

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting
Board of Education Meeting Room
25 Linwood Place
Tuesday, June 18, 2024 – 7:00 P.M.**

MEMORIALIZATIONS

Vivek Pathak
1815 Arlington Avenue

RE: Block 17, Lot 118

Bulk variance to erect a six foot privacy fence in the front yard along Orchard Street. This property is a corner lot.

R-3 Residential Zone District

Nestor Rosero and Wendy Polanco
1140 South Boyd Parkway
Attorney: James A. Mitchell, Esq.

RE: Block 244, Lot 2

Legitimize an existing second floor addition that was constructed without zoning approval and construction permits. The 170 sf addition is above the existing sunroom which was also constructed without permits. The sunroom and second story addition encroach into the side yard setback, 8.25 feet from side property line whereas 12 feet is required; total on both side yards existing is 27.35, and 28 is required.

R-2 Residential Zone District

NEW APPLICATIONS

Builders Pro LLC
576 Second Avenue
Attorney: Dominic Cerminaro, Esq.

RE: Block 201, Lot 9

Bulk variances to construct a single family dwelling on an undersized corner lot along with a variance for a front yard fence.

R-4 Single Family Residential District

CRP/SG 1601 Livingston Industrial Owner LLC
1601 Livingston Avenue
Attorney: Steven J. Tripp, Esq.

RE: Block 143.13, Lot 1

Revised site plan, use and bulk variances to operate a Tesla Collision Repair Center. Previous 2005 use variance for the Toyota Service Center was approved, body work and painting was not part of approval.

I-2 Industrial Zone District

Nelly Burgos and Danellis Diaz
648 Nassau Street
Attorney: Jeffrey Chang, Esq.

Block 198, Lot 3

Bulk variances to legitimize a 201 sf recreation room addition that was constructed without required permits. The recreation room garage addition is attached to the front of the existing 250.9 sf garage, both encroaching into the side yard setback.

R-4 Single Family Zone District