

**Zoning Board of Adjustment
Regular Meeting Agenda
February 16, 2017
7:30 PM**

1. Call to Order
2. Pledge of Allegiance
3. Chairperson's Statement, Open Public Meetings Act
4. Roll Call
5. Approval of Minutes
 - a. January 26, 2017 – regular meeting
 - b. February 2, 2017 – executive meeting
 - c. February 2, 2017 – regular meeting
6. Adoption of Resolutions
 - a. Executive Session- File 15-006, Avalon Bay Communities v South Brunswick Township Zoning Board of Adjustment
 - b. File 16-036 – Michael Alfred
 - c. File 16-038 – Jayesh Patel
 - d. File 16-039 – Alex & Hannah Holon
7. Bulk Variance Application
 - a. File 17-002
Applicant: Manuel Rivera
Block: 22.01 Lot: 1.14
Address: 397 Dunhams Corner Road
Application for bulk variance approval to construct a 40' x 80' x 20' high four car garage on a 3.98 acre site in the RR zone.
8. Continued Applications
 - a. File 16-007
Applicant: Monmouth Office Park, LLC
Block: 86 Lot: 21.02
Address: 2000 Cornwall Road
Application for a use variance, preliminary & final site plan approval to renovate 9,349 s.f. of an existing 88,992 s.f. building for an adult day care center on an 11.37 acre lot in the OR zone. (*Continued from 2/2/17*)
 - b. File 14-030
American Association of Buddhist Education, Inc.
Block: 30.17 Lot: 16.04
834 Georges Road
Application for use variance approval for a house of worship on a 2.15 acre site in the R-3 zone. (*Carried from 4/7/16, 5/5/16, 8/18/16, 9/8/16, 10/20/16*)
9. New Applications
 - a. File 16-033
Core Medical Group, LLC
Block: 98 Lot: 1
4287 US Route #1
Application for use variance approval to allow an inpatient medical facility on a 15.98 acre site in the OR zone.
10. Public Comment
11. Adjournment