

**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

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

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.