

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting – Municipal Building  
Thursday, May 20th, 2010 – 7:00 P.M.**

**REQUEST TO CARRY TO JUNE 24<sup>TH</sup>, 2010**

T-Mobile  
(Staybridge Suites)  
2205 Route 1 South  
*Attorney: Michael C. Learn, Esq.*

**RE: Block 4.45, Lot 4**  
Site plan and setback variance to construct a 110' telecommunications monopole disguised as a flagpole and ground level electronic equipment housed within a proposed 33' by 16' compound, approximately 11.9 feet from the common property line of Lot 5.01 (Staybridge Suites Hotel) and affecting six (6) existing parking spaces at the northwest parking lot line of the property.  
*TMU – Transitional Mixed Use Zone District*

**NEW APPLICATION**

Stanbery Development  
Shoppes at North Brunswick  
*Attorney: Meryl A.G. Gonchar, Esq.*

**RE: Block 143, Lot 25.01**  
Amended site plan and variance to adjust the mix of uses in the Shoppes Center Development by increasing the square footage for restaurant type uses, which now would require 874 parking spaces. The current provided parking spaces are 667, same as previous C2 variance approval granted in May of 2006.  
*O-R Office Research Zone District*

**NEW APPLICATION – CARRIED FROM APRIL 22<sup>ND</sup>, 2010**

Len Lisa LLC  
(Ryan Plaza)  
2800 Route 27  
*Attorney: Peter U. Lanfrit, Esq.*

**RE: Block 2, Lot 2.01**  
Amended site plan and use variance to expand the existing 18,688 square foot one story retail strip center by adding a 2,075 square foot addition to the southern end of the center.  
*C-1 Neighborhood Commercial Zone District*

**CARRIED FROM MARCH 25<sup>TH</sup>, 2010**

Ari Rangunathan  
1412 Route 130

**RE: Block 276, Lot 5**

Site plan and additions to a non conforming use. The proposal is for a first floor rear and side room addition to the existing mixed use residential / office dwelling; adding approximately 13' by 32 ½' to the rear of the existing recessed portion of the first floor, aligning it with the rear of the dwelling, and adding 12' x 26.5' to the side fronting Route 130 and Raider Road off ramp.

*R-2 Residential Zone District*

**CARRIED FROM APRIL 22<sup>nd</sup>, 2010**

Deanna Conomos  
1171 Livingston Avenue

**RE: Block 90, Lots 18 thru 20 & 23**

Bifurcated use variance and site plan to demolish all existing buildings and structures and construct a proposed one story retail building, 3,030 square feet, with associated ingress/egress driveways, parking areas, lighting, landscaping and drainage improvements.

*G-O General Office Zone District*