

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting - Municipal Building
Tuesday, October 19, 2021 – 7:00 P.M.**

From a computer, tablet or smartphone:

<https://global.gotomeeting.com/join/453715317>

By telephone:

+1(872) 240-3212 - Access Code: 453-715-317

One-Touch: tel: +18722403212,,453715317#

RESOLUTIONS

Authorization to advertise for RFQ's

*Professional Services to provide for
Legal Counsel*

*Professional Services to provide for
Engineering Services*

MEMORIALIZATIONS

Catalyst Experiential
100 Fidelity Plaza

Attorney: Steven M. Hambro, Esq.

RE: Block 143, Lot 24.06

Site plan, use and bulk variances for a Billboard Monument Display 20 feet in height with a decorative pergola extending an additional 3.5 feet, by the entrance of the subject site, serving as a municipal gateway to the Township's Route 130 corridor from the North.

O-R – Office Research Zone

828 Livingston Avenue, N.B., LLC
828 Livingston Avenue

Attorney: Peter U. Lanfrit, Esq.

RE: Block 127, Lot 5

Site plan, use and bulk variances to legitimize an existing use of the 1.5 story building as a Sober Living residence / facility.

C-1 Neighborhood Commercial Zone

NEW APPLICATIONS

Kalpeshkumar and Mitalben Patel
635 Dewey Road

RE: Block 143, Lots 164.02

Bulk variances to partially demolish an existing 1.5 story single-family dwelling and construct a 2 story single-family dwelling, construct a new 10 ft by 20 ft open rear deck, and remove and replace the existing driveway.

R-3 Single Family Residential Zone

Public Service Electric and Gas Company
1496 Livingston Avenue
Attorney: Glenn Kienz, Esq.

RE: Block 140.01, Lots 3.03 & 4

Variance to replace an existing 8 foot chain link perimeter fencing with a new 11 foot chain link fence along the northwestern side yard and 8 feet along all other yards for the substation located on this property.

I-1 Industrial / C-2 General Commercial

1460 Livingston Avenue LLC
1460 Livingston Avenue
Attorney: Peter U. Lanfrit, Esq.

Block 140.01, Lots 5.02 & 7.01

Site plan and bulk variances to erect two new multi-unit warehouse buildings with associated parking and loading areas on the existing site with four existing buildings. Building #1 will consist of 38,960 sf of warehouse space and 4,350 sf of office space (6 units, 7218 sf each), and building #2 will consist of 38,850 sf of warehouse space and 4,350 sf of office space (6 units, 7200 sf each). Use variance was approved on July 20, 2021.

I-1 Industrial Zone / C-2 General Commercial Zone

CARRIED APPLICATION

Quick Chek
Route 130 and Nimitz Place
Attorney: Henry Kent Smith

RE: Block 230, Lot 15

Bifurcated use variance to construct a 5,670 square foot convenience store, a 6,565 square foot gasoline service pump area to include eight (8) fuel dispensers with sixteen (16) gasoline fueling positions and a canopy covering the entire gas fueling area, eleven (11) indoor seats and eight (8) outdoor seats, associated site improvements and a (100) foot natural buffer area.

R-2 Single Family Residential Zone