)(1)(a)). The applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.
2. **Fence in Front Yard, Type** – The applicant proposes to install a 6 ft. privacy fence in the required 35 ft. front yard setback along Axel Avenue, whereas only open-type fences that are constructed in such a way that no more than 50% of the surface area of the fence obstructs a view through the fence from a position perpendicular to the fence may be permitted in the required front yard (§ 205-93 (A)(1)(a)). The applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.

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:

- Certified List of Property Owners within 200 feet.
- 3 copies of Tax and Assessment Payment Report.
- W-9 form.
- Original and 14 Copies of Township of North Brunswick Variance Application (Form C)

**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 (Residential):	\$50.00
C Variance (Residential):	<u>\$100.00</u>

<b>TOTAL:</b>	<b>\$150.00</b>
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**Technical Review Escrow Deposit:**

C Variance (Residential):	<u>\$350.00</u>
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<b>TOTAL:</b>	<b>\$350.00</b>
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Please remit two separate checks in the above total amounts along with the above-referenced item(s). Upon the submission of the requested materials and their review, 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](mailto:Sprofaci@northbrunswicknj.gov)

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



Proposed six (6) ft Fence to be installed. The fence will be three (4) feet off the innermost part of sidewalk.



Aerial View of 1281 Masoma Road