

RESOLUTION APPROVING THE ANNUAL REPORT OF 2025 OF THE TOWNSHIP OF NORTH BRUNSWICK ZONING BOARD OF ADJUSTMENT

WHEREAS, the Zoning Board of Adjustment members reviewed its decisions on applications and appeals for variances from the calendar year of 2025; and

WHEREAS, according to N.J.S. 40:55D-70.1 of the New Jersey Zoning and Land Use Administration 2004 Edition a report was generated in reference to the 2025 North Brunswick Zoning Board of Adjustment findings on Zoning Ordinance provisions which were the subject of variance requests and its recommendations for Zoning Ordinance amendment or revision, if any; and

NOW, THEREFORE, BE IT RESOLVED, on this 27th day of January, 2026, the Zoning Board of Adjustment of the Township of North Brunswick reviewed the decisions in the 2025 annual report; and

BE IT FURTHER RESOLVED, that a copy of the 2025 annual report and resolution will be sent to the North Brunswick Planning Board and the Governing Body.

The foregoing resolution was

Offered by: Mr. Wright
Seconded by: Ms. Mallette

and adopted by the Zoning Board of Adjustment of the Township of North Brunswick by the following vote:

Affirmative: 7
Nayes: 0
Abstained: 0

CERTIFICATION

The foregoing is a true copy of the Resolution adopted by the Board of Adjustment of the Township of North Brunswick at its meeting of January 27, 2026.


KRISTEN OLCSAY, Secretary
North Brunswick Township Zoning Board

ZONING BOARD OF ADJUSTMENT ANNUAL REPORT 2025

Chadd Heyman - Chairman
Jonathan Wright - Vice Chairman

Matthew Almeida
Joe Politastro
Kyla Mallette
Gangadhara Vakkalagadda - 1st Alternate
Jessica Musteh - 2nd Alternate

Sal Profaci - Zoning Officer
Joseph Scaturro
Kristen Olcsway - Secretary
Lawrence Sachs, Esq. - Attorney
Charles Carley, P.E. - Engineer

Date of Hearing	Block	Lot	Applicant/Address	Request	Decision	Zone
January 28, 2025	259	9.01 & 10.01	Bowlero North Brunswick LLC 770 - 786 Carolier Lane	Bulk variance to replace an existing multi-tenant freestanding sign with a new 37 feet high, 292.6 square foot backlit sign, 55' 7" from the property line along Carolier Lane.	Approved 7 - 0	C-2
August 19, 2025	227	3.13	Sanjay Bharadwaj 17 Peppermint Hill Road	Setback variance to construct a new detached deck (791 sf) in the rear yard, which makes it an accessory structure. In addition, the application proposes to legitimize a 10' x 15' (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 setbacks.	Approved 6 - 0	R-2
August 19, 2025	271	17	Robert Sample 245 Garner Road	Bulk variances to erect a six-foot privacy fence in the front yard setback along South Barkley Place along with an above ground swimming pool. The property is a corner lot.	Approved 6 - 0	R-2
September 30, 2025	224	48.01	Nadia Lopez 260 Church Lane	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.	Approved 4 - 3	R-2

Date of Hearing	Block	Lot	Applicant/Address	Request	Decision	Zone
September 30, 2025	230	15	QuickChek Route 130 & Nimitz Place <i>Attorney: Ronald L. Shimanowitz, Esq.</i>	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.	Approved 7 - 0	R-2
October 21, 2025	148	108 & 109 & 110	Sai Pariwar, Inc. 2351, 2353 & 2355 Route 130 <i>Attorney: James E. Stahl, Esq.</i>	Request for an extension of time for use variance, bulk variance and preliminary and final major site plan to construct a 13,980 sf house of worship. This was approved by the Zoning Board September 17, 2019, and resolution of approval adopted on December 3, 2019.	Approved 6 - 0	R-2
October 21, 2025	47	22	Yvette Ford 1281 Masoma Road	Bulk variance to install a six foot privacy fence in the front yard of Axel Avenue.	Approved 7 - 0	R-3
October 21, 2025	257	10	Julie Langsam 359 Tremont Avenue	Setback variance to construct a 13' 7" by 10' kitchen addition to the rear of the existing single-family dwelling.	Approved 7 - 0	R-2
October 21, 2025	252	1.03 & 1.06	North Brunswick Executive Park Route 1	Use variance to develop the side with two 100,00 sf warehouse buildings and two flex space buildings containing 50,142 square feet each.	Approved 6 - 1	O-R