

**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

Zoning Board of Adjustment

September 30, 2025 - 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			

Resolutions

*Authorization to advertise for RFQ's
for Legal Counsel and Engineering Services*

Offered by: Mr. Almeida
 Seconded by: Mr. Wright

Approved 7 - 0

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

Application:

Memorialization

Sanjay Bharadwaj
 17 Peppermint Hill Road

Offered by: Mr. Wright
 Seconded by: Mr. Scaturro

File#:

2684

Approved 7 - 0

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

Application: *Memorialization* Offered by: Mr. Wright _____
 Robert Semple Seconded by: Mr. Vakkalagadda _____
 1186 Livingston Avenue
 File#: 2687 Approved 7 - 0

	YES	NO	ABSTAIN	NOTES
ALMEIDA				
GOLDEN FARB				
POLICASTRO				
SCATURRO				
MALLETTE				
VAKKALAGADDA				
MUSLEH				
WRIGHT				
HEYMAN				

Application: *New Application* Offered by: _____
 Yvette Ford Seconded by: _____
 1281 Masoma Road
 File#: 2693 carried to October 21, 2025

	YES	NO	ABSTAIN	NOTES
ALMEIDA				
GOLDEN FARB				
POLICASTRO				
SCATURRO				
MALLETTE				
VAKKALAGADDA				
MUSLEH				
WRIGHT				
HEYMAN				

Application: *New Application* Offered by: Mr. Wright _____
 Nadia Lopez Seconded by: Ms. Mallette _____
 260 Church Lane
 File#: 2692 Approved 4 - 3

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

Application: *New Application* Offered by: Mr. Scaturro
 Quick Chek Seconded by: Mr. Almeida
 Route 130 & Nimitz Place
File#: 2596 *Approved 7 - 0*

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

meeting adjourned: 10:40 PM

Resolutions were approved by the Board to advertise for RFQ's for professional services to provide legal and engineering services to the Zoning Board for next year.

Two memorializations were approved, Sanjay Bharadwaj, 17 Peppermint Hill Road, and Robert Semple, 245 Garner Road, approval from August 19, 2025 meeting.

Request to carry applicatoin for Yvette Ford to October 21 2025 meeting. Applicant must notice newspaper.

New application - Nadia Lopez, represented by James E. Stahl, Esq. John Andino / Nadia Lopez property owners, Mr. Andino spoke on behalf of application. Started building the pool house, by mistake, it was done 155 sf bigger. The pool equipment was installed by the pool company, too close to property line. Board Engineer Mr. Carley reviewed survey and spoke on the concrete pillars that were installed were in the ROW. Public: Debbie Camlet, 250 Church Lane, submitted photos on record, pulling out of her driveway and the concrete pillars blocking her obstruction. Laura Gibbons, resident Rustic Drive, backyard abuts applicants. Discussion was held on the 3 variances that were requied, accessory structure size 314 sf, location of pool equipment and height of pillars. Discussion was held by board and board professionals; all three (3) pillars to be removed. Application was approved 4-3.

Quick Chek represented by Ronald Shimanowitz, Esq. Chairman made a statement about why application is before the Board tonight, use had already been granted. Greg Kante r, represetative of property owner, American Properties who is the contract purchaser, not the owner spoke on application. Stewart Kimmel, Real Estate Manger Quick Chek, responsabilites include opening of stores, oversees construct io n. Store hours will be 5 am - 1 am. Mr. Shimanowitz went over conditions from the October, 2022 resolution of aprval. Discussion was held on EV charging stations, it was explained usually dealt with after construction of the store. Matt Kunsma n, Site Engineer, Boehler Engineering. Reviewed A1 aerial and A2 site layout plan. He also outlined the tree removal plan. John Corak, Traffic Engineer, Stonefield Engineering; Artchitech and Planner spoke for appicant also. Public: David Pinto, McKinley Avenue, discussed traffic flow; Jonathan Flander, 615 Magnolia Road; Carol Paszamont, 34 Quince Place discussed envirnomenta and geese issues; Jeffrey Wren, 10 Silver Hollow, discussed traffic concerns; Sharon Fitzpatrick, 454 Taylor Place, concerned with water flow; Marvin Fitzpatric, 454 Taylor Place, traffic through neighborhood and deliveries; Terry Perry, 1687 McKinley Avenue, hours of operation; Eugene Bonar, traffic light co nce rns.