

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting
Tuesday, October 18, 2022 – 7:00 P.M.**

From a computer, tablet or smartphone

<https://meet.goto.com/663447245>

By telephone:+1(312) 757-3121 -

One-touch: [tel:+13127573121,,663447245#](tel:+13127573121,663447245#)

Access Code: 663-447-245

RESOLUTIONS

Authorization to advertise for RFQ's

*Professional Services to provide for
Legal Counsel*

*Professional Services to provide for
Engineering Services*

MEMORIALIZATIONS

Quick Chek

Route 130 and Nimitz Place

Attorney: Henry Kent-Smith

RE: Block 230, Lot 15

Bifurcated use variance to construct a 5,670 square foot convenience store, a 6,565 square foot gasoline service pump area to include eight (8) fuel dispensers with sixteen (16) gasoline fueling positions and a canopy covering the entire gas fueling area, eleven (11) indoor seats and eight (8) outdoor seats, associated site improvements and a (100) foot natural buffer area.

R-2 Single Family Residential Zone

Kenneth Tagliareni

695 Myrtle Road

Block 143, Lot 227

Bulk variances to legitimize an approximate 37.9 foot by 40 foot wooden deck, 10 by 14 foot storage shed, and pool equipment location. Deck location is 5.8 and 6.1 feet from side property line, whereas 8 feet on each side is required, totaling 20 feet on both sides. Storage shed is located 3.6 feet from side property line, whereas 5 feet is required. Also, the pool/spa equipment is located 11 feet from the side property line, whereas 15 feet is required.

R-3 Residential Zone District

Iglesia Pentecostal De Jesucristo

Revelacion Divina, Inc.

1224 Livingston Avenue

Attorney: James E. Stahl, Esq.

Block 137, Lot 2

Site Plan waiver request and use variance to convert an existing one-story office building into a place of worship and proposes no associated site improvements.

R-3 Residential Zone District

Garden State Botanicals, LLC
1345 – 1471 Route 1
Attorney: Rosalind Westlake, Esq.

Block 140.01, Lot 10.01

Use variance to convert an existing 2,400 square foot retail unit located within an existing shopping center building, into an Alternative Treatment Center for the purpose of dispensing medicinal marijuana. The applicant does not propose any associated site improvements. The subject premises are part of the Cannabis Route 1 Corridor (CAN-RIC) Overlay Zone.

PUD – Planned Unit Development Zone

BOARD DETERMINATION

CarOne Auto, LLC
1020 Apache Street
Attorney: James A Mitchell, Esq.

Block 82, Lots 4.02, 11 and 12

Board to make determination whether CarOne Auto, LLC may resubmit an altered site plan application for Use Variance, Bulk Variances and Site Plan approval, or the application shall to be rejected on the grounds of res judicata. The original application for essentially the same use was denied on June 16, 2020, resolution date September 15, 2020.

R-3 Residential Single Family Zone

DISMISSAL WITHOUT PREJUDICE

Pioli Properties, LLC
360 Georges Road
Attorney: Tim Arch, Esq.

RE: Block 194, Lot 4

Bulk variances to expand existing restaurant.
I-2 Industrial Zone

**CARRIED APPLICATION TO
NOVEMBER 15, 2022**

Ryan J. Daughton
1355 Ute Road

RE: Block 22, Lot 13

Bulk variance to replace an existing 4 foot chain link fence with a 6 foot privacy fence along the required 35 foot front setback along Charles Avenue.

R-3 Residential Zone District

NEW APPLICATIONS

Louis and Katherine Ianni
964 Linwood Place

RE: Block 214, Lot 1

Bulk variance to construct a second floor addition to the existing single family dwelling, which is on a corner lot, over the existing building footprint.

R-3 Residential Zone District

Bowlero North Brunswick LLC
770-786 Carolier Lane
Attorney: James E. Stahl

RE: Block 259, Lots 9.01 & 10.01

Bulk variances to replace an existing multi-tenant freestanding sign with a new 40 ft. high 249.6 square foot multi-tenant freestanding sign.

C-2 General Commercial District