

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting - Virtual  
Tuesday, December 14, 2021 – 7:00 P.M.**

**From a computer, tablet or smartphone:**

<https://global.gotomeeting.com/join/444539477>

**By telephone:**

**+1(408) 650-3123 - Access Code: 444-539-477**

**One-Touch: tel: +14086503123,,444539477#**

## 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*

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*

## REQUEST TO CARRY APPLICATION TO JANUARY 25, 2022

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*

## CARRIED APPLICATION

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*