

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting
Board of Education Meeting Room
25 Linwood Place
Tuesday, January 23, 2024 – 7:00 P.M.**

Adjourn 2023 Board Sinedie
Appoint Temporary Chairman
Nominate Chairman
Nominate Vice Chairman
Nominate Secretary

RESOLUTIONS

- Δ Zoning Board of Adjustment Annual Report from 2023
- Δ Zoning Board of Adjustment By-Laws 2024
- Δ Professional Services Agreement
Lawrence Sachs, Esq.
for Legal Services from February 1, 2024 through January 31, 2025
- Δ Professional Services Agreement
Delaware-Raritan Engineering, Inc.
for Engineering Services from February 1, 2024 through January 31, 2025

CARRIED APPLICATIONS

Jairis Bernal
41 Glenridge Avenue

RE: Block 124, Lot 24
Setback variance to legitimize a six foot privacy fence in the front yard areas of both Glenridge Avenue and Beechwood Place.
R-4 Residential Zone District

Kenneth M. Shamy
1132 Revere Road

RE: Block 242, Lot 4
Bulk variance to legitimize a 210 square foot shed that extends into the front yard on an irregularly shaped lot.
R-2 Single Family Residential Zone

Chris and Christine Lustre
1370 East Peoria Place

RE: Block 39, Lot 1
Bulk variance to legitimize an existing 16 feet by 20 feet deck that was constructed without permits. The raised deck extends from the second story, one corner 3 feet and the other corner of the deck is 7 feet from the rear property line. The required rear yard setback is 20 feet.
R-3 Single Family Residential Zone

NEW APPLICATIONS

M & M at North Brunswick Phase 2, LLC
Route 1 & Livingston Avenue
Attorney: Douglas Wolfson, Esq.

RE: Block 140.01, Lot 6.04

Site plan, use and bulk variance to construct a 126,400 sf, four (4) story self-storage facility, each floor will be 31,600 GSF and contain storage units varying in size from 25 sf to 360 sf. The 24-hour fitness facility will be demolished and replaced with the self-storage facility.

C-2 General Commercial / I-1 Industrial Districts

1735 Jersey Avenue Property LLC
1735 Jersey Avenue
Attorney: Tim Arch, Esq.

RE: Block 17, Lot 98.01

Preliminary and final site plan with bulk and variances to utilize an existing parking area for outdoor storage and stacking of wooden pallets. Screening and landscaping will be provided along with re-striping of the parking lot, therefore ensuring that there is no reduction in parking spaces.

I-1 Industrial Zone District