

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting – Municipal Building  
Tuesday, December 16, 2025 – 9:00 AM**

**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*

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*

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*

***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.