

NORTH BRUNSWICK TOWNSHIP ZONING BOARD OF ADJUSTMENT

RESOLUTION

File #2596-1

Extension pursuant to Ordinance Section 205-135.1

Applicant: QuikChek/Estate of Santos LaBarbera

WHEREAS, the Zoning Board of Adjustment of the Township of North Brunswick is a duly constituted body as authorized by statute with the responsibility to supervise and to be concerned with the orderly development and planning of the Township as authorized by the statutes and ordinances made and provided; and

WHEREAS, the Applicant, QuikChek/Estate of Santos LaBarbera received a Use and Bulk Variance approval from the Zoning Board of Adjustment of the Township of North Brunswick on July 19, 2022, which was memorialized by Resolution dated October 18, 2022 and expired on October 18, 2023; and

WHEREAS, the Applicant received a one (1) year extension of approval on September 19, 2023 which was memorialized by Resolution dated October 17, 2023 and expired on October 18, 2024; and

WHEREAS, the Applicant, QuikChek/Estate of Santos LaBarbera now requests a second and final extension of said Use & Bulk Variance approval for a period of one (1) year until October 18, 2025 and

WHEREAS, the Applicant, QuikChek/Estate of Santos LaBarbera. has indicated that it was prevented from proceeding forward with the approval due to NJDOT permitting delays, compliance with NJDEP Stormwater regulations and issues with the contract purchaser. Said

explanation was contained in a letter dated September 13, 2024 from Ronald L. Shimanowitz, Esq., counsel for the Applicant to the Board's Secretary; and

WHEREAS, the Applicant, QuikChek/Estate of Santos LaBarbera indicated that it would comply with a one (1) year extension until October 18, 2025 if the Board was inclined to grant an extension and as a condition of said approval will agree to have a Preliminary and Final Major Site Plan filed with the Zoning Board of Adjustment of the Township of North Brunswick prior to October 18, 2025; and

WHEREAS, the Zoning Board of Adjustment of the Township of North Brunswick was satisfied that the Applicant, QuikChek/Estate of Santos LaBarbera has established sufficient cause to receive a second and final one (1) year extension of its Use Variance and Bulk Variance approval until October 18, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of North Brunswick, this 10th day of December, 2024 that the Board hereby confirms by this Resolution the action taken by the Board on October 22, 2024 granting the Applicant, QuikChek /Estate of Santos LaBarbera a second and final one (1) year extension of its Use and Bulk Variance approval until October 18, 2025.

Moved by: Wright

Seconded: Mallette

Ayes: Almeida, Goldenfarb, Scaturro, Mallette, Vakkalagadda, Wright & Heyman

Opposed: None

Abstain: None

Absent:

The following Resolution was memorialized on December 10, 2024 by the following
vote:

Moved by: Mr. Goldenfarb

Seconded: Mr. Scaturro

Ayes: Goldenfarb, Scaturro, Mallette, Vakkalagadda, Wright, Heyman

Opposed: None

Abstain: None

Absent:

I certify that the foregoing is a true copy of a Resolution approved by the Zoning
Board of Adjustment of the Township of North Brunswick on October 22, 2024
and memorialized on December 10, 2024.



Kristen Olcsvay

SECRETARY OF THE ZONING BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF NORTH BRUNSWICK