

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting – Municipal Building  
Tuesday, September 30, 2025 – 7:00 P.M.**

**RESOLUTIONS**

Authorization to advertise for REQ's

*Professional Services to provide for  
Legal Counsel*

*Professional Services to provide for  
Engineering Services*

**MEMORIALIZATIONS**

Sanjay Bharadwaj  
17 Peppermint Hill Road

**RE: Block 227, Lot 3.13**

Setback variance to construct a new detached deck (791 sf) in the rear yard, which makes it an accessory structure. In addition, the applicant proposes to legitimize a 10' x15' (150 sf) shed, which encroaches into both the rear and side yard setbacks. There is also a second 17' x 10 (170 sf) deck that also encroaches into the rear yard setback.

*R-2 Single Family Residential Zone District*

Robert Semple  
245 Garner Road

**RE: Block 271, Lot 17**

Bulk variances to erect a six-foot fence in the front yard setback along South Barkley Place along with an above ground swimming pool. The property is a corner lot.

*R-2 Single Family Residential Zone District*

**REQUEST TO CARRY APPLICATION TO OCTOBER 21, 2025**

Yvette Ford  
1281 Masoma Road

**RE: Block 47, Lot 22**

Bulk variance to install a six foot privacy fence in the front yard area of Axel Avenue.

*R-3 Single Family Residential Zone District*

**NEW APPLICATIONS**

Nadia Lopez  
260 Church Lane  
*Attorney: James E. Stahl*

**RE: Block 224, Lot 48.01**

Bulk variance for setback of pool equipment which was installed 9 feet from the rear property line, whereas 15 feet is required; Size variance for a 354 sf pool house that was constructed, whereas no accessory structure shall exceed 240 sf in area in 12 feet high.

*R-2 Residential Zone District*

QuickChek  
Route 130 & Nimitz Place  
*Attorney: Ronald L. Shimanowitz, Esq.*

**RE: Block 230, Lot 15**

Preliminary and Final Site Plan approval for a 5,760 sf convenience store with indoor / outdoor seating and a canopy to host eight (8) fuel dispensers. Use and bulk variances were previously granted.

*R-2 Residential Zone*