

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting – Municipal Building
Tuesday, October 21, 2025 – 7:00 P.M.**

MEMORIALIZATIONS

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

REQUEST FOR AN EXTENSION OF TIME

Sai Pariwar, Inc.
2351, 2353 and 2355 Route 130
Attorney: James E. Stahl, Esq.

RE: Block 148, Lots 108, 19 & 110
Request for an extension of time for use variance, bulk variance and preliminary and final major site plan to construct a 13,980 square foot house of worship. This was approved by the Zoning Board of Adjustment on September 17, 2019 and resolution of approval was adopted on December 3, 2019.

CARRIED APPLICATION

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 APPLICATION

Julie Langsam
359 Tremont Avenue

RE: Block 257, Lot 10
Setback variance to construct a 13'7" by 10' square foot kitchen addition to the rear of the existing single-family dwelling.
R-2 Single Family Residential Zone District

North Brunswick Executive Park, LLC
Route 1
Attorney: Steven J. Tripp, Esq.

RE: Block 252, Lot 1.03 and 1.06
Use variance to develop the site with two 100,000 square feet warehouse buildings and two flex space buildings containing 50,142 square feet each.
O-R – Mid-Rise Office Research Zone