

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting  
Board of Education Meeting Room  
25 Linwood Place  
Tuesday, June 18, 2024 – 7:00 P.M.**

**MEMORIALIZATIONS**

Vivek Pathak  
1815 Arlington Avenue

**RE: Block 17, Lot 118**

Bulk variance to erect a six foot privacy fence in the front yard along Orchard Street. This property is a corner lot.  
*R-3 Residential Zone District*

Nestor Rosero and Wendy Polanco  
1140 South Boyd Parkway  
*Attorney: James A. Mitchell, Esq.*

**RE: Block 244, Lot 2**

Legitimize an existing second floor addition that was constructed without zoning approval and construction permits. The 170 sf addition is above the existing sunroom which was also constructed without permits. The sunroom and second story addition encroach into the side yard setback, 8.25 feet from side property line whereas 12 feet is required; total on both side yards existing is 27.35, and 28 is required.  
*R-2 Residential Zone District*

**NEW APPLICATIONS**

Builders Pro LLC  
576 Second Avenue  
*Attorney: Dominic Cerminaro, Esq.*

**RE: Block 201, Lot 9**

Bulk variances to construct a single family dwelling on an undersized corner lot along with a variance for a front yard fence.  
*R-4 Single Family Residential District*

CRP/SG 1601 Livingston Industrial Owner LLC  
1601 Livingston Avenue  
*Attorney: Steven J. Tripp, Esq.*

**RE: Block 143.13, Lot 1**

Revised site plan, use and bulk variances to operate a Tesla Collision Repair Center. Previous 2005 use variance for the Toyota Service Center was approved, body work and painting was not part of approval.  
*I-2 Industrial Zone District*

Nelly Burgos and Danellis Diaz  
648 Nassau Street  
*Attorney: Jeffrey Chang, Esq.*

**Block 198, Lot 3**

Bulk variances to legitimize a 201 sf recreation room addition that was constructed without required permits. The recreation room garage addition is attached to the front of the existing 250.9 sf garage, both encroaching into the side yard setback.  
*R-4 Single Family Zone District*

# Zoning Board of Adjustment

## June 18, 2024 - Regular Meeting

**ROLL CALL:**

	YES	NO	ABSTAIN	NOTES
ALMEIDA		X		
GOLDENFARB	X			
POLICASTRO	X			
SCATURRO	X			
MALLETTE		X		
VAKKALAGADDA		X		
MUSLEH	X			
WRIGHT	X			
HEYMAN	X			

**Application:** *Memorialization* Offered by: Mr. Wright  
 Vivek Pathak Seconded by: Mr. Scaturro  
 1815 Arlington Avenue  
**File #:** 2674 *Approved 5 - 0*

	YES	NO	ABSTAIN	NOTES
ALMEIDA				
GOLDENFARB	X			
POLICASTRO	X			
SCATURRO	X			
MALLETTE				
VAKKALAGADDA				
MUSLEH				
WRIGHT	X			
HEYMAN	X			

**Application:** *Memorialization* Offered by: Mr. Wright  
 Nestor Rosero & Wendy Polanco Seconded by: Mr. Scaturro  
 1140 South Boyd Parkway  
**File #:** 2673 *Approved 5 - 0*

	YES	NO	ABSTAIN	NOTES
ALMEIDA				
GOLDENFARB	X			
POLICASTRO	X			
SCATURRO	X			
MALLETTE				
VAKKALAGADDA				
MUSLEH				
WRIGHT	X			
HEYMAN	X			

