

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting – Municipal Building
Thursday, June 24th, 2010 – 7:00 P.M.**

REQUEST TO CARRY TO JULY 22, 2010

T-Mobile
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

MEMORIALIZATIONS

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

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

DISMISSAL OF APPLICATION

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

NEW APPLICATIONS

Joseph and Diane Attanasio
1565 Potomac Avenue

RE: Block 22, Lot 10

Setback variance to construct a 16' x 32' deck to the rear of the property, 17.7 feet from the rear property line, whereas 23 feet is required.

R-3 Residential Zone District

Rico Valera and Cecilia Petrick
289 Franklin Road

RE: Block 268, Lot 9

Setback variance and maximum percentage lot coverage by principal building to construct a roof structure to the principal dwelling over an existing open front porch area.

R-2 Residential Zone District

CARRIED FROM MAY 20, 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

