

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting – Municipal Building
Thursday, February 17, 2011 – 7:00 P.M.**

Adjourn 2010 Board Sinedie
Appoint Temporary Chairman
Nominate Chairman
Nominate Vice Chairman
Nominate Secretary

RESOLUTIONS

- Δ Zoning Board of Adjustment Annual Report from 2010
- Δ Zoning Board of Adjustment By-Laws 2011

MEMORIALIZATIONS

Builder's Pro, LLC
c/o Gregory Ginzberg
Wood Avenue
Attorney: Warren L. Fink, Esq.

RE: Block 229, Lot 28
Lot area, lot width and setback
variances to construct a single family
two story dwelling.
R-2 Residential Zone District

All Brands Furniture
Nassir Albarim
1330 Livingston Avenue – Unit 1
Attorney: David A. Hendler, Esq.

RE: Block 140, Lot 10
Use variance to occupy approximately
3,500 square feet of retail showroom
space in addition to the existing
warehouse.
I-1 Industrial Zone District

**REQUEST TO CARRY TO CARRY TO
MARCH 24, 2011**

APPEAL OF ZONING OFFICERS DECISION

Carecycle, Inc.
Renaissance Plaza
Route 130 & Renaissance Blvd.
Attorney: John J. Sullivan, Jr., Esq.

RE: Block 148.03, Lot 1
Appeal of the Zoning Officer's denial
to locate a charitable clothing bins in
the PUDII Zone District.

**REQUEST TO CARRY APPLICATION
TO APRIL 21, 2011**

Dino Livingston LLC
Marie Sabo
806 – 808 Livingston Avenue
Attorney: James F. Clarkin III, Esq.

RE: Block 126, Lot 2
Use variance to convert approximately
2,100 square feet from commercial use
to a residential apartment with six (6)
rooms on the second floor.
C-1 Neighborhood Commercial Zone District

CARRIED APPLICATION

Vijay Saple
1401 Parillo Court

RE: Block 18.02, Lot 62.16

Size variance for installation of a ground mounted solar panel array in the rear yard area. The proposed new ground mount Photo Voltaic System is 50' x 13' (650 square feet); whereas accessory structures, with the exception of detached garages, shall not exceed 192 square feet and 12 feet in height.

R-2 Residential Zone District

NEW APPLICATION

Matthew Levine
638 Spruce Road

RE: Block 143.02, Lot 3

Setback variance to construct a front porch addition measuring 6' x 24.75'. The proposed addition will be located 21.5 feet from the front setback line, whereas 35 feet is required and 27.5 feet is existing.

R-3 Residential Zone District

CARRIED APPLICATION

Pioli Properties
360 Georges Road
Attorney: James F. Clarkin III, Esq.

RE: Block 194, Lot 4

Bifurcated use variances and bulk variances to reconstruct the Musical String Building at 120 Georges Road with a three-story mixed use building, 8,211 square feet of retail and four (4) two bedroom, six (6) one bedroom and fourteen (14) studio apartments and convert the free standing two-story commercial building (#360 Georges Road) with 10,469 square feet retail with a 3,170 square foot restaurant and a second floor mezzanine of 3,275 square feet.

I-2 Industrial Zone District