

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting – Municipal Building  
Tuesday, May 17, 2016 – 7:00 P.M.**

**MEMORIALIZATIONS**

Builders Pro, LLC  
1750 Fillmore Drive  
*Attorney: Dominic Cerminaro, Esq.*

**RE: Block 217, Lot 3**  
Minor subdivision, use and bulk variances to construct an upscale duplex / two unit dwelling on fee simple lots to be offered for sale. Each unit is proposed to have 2,250 square feet of living space with an attached single car garage.  
*R-2 Single Family Residential Zone*

M & M Realty Partner at NB  
1525 Route 1  
*Attorney:*

**RE: Block 140.01, Lots 3.02, 6.02 and 6.03**  
Amended site plan and bulk variance application for multiple facade and accessory signage variances for the approved site for Wendy's and Quick Chek.  
*C-2 General Commercial Zone District*

**REQUEST TO CARRY APPLICATION  
TO JUNE 7th, 2016 at 6:00 P.M.  
SPECIAL MEETING**

North Brunswick Cultural Center  
445 Georges Road  
*Attorney: Christopher H. DeGrazia, Esq.*

**RE: Block 188, Lot 6**  
Site plan, use and bulk variances to retrofit an existing two story 37,100 sf building and construct a rear addition consisting of 20,432 sf recreation facility for use as a mixed use cultural center. Mixed uses proposed include worship rooms, cultural and religious offices, reading rooms, day care facility of 9,883 sf, a coffee shop, two retail shops and restaurant and several indoor recreational uses including basketball courts, squash courts, swimming pool, exercise rooms with bathrooms, showers and locker facilities.  
*C-1 Neighborhood Commercial Zone*

**REQUEST TO CARRY APPLICATION  
TO JUNE 21, 2016**

Metro Storage  
Route 130 and Nimitz Place  
*Attorney: John P. Wyciskala, Esq.*

**RE: Block 230, Lot 15**  
Site plan, use and bulk variances to construct a two-story 112,676 square foot self storage warehouse building with all associated site improvements.  
*R-2 Residential Zone District*

# REMANED APPLICATION BY MIDDLESEX COUNTY SUPERIOR COURT / Settlement Agreement

Work Out World IV, LLC  
1846 Route 1  
*Attorney: James E. Stahl, Esq.*

**RE: Block 143, Lots 5.01, 6.01, 7.01  
8.01, 9.01 & 13.01**  
Use and bulk variances to erect a  
55' high, 672 square feet  
billboard sign that was previously  
denied by the Zoning Board of Adjustment.  
*I-1 Industrial Zone District*

## CARRIED APPLICATION

Clara Properties, LLC  
Route 130 North  
*Attorney: George J. Shamy, Jr.*

**RE: Block 225, Lot 17**  
Site plan, use and bulk variances  
to construct a one (1) story retail  
strip center building of 8,820  
square feet, estimating about  
six (6) tenant spaces.  
*G-O General Office Zone District*

## NEW APPLICATION

Faith Brothers, LLC  
1025 Fleetwood Avenue

**RE: Block 90, Lot 23**  
Minor subdivision, use and bulk variances  
to create two lots, one retaining the existing  
single family detached residential dwelling  
and creating a new lot for development as  
a single family detached residential dwelling.  
*G-O General Office District*