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

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

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				Was to sale and the sale and th
MALLETTE		X			
VAKKALAGADDA		X			
MUSLEH	X				
WRIGHT	X				1900 - 190
HEYMAN	X				THOSE WAY SEE THE SEE THE SEE

Memorialization

1815 Arlington Avenue

Offered by:

Mr. Wright

Application:

Vivek Pathak

Seconded by:

Mr. Scaturro

File #:

2674

Approved 5 - 0

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

Memorialization

Offered by:

Mr. Wright

Application:

Nestor Rosero & Wendy Polanco

Seconded by:

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File #:

2673

1140 South Boyd Parkway

Approved 5 - 0

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

Two resolutions were memorialized, Vivek Pathak and Nestor Rosero/Wendy Polanco. Builders Pro application was represented by Dominic Cerminelli, Esq. to erect a single family home on a corner lot at 576 Second Avenue. Paul Fletcher, PE, PP, spoke on behalf of applicant. Discussions were held about road opening for water and sewer, how the asphalt will be replaced. Public

opposed the application, concerns of parking

from the establishment on Georges Road, Music Studio, Dominos, Mexican Restaurant that park on

CRP/SG 1601 Livingston Industrial Owner, Robert Beckelman, Esq, Wilentz Law Firm, representing application to operate a Tesla Collision Center. DCH prior use variane for service center did not include painting of vehicles. Bradford Bohler, Bohler Engineering; Brian Lefeber, Architect and Paul Grygiel PP spoke on behalf of application. No public

Nelly Burgos and Danellis Diaz, 948 Nassau Street, already constructed addition to detached garage; Ryan O'Sullivan, Esq, represeted application. Susan Shaelmaker, Architect discussed garage addtion. Yomar Polanco from public spoke on behalf of application.