



**TOWNSHIP OF NORTH BRUNSWICK**  
710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Fax: (732) 289-3822

Website: [WWW.NORTHBRUNSWICK.NJ.GOV](http://WWW.NORTHBRUNSWICK.NJ.GOV)

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**MEMORANDUM**

**TO:** Mr. Kurt J. Ludwig, AIA  
Kurt J. Ludwig, AIA, Incorporated  
77 North Main Street  
Milltown, NJ 08850.

**FROM:** Sal Profaci, Zoning Officer

**DATE:** November 24, 2025

**SUBJECT:** Block: 104 Lot: 1  
Street Address: 672 Livingston Avenue, North Brunswick, NJ 08902  
Applicant: Mr. Paul Scala

Dear Mr. Ludwig:

I have reviewed the land use application package submitted for the above referenced address, and I have determined that your client must appear before the North Brunswick Board of Adjustment for land use approvals including "C" bulk and "D" (2) use variances. I am issuing the following report.

**Application Materials Reviewed**

- 2-sheet architectural plan prepared by Kurt J. Ludwig, AIA dated 10/1/2025.
- 11-sheet Township of North Brunswick Variance Application (Form C).
- 1-sheet plot plan prepared by James P. Deady Surveyor LLC, dated 4/17/2025.

**Project Description**

1. The applicant proposes to construct a 185.7 sq. ft. first floor addition to the rear of the existing single-family apartment. Also proposed is a 40.4 sq. ft covered porch. The existing 640 sq. ft barber shop in the front of the residential portion of the building will remain.

### Subject Property

2. The subject property is comprised of a mixed or dual use. It contains a barber shop and a single-family apartment located in the C-1 Neighborhood Commercial Zoning District. A single-family apartment is not a permitted use in the zone. Adding an addition and a porch is an expansion of a nonconforming use, therefore a "D" (2) use variance is required.

The subject property is a corner lot located at the intersection of Haverford Street and Livingston Avenue. The property does not meet the required 125' ft of width and 100' ft of depth. The property has two (2) front yards. The property is 5,000 sf. in area and has 50 ft. in lot width and 100 in lot depth. The subject property is surrounded by single family residences. Research of the property records revealed that the dwelling was built in or around 1922, and does not meet the required 35 ft. front yard setback on Livingston, and does not meet the 35 ft. front yard setback along Haverford Street. The property also contains a 431.2 sf detached garage which does not meet the required five (5) ft setback.

### "C" Bulk Variances

3. Article II – Section 205-4.1. A  
Schedule of Area, Yard and Building Requirements  
Table 1 - Zone C-1 (Neighborhood Commercial)

<u>Ordinance Section:</u>	<u>Requirement:</u>	<u>Proposed Deviation:</u>
205-4.1. A	Minimum Front Yard 35 ft.	Proposed Addition 13.22 feet *(V)
205-4.1 A	Maximum Front Yard 35 ft.	Proposed Porch 8.22 feet *(V)

\*(V): Variance

The applicant should justify the setback and building coverage variances and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria.

### "D" Use Variance

4. Municipal Land Use Law 40:55D-70 d. (2) an expansion of a nonconforming use. As stated above residential portion of the building is not a permitted use per Township Ordinance 205.65 A. permitted principal uses. Therefore, the expansion of the non-conforming residential portion requires a use variance.

### Technical

- With the proposed addition the maximum percentage of lot coverage by the principal building increases from 27.02 % to 31.54% which is still under the maximum 40% in the C-1 neighborhood commercial zone. The maximum percentage of lot coverage by all impervious surfaces is 41.83 % which remains under the required 80%. This is due to a reduction in size of an existing concrete patio.

### Completeness

#### **1. Checklist**

The application is administratively deemed incomplete since the following items from the checklist entitled "Site Plan Completeness Checklist" have not been satisfies and / or submitted, and no waiver is requested. Please provide the following information:

- 3 copies of Tax Assessment Payment Report
- W-9 form.
- Required fees and escrow deposit (see below).

#### **2. Fees and Escrow Deposits (205-139)**

The applicant must remit the following application fees and technical review escrow deposits in order for a Completeness Certification to be issued.

##### **Land Use Application Fees:**

Zoning Report	\$ 50.00
C Variances (Residential \$100 x 2)	\$ 200.00
D Variance (Residential \$300 x 1)	<u>\$ 300.00</u>
Total	\$ 550.00

##### **Technical Review Escrow Deposit:**

C Variances (Residential \$350 x 2)	\$ 700.00
D Variance (Residential \$500 x 1)	<u>\$ 500.00</u>
Total	\$1,200.00

Please remit two separate checks in the above total amounts and provide items identified above. Upon receipt and review of the requested materials, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board of Adjustment, at 732-247-0922, extension 440.



Area of proposed addition on the Haverford Street side.



Front view from Livingston Avenue.

Sincerely,

Sal Profaci  
Sal Profaci, Zoning Officer

cc: Mayor and Council  
Michael Hritz, Director of Community Development  
Tom Vigna, Planner  
Planning Board



<b>For Office Use Only</b>	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
<b>Check One:</b>	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

Revision Date: 9/2020

## **TOWNSHIP OF NORTH BRUNSWICK**

### **Variance Application (FORM C)**

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, stormwater, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 × 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable. Single-family or two-family homeowners preparing variance applications on their own behalf shall not be subject to this electronic submission requirement, provided that such applications do not require site plan or subdivision approval.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



**PART I**

**SUBJECT PROPERTY:**

Block 104 Lot(s) 1 Zone C-1

Property Location 672 LIVINGSTON AVE

Size of Property \_\_\_\_\_

Present Use:  Residential  Non-Residential  Vacant

Proposed Use:  Residential  Non-Residential Specify: EXISTING BARBERSHOP

TO REMAIN AS IS, EXISTING  
UPPER APARTMENT TO  
REMAIN AS IS, PROPOSED  
ENLARGE FIRST FLOOR  
APARTMENT.

**CONTACTS:**

Applicant:  Corporation  Partnership  Individual  
 Other/Explain \_\_\_\_\_

Name: PAUL SCALA

Address: 672 LIVINGSTON AVE, NORTH BRUNSWICK, NJ 08902

Telephone: 732-718-4674 Fax: \_\_\_\_\_

Email: SCALABAKERY@YAHOO.COM

**Owner (if different from Applicant):**

Name: NA

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Engineer: Architect**

Name: KURT J. LUDWIG, AIA, INC.

Address: 77 NO. MAIN ST., MILLTOWN, NJ. 08850

Telephone: 732-846-1141 Fax: 732-846-1143

Email: KURT@KJLUDWIG.COM

**Attorney:**

Name: NA

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_



## PART II

### Describe the Proposed Development/Request (continue on a separate sheet if necessary):

PROPOSED REAR, 1-STORY ADDITION TO  
EXISTING FIRST FLOOR APARTMENT AS INDICATED  
ON ARCHITECTS PLANS, OR AS DEFINED BY THE BOARD.

### VARIANCE(S) REQUESTED (Check all that apply):

#### "C" Variance(s):

- C(1) - The strict application of the provisions of Chapter 205 would result in peculiar and exceptional practical difficulties or exceptional and undue hardship.
- C(2) - The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

#### "D" Variance(s):

- D(1) - Use or principal structure in a district restricted against such use or principal structure.
- D(2) - Expansion of a nonconforming use.
- D(3) - Deviation from a specification or standard pertaining solely to a conditional use.
- D(4) - Increase in the permitted floor area ratio.
- D(5) - Increase in the permitted density. *(EXISTING NON CONFORMING SETBACKS)*
- D(6) - Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.



**ASSOCIATED APPROVALS REQUESTED:**

**Site Plan:**

Site Plan  
 Amended Site Plan  
 Conditional Use

**Subdivision:**

Minor Subdivision  
 Preliminary Major Subdivision  
 Final Major Subdivision  
 Amended Preliminary Major Subdivision  
 Amended Final Major Subdivision

Other (specify): \_\_\_\_\_

**A change to a nonpermitted use** shall require a site plan approval or, as a minimum, a site plan waiver request. Such request may be considered by the Board, and, if granted, will constitute an acknowledgment by the Board that the condition of the property is satisfactory and meets the requirements of Chapter 205. No site plan waiver will be granted if the condition of the property is not satisfactory in such matters as traffic, circulation, access, parking, lighting, setbacks, lot coverage, safety, landscaping, buffer, fire safety, noise or other requirements of Chapter 205

**Is a site plan waiver requested?**

YES       NO

If a site plan waiver is sought, explain why the request shall be granted:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Is the application proposed to be bifurcated?**

YES       NO

If bifurcated, identify the nature of subsequent development approvals to be sought:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Identify Requested Variances:**

Ordinance Section:      Requirement:

LOT  
§205- AREA

Proposed Deviation:

40,000  
EST. 5,000



50.0'  
EASTING 25.6A  
13.22' AT ADDITION ✓  
8.22' AT PORCH

### **Identify Requested Design Waivers:**

Ordinance Section:	Requirement:
§205-	
§205-	
§205-	
§205-	
§205-	
§205-	
§205-	
§205-	
§205-	
§205-	
§205-	
§205-	
§205-	
§205-	
§205-	

**“C” Variance(s) (Check one that applies):**

A variance under N.J.S.A. 40:55D-70.C(1):

Detail your argument for how this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situations uniquely affecting the property or the structures lawfully existing thereon:



and/or

A variance under N.J.S.A. 40:55D-70.C(2):

Detail your argument for how this case conforms to this requirement: \_\_\_\_\_

**D Variance(s):**

State special reasons why the refusal to allow the project would impose on the applicant an undue hardship and/or how the proposed project carries out a purpose of zoning as defined in N.J.S. 40:55D-2. Detail your argument for 1) how the proposed use inherently serves the public good, and/or 2) why the property cannot reasonably be adapted to a conforming use, and/or 3) what unique characteristics of the site make it particularly appropriate for the proposed use rather than a permitted use: PROJECT WILL PROVIDE IMPROVED LIVING SPACE  
FOR AN EXISTING SMALL RESIDENTIAL SPACE/UNIT..

**C and D Variance(s):**

Supply a statement of facts why relief can be granted without substantial detriment to the public good: THE PROPOSED ADULTMENT WILL NOT EXCEED THE WIDTH OF  
THE EXISTING STRUCTURE, & THE ADULTMENT WILL BE LOCATED IN  
THE REAR YARD WITH NO NEGATIVE IMPACT TO ANY NEIGHBORS.

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance: \_\_\_\_\_

THE PROPOSED ADULTMENT WILL IMPROVE THE  
QUALITY OF LIFE FOR THE RENTER.



### PART III

#### Has there been any previous application to any Township Board involving these premises?

YES  NO

If yes, provide file number(s) and state the nature, date and disposition of said matter:

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Is public water available?  YES  NO

If no, how will water service be supplied? \_\_\_\_\_

Is public sewer available?  YES  NO

If no, provide proposed method of sewage disposal: \_\_\_\_\_

Are there any existing deed restrictions, easements or covenants?

YES  NO

If yes, are copies provided? N.A.  YES  NO

Are any deed restrictions, easements or covenants contemplated?

YES  NO

If yes, are copies provided? N.A.  YES  NO

Does the owner own or have any ownership interest in any contiguous property?

YES  NO

If yes, provide type of ownership, address, block and lot(s): \_\_\_\_\_

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#### LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity: Description of Item:

14 ARCHITECTURAL PLANS BY KURT J. LUDWIG, AIA, INC.  
+1 ORIGINAL DATED 10-01-25 A-1+A-2.

1 LAND SURVEY BY JAMES P. DEADY SURVEYOR, LLC  
+1 ORIGINAL

1 COVER LETTER w/ ELECTRONIC COPY



**DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:** N.A.

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A.

40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Name: \_\_\_\_\_ Address: \_\_\_\_\_

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Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**ESCROW FUNDS AGREEMENT:**

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

Applicant's Signature: Paul Sosik Date: 10-15-25

Owner's Signature (if different from Applicant): \_\_\_\_\_ Date: \_\_\_\_\_



**SITE INSPECTION AUTHORIZATION**

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: Paul Soll Date: 10-15-25

**APPLICANT'S CERTIFICATION:**

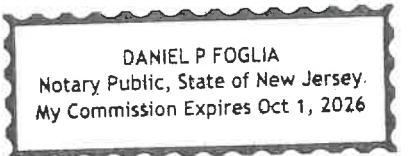
I, Paul Soll, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 1610 Keweenaw Drive North Brunswick in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

Paul Soll  
SIGNATURE

Sworn to and subscribed before  
me this 15<sup>th</sup> day of

October, 20 25

Paul Soll  
NOTARY PUBLIC



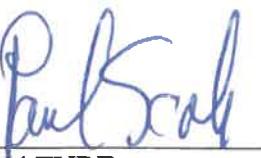
**OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):**

I, Paul Soll, of full age, being duly sworn according to law and upon my oath depose that: I reside at 1610 Keweenaw Drive North Brunswick in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



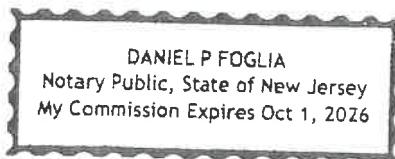
situated, lying, and being in the municipality aforesaid, and known and designated as Block(s)  
\_\_\_\_\_,  
and Lot(s) \_\_\_\_\_,

and that I am either the applicant or I have authorized the applicant to make this application, and  
I agree to be bound by the application, the representations made and the decision in the same  
manner as if I were the applicant.



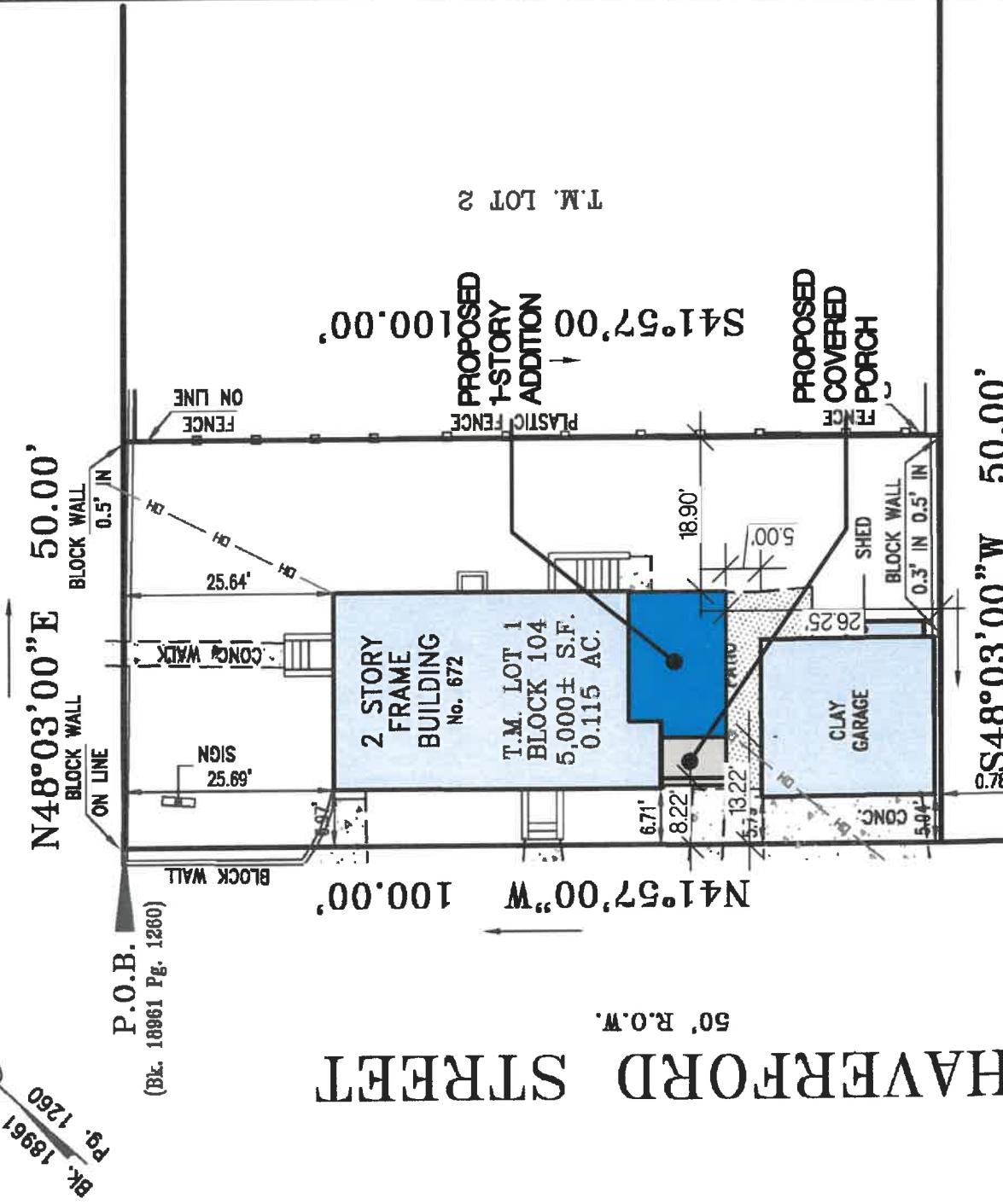
SIGNATURE

Sworn to and subscribed before  
me this 15<sup>th</sup> day of  
October, 2025

  
NOTARY PUBLIC

## LIVINGSTON AVENUE

100' R.O.W.



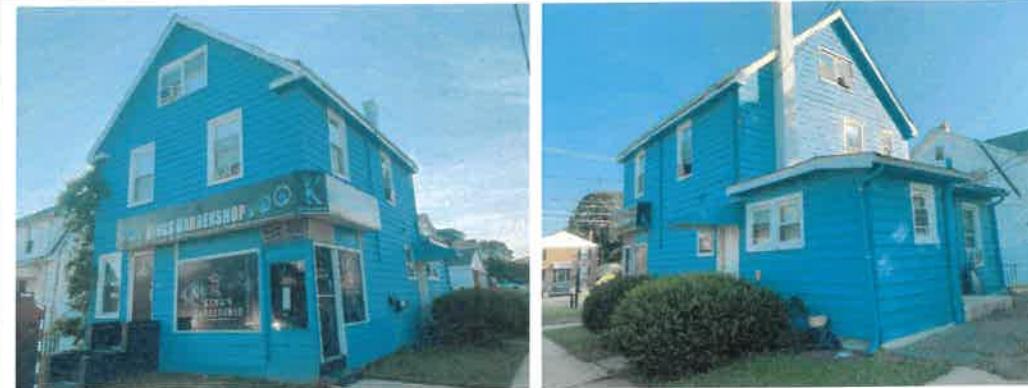
## CERTIFIED TO:

- PAUL SCALA

## NOTES:

1. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUAL(S) IN THE TITLE AND/OR CERTIFICATION. THE UNDERSIGNED WILL NOT BE RESPONSIBLE FOR ANY ASSIGNMENT OF THIS SURVEY TO ANY PERSON NOT SO NAMED.
2. SUBJECT TO SUCH STATE OF FACT THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
3. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
4. UNDERGROUND UTILITIES ARE NOT DEPICTED, THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR EXISTENCE OF SAME.
5. DEED REFERENCE: BOOK 18961 PAGE 1257, FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE.
6. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.A.C. 45:8-36.3) AND (N.J.A.C. 13:40-5.1(d)).

JAMES P. DEADY SURVEYOR, LLC		SURVEY	
PROFESSIONAL LAND SURVEYING SERVICES		of	
295 ROUTE 22 EAST, ONE SALEM SQUARE		TAX LOT 1-BLOCK 104	
SUITE 202 WEST		LOCATED IN THE	
WHITEHOUSE STATION, NJ 08889		TOWNSHIP OF NORTH BRUNSWICK	
(908) 594-0145		MIDDLESEX COUNTY, NEW JERSEY	
REVISIONS	DATE	Scale: 1"=20'	BY:
		Date: 4-17-25	John C. Ritt
		Drawn: V.A.	
		Chkd' By: J.C.R.	
		FILE# 1214-141-1	John C. Ritt N.J.P.L.S. Lic. No. 24GS04324100
		BK 458 PG 57	Certificate No. 24GA28199000

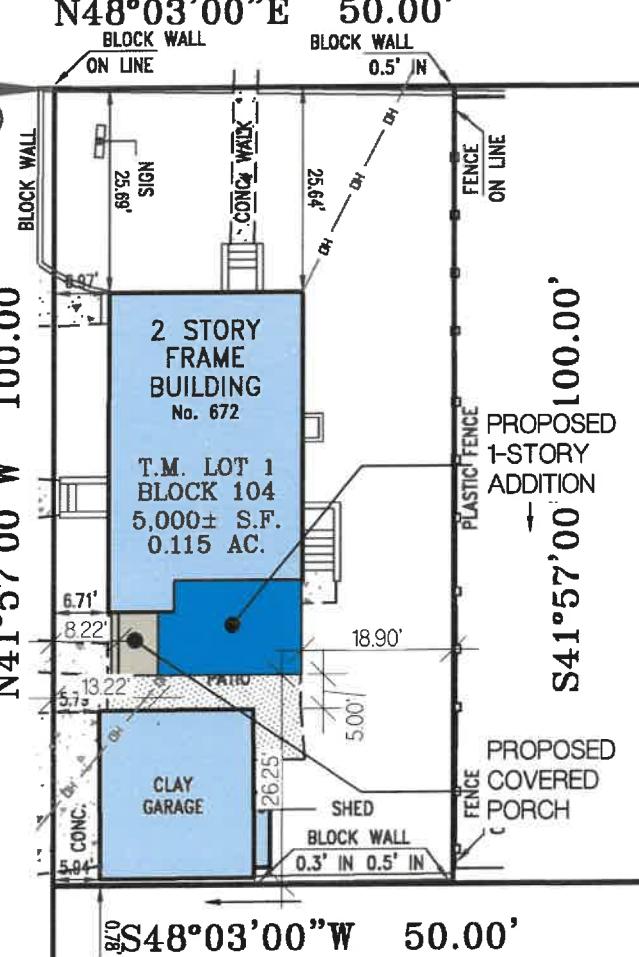


1 EXISTING CONDITIONS  
SCALE: N.T.S.

## HAVERFORD STREET

50' R.O.W.

N41°57'00" W 100.00'



2 SITE KEY PLAN  
SCALE: 3/32" = 1'-0"

## LIVINGSTON AVENUE

100' R.O.W.

N48°03'00" E 50.00'

P.O.B.  
(Bk. 18961 Pg. 1280)

Bk. 18961 Pg. 1280

T.M. LOT 2

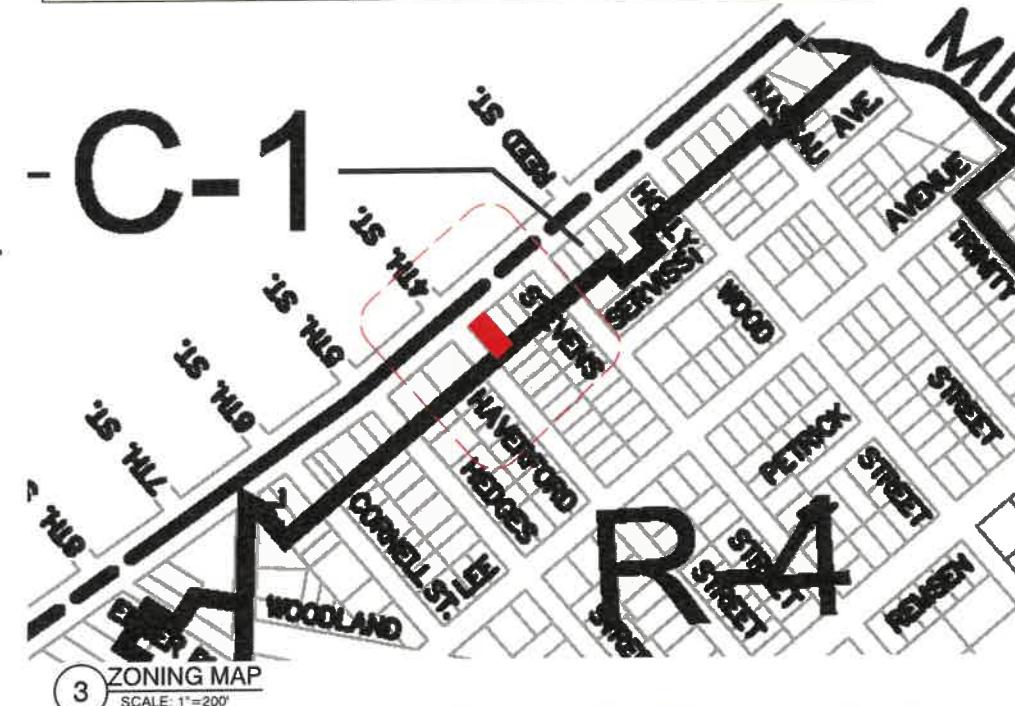
T.M. LOT 24.01

## BULK SCHEDULE

ZONE = C-1		REQUIRED	EXISTING	PROPOSED
CATEGORY				
MIN. LOT AREA (SF)	20000.00	5000 ***	5000 ***	
MIN. LOT WIDTH (F)	125.00	50.00 ***	50.00 ***	
MIN. LOT DEPTH (F)	100.00	100	100	
SETBACKS FOR PRINCIPAL STRUCTURE				
MIN. FRONT YARD (FT) AT LIVINGSTON AVE.	35	25.64 ***	25.64 ***	
MIN. FRONT YARD (FT) AT HAVERFORD ST.	35	6.71	13.22 AT ADDITION AND 8.22 AT PROPOSED COVERED PORCH ***	
MIN. SIDE YARD (FT) AT LIVINGSTON AVE.	10.00	18.90	18.90	
MIN. SIDE YARD (FT) AT HAVERFORD ST.	10.00	34.43	26.25	
MIN. REAR YARD (FT)			CORNER LOT	
SETBACKS FOR ACCESSORY BUILDING AND STRUCTURE				
SIDE YARD (FT)	5.00	22.81	NO PROPOSED CHANGE	
REAR YARD (FT)	5.00	0.30 ***	NO PROPOSED CHANGE	
BUILDING HEIGHT (FT / S)	30 / 2.5	30 / 2.5	30 / 2.5	
LOT (BUILDING) COVERAGE (%)	40%	27.02%	31.54%	
MAX. IMPERVIOUS COVERAGE (%)	80%	41.83%	41.83%	

BUILDING COVERAGE	EXISTING	PROPOSED
EXISTING FRAME STRUCTURE	919.8	919.8
EXIST. DETACHED GARAGE	431.2	431.2
PROPOSED ADDITION		185.7
PROPOSED COVERED PORCH		40.4
<b>TOTAL</b>	<b>1351.0</b>	<b>1577.1</b>
IMPERVIOUS COVERAGE	EXISTING	PROPOSED
BUILDING COVERAGE	1351.0	1577.1
EXIST. FRONT PORCH AND WALK	90.7	90.7
EXIST. REAR MACADAM AND CONC. PATIO AND CONC. PAD	555.7	329.6
EXIST. BASEMENT ACCESS	58.1	58.1
EXIST. SIDE ENTRY PORCH	36.26	36.3
<b>TOTAL</b>	<b>2091.71</b>	<b>2091.7</b>

VARIANCE REQUIRED = \*\*\*



4 VICINITY MAP  
SCALE: 1/64" = 1'-0"

## TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY Zoning Map

R-1	Single Family Residential
R-2	Single Family Residential
R-3	Single Family Residential
R-4	Single Family Residential
R-5	Garden Apartment Residential
R-6(PRD)	Planned Residential Development
R-7	Multistoried Senior Citizen Apt. Residential
R-M	Manufactured Housing Residential
R-T-D	Townhouse - Duplex Residential Neighborhood Commercial
R-1	General Commercial
R-2	Restricted Neighborhood Commercial District
R-3	Non Restricted Commercial
R-4	General Office
R-5	Mid - Rise Office Research
R-6	Industrial
R-7	Transit-Oriented Mixed Use
T-1	Transitional Mixed Use
TOMU	Planned Unit Development
TMU	Planned Unit Development
PUD	Education - Recreation - Research
PUD II	Planned Adult Community
ERR	
PAC	

PROJECT NAME AND ADDRESS:

PROPOSED ADDITION  
672 LIVINGSTON AVENUE  
TOWNSHIP OF NORTH BRUNSWICK, NEW JERSEY

Kurt J. Ludwig, AIA  
Architect  
77 North Main Street  
Milltown, NJ 08850  
(732) 646-3141  
(732) 646-3143  
www.jludwig.org

**SITE KEY PLAN  
AND ZONING  
INFORMATION**

DRAWING NAME:

DRAWING NUMBER: A-1  
1 OF 2

JOB NO. 25-035K

APPROVED BY THE TOWNSHIP OF NORTH BRUNSWICK  
ZONING BOARD FOR A SITE PLAN

BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

## 200' Radius Map - Block 104 Lot 1

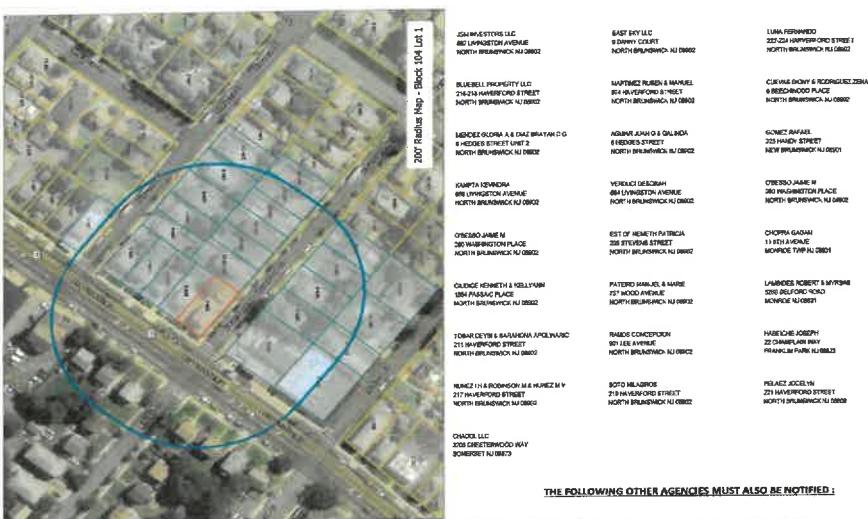
DOES NOT INCLUDE PROPERTIES IN NEW BRUNSWICK

Township of North Brunswick  
710 Hermann Road  
North Brunswick, NJ 08902

BLOCK	LOT	Property Location	Owner Name	Mailing Address	City, State	Zip
103	1	652 LIVINGSTON AVENUE	JSM INVESTORS LLC	652 LIVINGSTON AVENUE	NORTH BRUNSWICK NJ	08902
103	2	666 LIVINGSTON AVENUE	EAST SKY LLC	9 DANNY COURT	NORTH BRUNSWICK NJ	08902
103	3	222-224 HAVERFORD STREET	LUNA FERNANDO	222-224 HAVERFORD STREET	NORTH BRUNSWICK NJ	08902
103	4	216-218 HAVERFORD STREET	BLUESBELL PROPERTY LLC	216-218 HAVERFORD STREET	NORTH BRUNSWICK NJ	08902
103	5	974 HAVERFORD STREET	MARTINEZ BLIJEN & MANUEL	974 HAVERFORD STREET	NORTH BRUNSWICK NJ	08902
103	6	212 HAVERFORD STREET	MARINDEZ GLORIA A & DIAZ BRAYAN D G	6 BEECHWOOD PLACE	NORTH BRUNSWICK NJ	08902
103	15	8 HEDGES STREET	AGUAR JUAN G & GAUNDA	8 HEDGES STREET UNIT 2	NORTH BRUNSWICK NJ	08902
103	16	6 HEDGES STREET	GOMEZ RAFAEL	6 HEDGES STREET	NORTH BRUNSWICK NJ	08902
103	17	2 HEDGES STREET	CUEVAS DIONY & RODRIGUEZ ZENAIDA	223 HANDY STREET	NEW BRUNSWICK NJ	08901
104	2	658 LIVINGSTON AVENUE	KAMPTA KEVNORA	568 LIVINGSTON AVENUE	NORTH BRUNSWICK NJ	08902
104	3	654 LIVINGSTON AVENUE	VERDUCI DEBORAH	564 LIVINGSTON AVENUE	NORTH BRUNSWICK NJ	08902
104	4	850 LIVINGSTON AVENUE	O'BRESSO JAIME M	280 WASHINGTON PLACE	NORTH BRUNSWICK NJ	08902
104	5	656 LIVINGSTON AVENUE	O'BRESSO JAIME M	280 WASHINGTON PLACE	NORTH BRUNSWICK NJ	08902
104	6	228 STEVENS STREET	EST OF NEMETH PATRICIA	228 STEVENS STREET	NORTH BRUNSWICK NJ	08902
104	7	226 STEVENS STREET	CHOPRA GAGAN	11 5TH AVENUE	MORRICE TWP NJ	08831
104	8	222 STEVENS STREET	GIUDICE KENNETH & KELLYANN	1564 PASSAC PLACE	NORTH BRUNSWICK NJ	08902
104	9	218 STEVENS STREET	PATERIO MANUEL & MARIE	757 WOOD WOOD	NORTH BRUNSWICK NJ	08902
104	10	214-216 STEVENS STREET	LAMBIDES ROBERT & MYRSINI	526B BELFORD ROAD	MORRICE NJ	08831
104	19	211 HAVERFORD STREET	TORAB DEysi & BARAHONA APOLINARIO	211 HAVERFORD STREET	NORTH BRUNSWICK NJ	08902
104	20	213 HAVERFORD STREET	RAMOS CONCEPCION	901 LEE AVENUE	NORTH BRUNSWICK NJ	08902
104	21	215 HAVERFORD STREET	HABEICHE JOSEPH	22 CHAMPLAIN WAY	FRANKLIN PARK NJ	08823
104	22	217 HAVERFORD STREET	NUNEZ I H & ROBINSON M & NUNEZ M V	217 HAVERFORD STREET	NORTH BRUNSWICK NJ	08902
104	23	219 HAVERFORD STREET	SOTO MILAGROS	219 HAVERFORD STREET	NORTH BRUNSWICK NJ	08902
104	24.01	221 HAVERFORD STREET	PELAZ JOCELYN	221 HAVERFORD STREET	NORTH BRUNSWICK NJ	08902
105	1	648 LIVINGSTON AVENUE	CHADOL LLC	3205 CHESTERWOOD WAY	SOMERSET NJ	08873

July 8, 2025

Number of Properties: 25

Sal Profaci  
Sal Profaci  
Administrative Officer

## THE FOLLOWING OTHER AGENCIES MUST ALSO BE NOTIFIED:

Middlesex County Planning Board  
County Administrative Building  
5th Floor  
75 Bayard Street  
New Brunswick, NJ 08901

Public Service Electric & Gas Co.  
Manager - Corporate Properties  
80 Park Place, T6B  
Newark, NJ 07102

Cablevision of Raritan Valley  
275 Centennial Avenue  
CN 4805  
Picatinny, NJ 08855-6805  
Attn: Marguerite Prenderwile

Construction Department Mr. Tim Allen  
Texas Eastern Transmission Corp.  
501 Coedridge Street  
South Plainfield, NJ 07080

PAUL SICA ASSOCIATES, LLC / SICA  
17A JOYCE KILMER AVE NO  
NEW BRUNSWICK, NJ 08901  
RE: 459-5.01: B11 LIVINGSTON AVE

ARC  
219 BLACKHORSE LN  
NORTH BRUNSWICK, NJ 08902  
RE: 458-6: 721 LIVINGSTON AVE

CAPONE, ANTHONY  
50 SOUTH BROOK DR  
MILLTOWN, NJ 08850  
RE: 458-6: 717 LIVINGSTON AVE

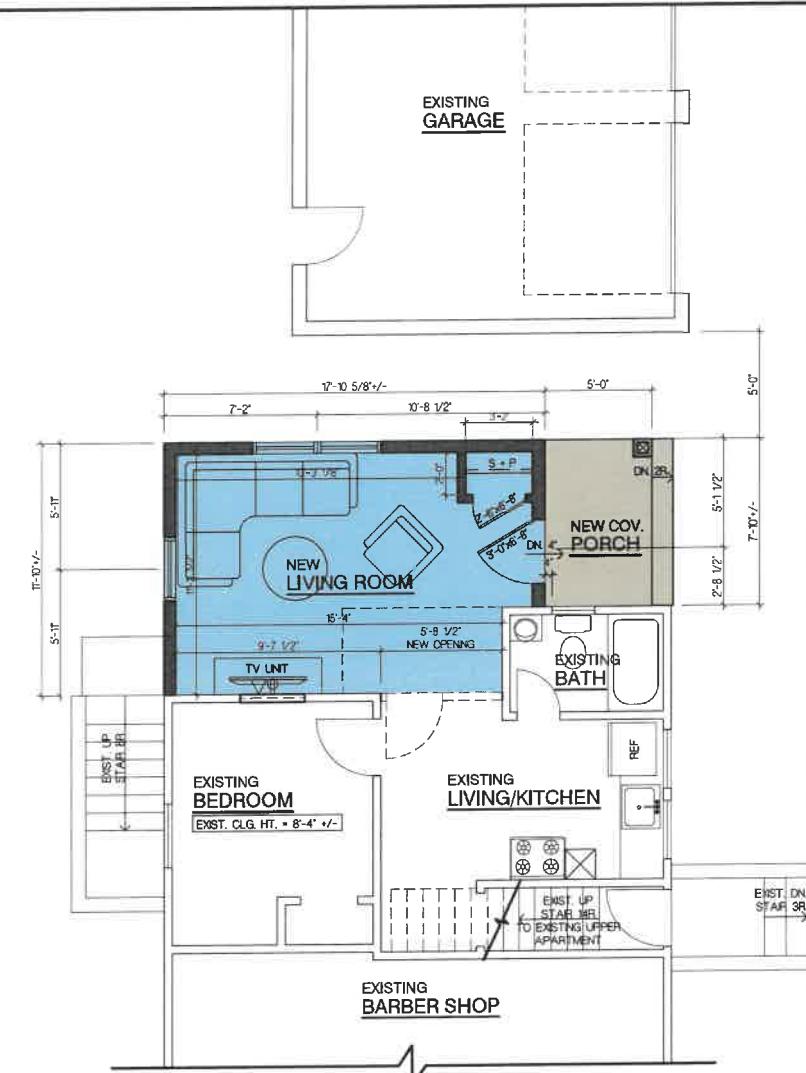
HARRICHARAN, V. & ACHABAR, S  
27 ANNAPOLIS ST  
SOMERSET, NJ 08873  
RE: 459-4: 809 LIVINGSTON AVE

ROJAS, WILLIAM  
1 FOURTH ST  
NEW BRUNSWICK, NJ 08901  
RE: 458-16: 1 FOURTH ST

STOUPAS, STYLIANOS & STAVROULA  
9 LORDINA DR  
EDISON, NJ 08817  
RE: 458-5: 713 LIVINGSTON AVE

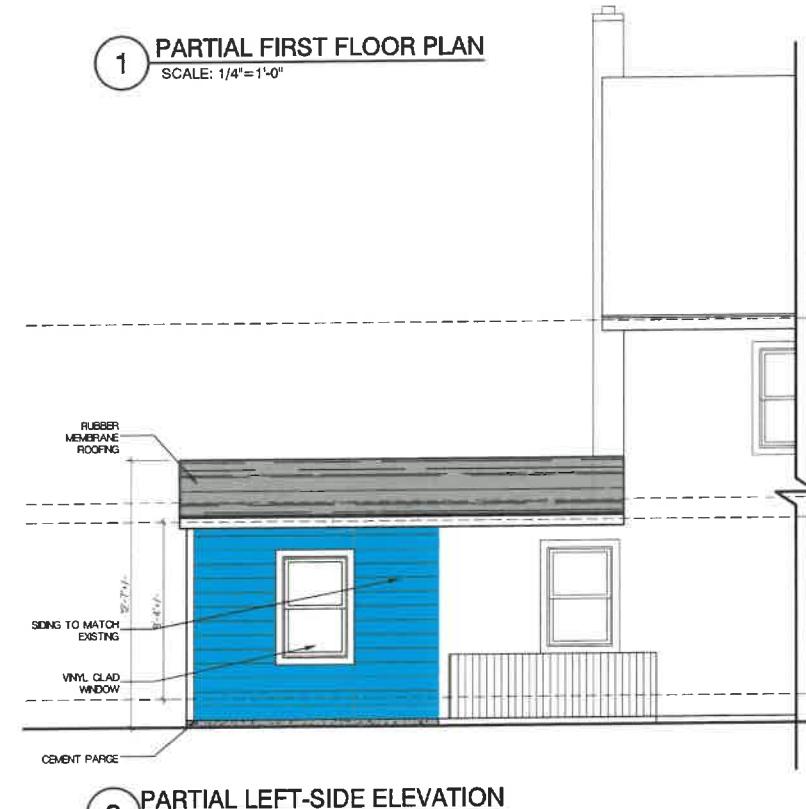
RAMOS, RAFAEL & GONZALEZ, ANA  
807 LIVINGSTON AVE  
NEW BRUNSWICK, NJ 08901  
RE: 459-1: 807 LIVINGSTON AVE

CAPONE, ANTHONY  
50 SO BROOK DR  
MILLTOWN, NJ 08850  
RE: 458-7: 719 LIVINGSTON AVE



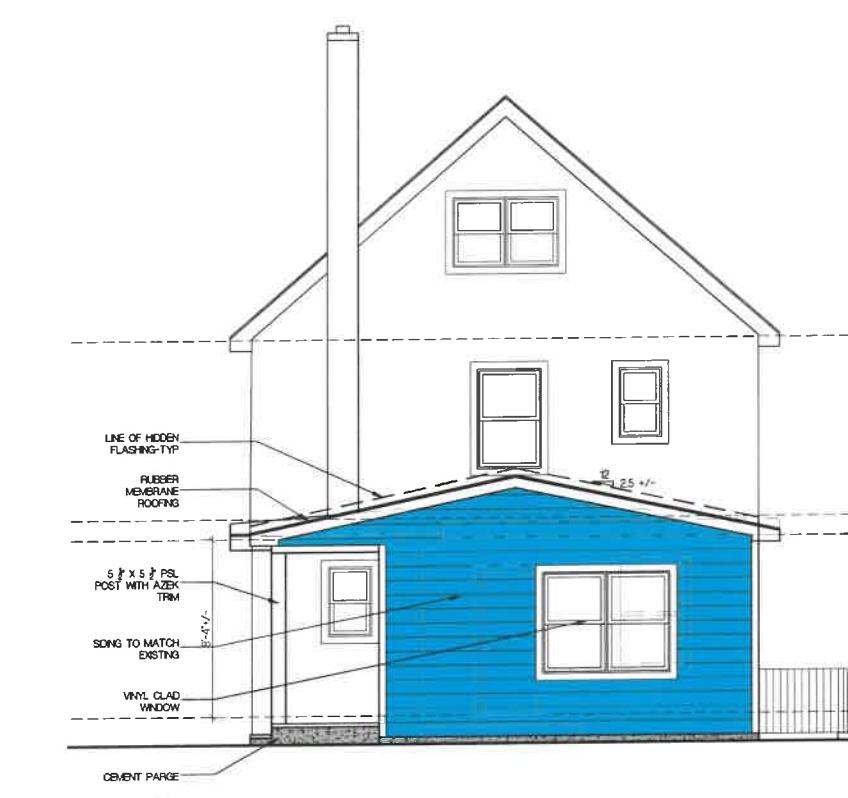
## 1 PARTIAL FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



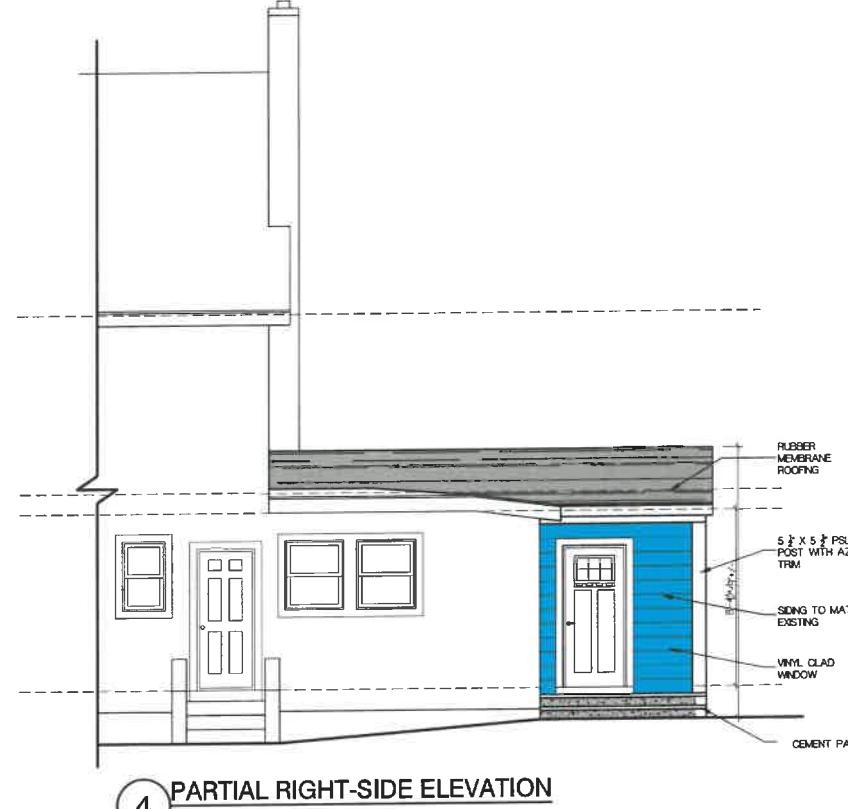
## 3 PARTIAL LEFT-SIDE ELEVATION

SCALE: 1/4"=1'-0"



## 2 REAR ELEVATION

SCALE: 1/4"=1'-0"



## 4 PARTIAL RIGHT-SIDE ELEVATION

SCALE: 1/4"=1'-0"

**PROPOSED ADDITION**  
**672 LIVINGSTON AVENUE**  
**TOWNSHIP OF NORTH BRUNSWICK, NEW JERSEY**

**PROJECT NAME AND ADDRESS:** \_\_\_\_\_

**BUILDING DATA**

**CONSTRUCTION CLASSIFICATION:** 88  
**USE GROUP:** R-5

**DATE:** 07/28/25 **REV:** BY: ISSUE FOR ZONING REVIEW

**10/01/25** ISSUE FOR VARIANCE

## 200 PROPERTY LIST, FLOOR PLANS AND ELEVATIONS

**DRAWING NUMBER:** A-2  
2 OF 2  
**JOB NO.:** 25-035K

Kurt J. Ludwig, AIA Incorporated  
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Milltown, NJ 08850  
www.kjludwig.com

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(0720) 846-1451  
www.kjludwig.com