



TOWNSHIP OF NORTH BRUNSWICK  
710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902

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Website: [WWW.NORTHBRUNSWICK.NJ.GOV](http://WWW.NORTHBRUNSWICK.NJ.GOV)

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

**TO:** John J. DeLuca Jr., Esq.  
Borras, Goldin, Foley, Vignuolo, Hyman & Stahl, P.C.  
2875 Route 1  
North Brunswick, NJ 08902

**FROM:** Andrei Alexeev, Zoning Officer

**DATE:** August 4, 2022

**SUBJECT:** Block: 227 Lot(s): 31  
Street Address: 230 Washington Place  
Applicant: B2 Bistro Realco North Brunswick, LLC c/o Russell D'Anton

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Dear Mr. DeLuca Jr.:

I have reviewed the application for a Use Variance and Site Plan Approval at the above-referenced address, and I am issuing the following report.

The following application materials were reviewed:

- o 2-sheet plan titled "Minor Site Plan/Variance Plan B2 Bistro," prepared by Sharif H. Aly, dated 4/28/2022, revised through 7/20/2022;
- o 4-sheet preliminary architectural drawing, prepared by Apollo Opening Roof, dated 8/17/2021;
- o 1-sheet Boundary & Topographic Survey, prepared by Juan J. Rodriguez, dated 3/21/2022.

**Administrative**

1. The applicant proposes to construct an approximately 663 sq. ft. attached pavilion for an outdoor dining area, legitimize the existing outdoor dining seating area/patio on the eastern side of the building which was installed in 2013 – 2014 without proper approvals, modify previously imposed limitations on the use, including indoor and outdoor capacity and hours

of operations, remove parking spaces from the Township's property (lot 33.01), and restripe and modify the existing parking lot.

2. The property is located in the R-1 Residential Zoning District, and a bar/restaurant is not a permitted use in the zone.
3. Research of the property records revealed that the subject use is a lawfully created pre-existing nonconforming use which received numerous use variances and site plan approvals from the Zoning Board of Adjustment to expand the restaurant use. The approvals were subjected to certain conditions. The subject property is surrounded by residential uses and abuts Farrington Lake on the southern side (Figures 1, 2 & 3).



Figure 1: Subject property (2D view, 2022).



Figure 2: Subject property (3D view, 2022).



Figure 3: Subject property (2D view, 9/2013).

4. Variances regarding the proposed development are summarized in the following table(s):

a. The proposed development requires the following “D” variance(s):

Description	Permitted	Proposed/ Existing	Variance	Ordinance
Use	Single-family detached dwellings	Bar/ restaurant	V (pursuant to 40:55D-70(d)(2))	§ 205-46 (A), § 205-125 (C)

b. The proposed development requires the following “C” variance(s):

Description	Min. Required/Max. Permitted	Proposed	Variance	Ordinance
Impervious Coverage	40%	50%	V	§ 205-4.1 (Table 2, R-1 Zone)
Parking, Front Yard Setback	40 ft.	12 ft.	V	§ 205-96 (A)
Drive Aisle, Width	25 ft.	19 ft.	V	§ 205-98 (B) (5)
Parking Space, Width	9 ft. by 18 ft.	8 ft. by 18 ft.	V	§ 205-98 (A)
Parking, Number of Spaces	96	88	V	§ 205-100

V = Variance

### Technical

1. **Site Plan:** Since the existing use is a lawfully created pre-existing nonconforming use, jurisdiction over such use lies with the Zoning Board of Adjustment. Therefore, site plan approval from the North Brunswick Zoning Board of Adjustment is required (§205-9.1).

2. **Variances:**

a. **Use** – A bar/restaurant is not a permitted use in the R-1 Residential Zoning District (§205-46 (A)). The applicant presently operates a lawfully created pre-existing nonconforming restaurant/bar use which was established on the premises in or about 1947. The site received numerous use variance and site plan approvals from the Zoning Board of Adjustment to expand the nonconforming restaurant/bar use on the premises in 1961, 1963, 1965, and 1966. In 1993 the subject property received a use variance and site plan with bulk variances approval to renovate and expand the restaurant building. At the time of the approval, in order to mitigate the negative impact of the restaurant expansion on the residential neighborhood, the Board incorporated a Memorandum of Conditions as conditions to the approval, the summary of which can be found below:

12. In summary, the Memorandum contains the following agreements by Applicant:

- (a) The maximum seating capacity, including both inside and outside occupancy, is 185 persons.
- (b) Applicant's intent is to operate the Restaurant primarily as an a la carte dining facility.
- (c) The expansion of the dining area would not exceed 1,000 square feet.
- (d) Applicant will construct a wood fence, at least 6 feet in height, to screen the patio area from adjoining property owners.
- (e) Applicant will take all reasonable steps to implement noise reduction in connection with the installation of the new heating, air conditioning and ventilation system.
- (f) Applicant will designate the ingress and egress onto Washington Avenue, subject to approval by the appropriate governmental authorities.
- (g) Applicant will re-stripe the existing parking lot.
- (h) In connection with bridge and road improvements contemplated to be undertaken by Middlesex County, Applicant agrees to participate with the neighboring property owners to encourage the County and North Brunswick Township to post no parking signs on Washington Avenue.

In 1997 the site received a use variance with further clarifications of the conditions imposed on the prior approval and an amended site plan approval. At that time, the applicant reached

an explicit agreement with certain neighbors in return for the withdrawal of their objections. The agreement, which contained ten enumerated items, sets forth conditions and restrictions designed to further clarify the conditions from the 1993 approval and to reduce the impact of the operations of the restaurant in the neighborhood. The Board found the agreement between the neighbors and the applicant to be reasonable and incorporated the agreement as conditions of the approval. The said agreement in its entirety can be found below:

Exhibit "A" ✓

- 1) Applicant agrees to operate the restaurant primarily as an a la carte dining establishment (including availability of a la carte dining 7 days a week), and not primarily as a banquet facility. The Applicant agrees to limit the number of banquet type functions when live music or a DJ is playing, to 100 per year, and the number of persons attending such events shall not exceed 100.
- 2) The closing time shall be 12:00 am (midnight) on Friday and Saturday nights, and 11:00 pm on Sunday through Thursday nights, with the exception of any New Year's Eve event with music, at which 132 people shall also be permitted by exception. "Closing time" is defined as the discontinuance of open bar service, music or entertainment, and the closing of the kitchen to new orders.
- 3) The proposed second floor of the building will be eliminated and the overall height of the entire building shall not exceed 17 feet. — 20' AT ORIGINAL ROOF LINE — REMAINING
- 4) Approximately 1050 s.f. of designated office space will be added to the first floor at the rear of the building (west side adjacent to kitchen and service corridor), and shall be specifically designated not to be used for future dining or entertainment purposes. There will also be no other future changes to the interior configuration of the facility.
- 5) Exterior facade of the building will be altered to include wood trim to make it more compatible with the surrounding neighborhood and its structures. Drawings will be submitted for comments and suggestions by the residents prior to completion.
- 6) Applicant will take additional steps during construction to attenuate and limit the transmission of noise from the facility as much as possible, including additional noise attenuation materials and construction in all dining area ceilings and particularly on all exterior dining area walls on the west, southwest, and southeast sides of the building.
- 7) The Applicant and any successors agree to adhere to all local, county, state, federal, and other recognized applicable ordinances, regulations, and guidelines regarding noise in an R-1 residential zone at all times. The applicant will make every effort possible at all times to reduce and limit noise from the facility so as not to disturb the surrounding residents.
- 8) The Applicant will restore the disturbed areas on the northwestern and northern edges of the parking lot to their pre-construction condition, and shall, as needed, regrade and replace vegetation, and will also re-install and expand the solid wooden fence formerly bordering the parking lot, re-constructing same adjacent to the parking lot in order to prevent access to the adjoining properties to the satisfaction of the adjoining property owners.
- 9) The foregoing conditions, restrictions, and limitations shall be made part of the liquor license issued to Applicant by North Brunswick Township and/or the Alcoholic Beverage Commission (ABC) such that a violation may result in suspension, and/or forfeiture, and/or fine following a hearing or other appropriate procedure as required by law. This will also apply to any and all successors, and will remain for an initial period of 3 years, after which this may be extended by the Township Council or the ABC. If Applicant sells or transfers the liquor license after 3 years to a third party via a bona fide transaction, the liquor license restrictions shall cease, but may be re-instituted by the Township Council in accordance with applicable legal procedures and due process. In any and all cases, all other restrictions specified in #1 through #8 above, and in the original variance resolution and attached agreements, will remain in effect.
- 10) In addition to the above, all original restrictions, conditions, and limitations agreed to in the previously granted variance resolution and attached agreements shall also remain in effect, and will also apply to any and all successors.

With the current application, the applicant proposes to construct an approximately 663 sq. ft. attached pavilion for an outdoor dining area to replace the existing COVID-19-related temporary outdoor dining tent, legitimize the existing outdoor dining seating area/patio on the eastern side of the building which was installed in 2013 – 2014 without proper approvals, modify previously imposed limitations on the use, including indoor and outdoor capacity and hours of operations, remove parking spaces from the Township's property (lot 33.01), and restripe and modify the existing parking lot.

The expansion and/or intensification of a lawfully created pre-existing nonconforming use requires a "D-2" use variance pursuant to 40:55D-70(d)(2). The applicant should provide testimony to justify the requested modifications to the previously imposed conditions of approval from which relief is requested, and should justify the use variance by presenting testimony sufficient to satisfy the Board that the proposed use inherently serves the public good, and/or the property cannot reasonably be adapted to a conforming use and the refusal to allow the project would impose on the applicant an undue hardship, and/or the unique characteristics of the site make it particularly appropriate for the proposed use rather than a permitted use, and the requested variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance as a result of the deviations from the zone requirements.

- b. **Impervious Coverage** - The applicant proposes to legitimize the existing outdoor dining patio on the eastern side of the building which was installed in 2013 – 2014 without proper approvals and proposes 50% of the lot area to be covered by impervious surfaces, whereas the maximum permitted impervious coverage in the zone is 40% (§205-4.1 (Table 2, R-1 Zone)). The applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.
- c. **Parking, Front Yard Setback** - The applicant proposes to modify the existing parking lot layout and proposes to maintain parking spaces as close as approximately 12 ft. from the front property line, whereas the parking areas may not be located in the required 40 ft. front yard setback (§205-96(A)). The applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.
- d. **Drive Aisle, Width** - The applicant proposes to modify the parking lot layout and proposes drive aisles for perpendicular parking as narrow as 19 ft., whereas aisles from which cars directly enter or leave parking spaces shall not be less than 25 ft. wide for perpendicular parking (§205-98(B)(5)). The applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.

- e. **Parking Space, Width** - The applicant proposes to modify the parking lot layout and proposes 8 ft. by 18 ft. parking spaces, whereas each off-street parking space shall measure not less than 9 ft. wide and not less than 18 ft. deep (§205-98(A)). The applicant should justify this variance and provide testimony to satisfy the C-1 (“hardship”) and/or C-2 (“benefits v. burdens”) variance criteria.
- f. **Parking, Number of Spaces** – The applicant proposes to remove parking spaces from the Township’s property (lot 33.01) by restriping and modifying the existing parking lot, and proposes to maintain 88 parking spaces on the site, whereas restaurants, taverns, cafeterias and diners shall provide 1 parking space for each 100 sq. ft. of gross floor area, and, therefore, 96 parking spaces are required for the existing use (§205-100). The applicant should justify this variance and provide testimony to satisfy the C-1 (“hardship”) and/or C-2 (“benefits v. burdens”) variance criteria.

**3. Miscellaneous:**

- a. The applicant shall demonstrate compliance with the provisions of Article XL “Riparian Zones” of the Land Use Ordinance.

The Township reserves the right to further comment based upon the testimony at the public hearing.

**Completeness**

**1. Checklist:**

The following **Submission Waiver(s)** from the checklist entitled “Site Plan Completeness Checklist” have been specifically requested by the applicant:

**Items 23, 36.**

The application is administratively **deemed incomplete** since the following items from the checklist entitled “Site Plan Completeness Checklist” have not been satisfied and/or submitted, and no waiver is requested:

**Item 1:** Original and 14 copies of Site Plan Application form.

**Item 5:** See required fees below.

**Item 6:** See required escrow deposit amount below.

**Item 7:** W-9 form.

**Item 48:** Traffic study, including anticipated traffic volumes.

**§ 205-135.2 (L):** electronic copies of all submitted documents.

2. Fees and Escrow Deposits (§ 205-139):

Land Use Application Fees:

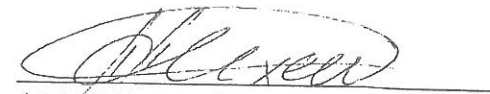
Site Plan:	\$1,000.00
Zoning Report:	\$200.00
D Variance:	\$750.00
C Variance (x5):	<u>\$1,000.00</u>
TOTAL:	\$2,950.00

Technical Review Escrow Deposit:

Site Plan:	\$2,000.00
D Variance:	\$2,000.00
C Variance (x5):	<u>\$1,500.00</u>
TOTAL:	\$5,500.00

Please remit two separate checks in the above total amounts and the identified above items. Upon receipt and review of the requested materials, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board, at 732-247-0922, extension 440.

Sincerely,

  
\_\_\_\_\_  
Andrei Alexeev, Zoning Officer

c: Mayor and Council  
Michael Hritz, Director of Community Development  
Tom Vigna, Planner  
Zoning Board of Adjustment



LAND USE

205 Attachment 1

Township of North Brunswick

Appendix A  
Site Plan Completeness Checklist  
(To be completed by applicant)  
[Amended 5-15-2006 by Ord. No. 06-09]

	Submitted	Waiver Requested	N/A	
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Original and 14 copies of application forms.
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application form signed and notarized.
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Owner consent.
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15 complete sets of plans (site plan, lighting, details, etc.) shall be submitted, together with 15 reduced copies of plans measuring 11 inches by 17 inches.
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application fee.
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Escrow fee.
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signed escrow transmittal form.
8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signed authorization form.
9.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three complete "Tax and Assessment Payment Report" forms which will be forwarded to the Collector of Revenue office for verification that no delinquent taxes or assessments are due.
10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Survey of property which is less than 1 year old prepared by a New Jersey Licensed Land Surveyor showing: <ul style="list-style-type: none"> <li>a. Boundaries of the property.</li> <li>b. Building and setback lines and the lines of all existing streets, roads, reservations, easements, rights-of-way and areas dedicated to public use, within 200 feet of the property.</li> <li>c. Title, reference meridian, scale.</li> <li>d. Name and address of record owner.</li> <li>e. Name, address, professional license number and seal of the surveyor who prepared the survey.</li> </ul>

} To be provide

LAND USE

	Submitted	Waiver Requested	N/A	
21.	—	—	✓	The distances, as measured along the center lines of existing streets abutting the property to the nearest intersection with any public street.
22.	✓	—	—	Location of existing edge of pavement and proposed edge of pavement of all roadways abutting site.
23.	—	✓	—	Location of all existing and proposed storm drainage structures and utility lines, including telephone, power, water, sewer, gas, etc., whether publicly or privately owned, with pipe sizes, grades and direction of flow.
24.	✓	—	—	Proposed use or uses of land and buildings, including outdoor storage.
25.	✓	—	—	Size and location of all driveways and curb cuts.
26.	✓	—	—	Cross sections and construction details of all streets, pavement, curb, sidewalks and walkways.
27.	✓	—	—	Parking and loading layout.
28.	✓	—	—	Total number of parking or loading spaces.
29.	✓	—	—	Dimensions of parking or loading spaces, aisles and parking islands.
30.	✓	—	—	Interior traffic and pedestrian circulation.
31.	✓	—	—	Percent total impervious coverage.
32.	✓	—	—	Percent total building coverage.
33.	✓	—	—	Building dimensions.
34.	✓	—	—	Area, finished floor elevation and height of proposed and existing building or structures.
35.	✓	—	—	Preliminary architectural plans for proposed buildings, including building elevations (each side) indicating materials and colors to be used in construction, height and general design or architectural styling.
36.	—	✓	—	Location, direction of illumination and intensity of all outdoor lighting. Type of fixture and height of lighting area to be indicated and isolux lines are to be superimposed on the plan.

NORTH BRUNSWICK CODE

	Submitted	Waiver Requested	N/A	
37.	___	___	✓	Manufacturer's catalogue cut sheet for proposed lighting.
38.	___	___	✓	The location, size, materials, illumination and construction details of existing and proposed signs.
39.	___	___	✓	Existing and proposed screening and landscaping, including a planting plan, with quantity, species, caliper and location of planting noted in accordance with § 205-106.
40.	___	___	✓	The location of and identification of proposed open spaces, parks or other recreation areas.
41.	✓	___	___	Name, address, professional license number and seal of the architect, engineer, planner or surveyor preparing the site plan.
42.	___	___	✓	Refuse enclosure location and detail.
43.	___	___	✓	Fencing detail.
44.	___	___	✓	Percolation test and soil log results (if applicable) certified by New Jersey Licensed Professional Engineer.
45.	___	___	✓	Soils Report, including location of seasonal high ground water table.
46.	___	___	✓	Evidence of soil erosion and sediment control plan submittal to Freehold Soil Conservation Service (if soil disturbance meets or exceeds 5,000 square feet).
47.	___	___	✓	Evidence of submittal to New Jersey Department of Transportation for Access Permit and Drainage Permit (Routes 1, 27 and 130 properties only).
48.	___	___	✓	Traffic study, including anticipated traffic volumes, capacity of existing or proposed roads traffic impact on road network and need for traffic improvements.
49.	___	___	✓	Evidence of submittal to New Jersey Department of Environmental Protection for stream encroachment permit (if applicable).

LAND USE

	Submitted	Waiver Requested	N/A	
50.	_____	_____	<input checked="" type="checkbox"/>	A Letter of Interpretation from New Jersey Department of Environmental Protection Freshwater Wetlands Division, including evidence that notice was given to the Municipal Clerk pursuant to N.J.S.A. 13:9B. If the New Jersey Department of Environmental Protection deems that wetlands are present, or the applicant does not receive a response to its request for a Letter of Interpretation, the applicant shall show such areas on a survey of the property, prepared by a Licensed Surveyor of the State of New Jersey.
51.	_____	_____	<input checked="" type="checkbox"/>	Evidence of submittal to Middlesex County Planning Board (if on county road or involving county drainage structure).
52.	_____	_____	<input checked="" type="checkbox"/>	Stormwater Management Report.
53.	_____	_____	<input checked="" type="checkbox"/>	Statement of the steps to be taken by the applicant to eliminate any drainage problems which may be caused by the development of the site and to mitigate impact from prior upstream development.
54.	_____	_____	<input type="checkbox"/>	Copy of any protective covenants or deed restrictions that are intended to cover all or any part of the tract.
55.	_____	_____	<input type="checkbox"/>	"Letter of Intent" detailing size of proposed building, proposed use, number of tenants, number of employees, anticipated hours of operation, traffic, etc. for multifamily residential developments. The applicant shall determine whether the dwelling units are going to be offered for sale, for rent or for both sale and rent.
56.	_____	_____	<input checked="" type="checkbox"/>	Such other items and information pertaining to the site as the Planning and Engineering Departments reasonably determine would be necessary or helpful to the Planning or Zoning Board in reviewing the application.
57.	_____	_____	<input checked="" type="checkbox"/>	Staging plan for any area that will be developed in stages, a total development plan must be submitted in accordance with this section.

NORTH BRUNSWICK CODE

	Submitted	Waiver Requested	N/A	
58.	_____	_____	<u>✓</u>	Location of 100-year flood limit as depicted on current State of New Jersey, Department of Environmental Protection, Bureau of Flood Plain Management, Delineation of Floodway and Flood Hazard Area Map. If stream has not been studied, then a copy of the application for floodplain delineation to NJDEP Land Use Regulation Program should be provided, if applicable.



For Office Use Only	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
<b>Check One:</b>	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

Revision Date: 9/2020

## TOWNSHIP OF NORTH BRUNSWICK

### Site Plan/Conditional Use Application (FORM A)

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, storm water, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 x 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



PART I

SUBJECT PROPERTY:

Block 227 Lot(s) 31 Zone R-1  
Property Location 230 Washington Place, North Brunswick, NJ 08902  
Size of Property 9,271 S.F.

Present Use:  Residential  Non-Residential  Vacant  
Proposed Use:  Residential  Non-Residential Specify: \_\_\_\_\_

CONTACTS:

Applicant:  Corporation  Partnership  Individual  
 Other/Explain Limited Liability Company

Name: B2 Bistro Realco North Brunswick, LLC c/o Russell D'Anton

Address: 230 Washington Place, North Brunswick, NJ 08902

Telephone: (908) 347-6181 Fax: \_\_\_\_\_

Email: russell@b2bistro.com

Owner (if different from Applicant):

Name: Same as above

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Engineer:

Name: Sharif Aly, P.E.

Address: 757 Ridgewood Avenue, North Brunswick, NJ 08902

Telephone: (732) 718-7846 Fax: (732) 249-0859

Email: sharif@amertechengineering.com

Attorney: James E. Stahl, Esq. and

Name: John J. DeLuca, Jr., Esq. of the firm Borrus, Goldin, Foley, Vignuolo, Hyman & Stahl, P.C.

Address: 2875 US Route One, North Brunswick, NJ 08902

Telephone: (732) 422-1000 Fax: (732) 422-1016

Email: jdeluca@borrus.com



PART II

**TYPE OF APPROVAL REQUESTED (Check all that apply):**

- Site Plan
- Amended Site Plan
- Conditional Use

**ASSOCIATED APPROVALS REQUESTED:**

Variances:  
(Complete and attach Form C, Part II)

- "C" Variance(s)
- "D" Variance(s)

Subdivision:  
(Complete and attach Form B, Part II)

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Amended Preliminary Major Subdivision
- Amended Final Major Subdivision

Other (specify): \_\_\_\_\_

**Describe Proposed Development (continue on a separate sheet if necessary):**

The purpose of this proposal is to construct a pergola on Applicant's outdoor patio area. With this minor addition, the Applicant will be able seat and services customers in this area during the spring, summer, and fall months with greater protection from natural elements.

The alterations include the addition of a pergola on the primary structure's South-facing wall, between the building and Farrington Lake. The covered area will be approximately 30.83 feet wide along the building, 21.5 feet out from the building, and 10 feet in height off the ground. The pergola will be equipped with mechanical panels, which can shift to either block the sun or allow sunlight in.

There are virtually no detriments to the neighboring properties, the general public, or to the purpose and scheme of the North Brunswick Zoning Ordinance and Master Plan, as the use existing use on the site will not substantially change. The proposed pergola would ultimately offer a improved visual aesthetic on the Farrington Lake Waterfront.







PART III

Has there been any previous application to any Township Board involving these premises?

YES     NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:

The relevent Resolutions granting prior approvals and imposing certain conidtions are attached to the Applicant's Cover Letter as Attachment 1 and Attachment 2.

Is public water available?

YES     NO

If no, how will water service be supplied? \_\_\_\_\_

Is public sewer available?

YES     NO

If no, provide proposed method of sewage disposal: \_\_\_\_\_

Are there any existing deed restrictions, easements or covenants?

YES     NO

If yes, are copies provided?

YES     NO

Are any deed restrictions, easements or covenants contemplated?

YES     NO

If yes, are copies provided?

YES     NO

Does the owner own or have any ownership interest in any contiguous property?

YES     NO

If yes, provide type of ownership, address, block and lot(s): \_\_\_\_\_

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:    Description of Item:

1 Cover Letter, Explanation of Proposal, and Attachments

1 Original & 14 Copies of this Application Form

14 copies of 24 inch x 36 inch Site Plan & Variance Plan

14 copies of 24 inch x 36 inch Boundary & Topographic Survey

14 copies of Architectural Sketches

14 copies of Photos of Property and the Location of Proposed Improvements

1 copy of a Completed Checklist



\_\_\_\_\_  
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**DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:**

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Name: Russel D'Antinio Address: 230 Washinton Place, North Brunswick, NJ 08902

Name: Keith DiGrazio Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

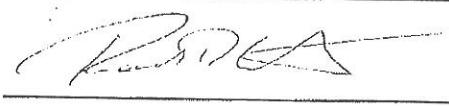
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Name: \_\_\_\_\_ Address: \_\_\_\_\_


Name: \_\_\_\_\_ Address: \_\_\_\_\_

Applicant's Signature:  Date: 6/27/22



**ESCROW FUNDS AGREEMENT:**

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.


Applicant's Signature:  Date: 6/27/22

Owner's Signature (if different from Applicant): \_\_\_\_\_ Date: \_\_\_\_\_



**SITE INSPECTION AUTHORIZATION**

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

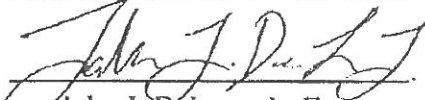
Owner's Signature:  Date: 6/27/22

**APPLICANT'S CERTIFICATION:**

I, Russell D'Anton, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 230 Washington Place, North Brunswick, NJ 08902 in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

  
SIGNATURE

Sworn to and subscribed before me this 27<sup>th</sup> day of June, 20 22

  
John J. DeLuca, Jr, Esq.  
Attorney at Law

**OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):**

I, Russell D'Anton, of full age, being duly sworn according to law and upon my oath depose that: I reside at 230 Washington Place, North Brunswick, NJ 08902 in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



situated, lying, and being in the municipality aforesaid, and known and designated as Block(s)  
227 and Lot(s) 31,

and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

SIGNATURE

Sworn to and subscribed before  
me this 27<sup>th</sup> day of  
June, 20 22

John J. DeLuca, Jr, Esq.

Attorney at Law



For Office Use Only	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
<b>Check One:</b>	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

Revision Date: 9/2020

## TOWNSHIP OF NORTH BRUNSWICK

### Variance Application (FORM C)

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, stormwater, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 × 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable. Single-family or two-family homeowners preparing variance applications on their own behalf shall not be subject to this electronic submission requirement, provided that such applications do not require site plan or subdivision approval.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



PART I

SUBJECT PROPERTY:

Block 227 Lot(s) 31 Zone R-1  
Property Location 230 Washington Place, North Brunswick, NJ 08902  
Size of Property 9,271 S.F.

Present Use:  Residential  Non-Residential  Vacant

Proposed Use:  Residential  Non-Residential Specify: Commercial:

The Property is currently used as a restarurant & bar.  
No change in use is proposed.

CONTACTS:

Applicant:  Corporation  Partnership  Individual

Other/Explain Limited Liability Company

Name: B2 Bistro Realco North Brunswick, LLC c/o Russell D'Anton

Address: 230 Washington Place, North Brunswick, NJ 08902

Telephone: (908) 347-6181 Fax: \_\_\_\_\_

Email: russell@b2bistro.com

Owner (if different from Applicant):

Name: Same as above

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Engineer:

Name: Sharif Aly, P.E.

Address: 757 Ridgewood Avenue, North Brunswick, NJ 08902

Telephone: (732) 718-7846 Fax: (732) 249-0859

Email: sharif@amertechengineering.com

Attorney: James E. Stahl, Esq. and

Name: John J. DeLuca, Jr., Esq. of the firm Borrus, Goldin, Foley, Vignuolo, Hyman & Stahl, P.C.

Address: 2875 US Route One, North Brunswick, NJ 08902

Telephone: (732) 422-1000 Fax: (732) 422-1016

Email: jdeluca@borrus.com



## PART II

### Describe the Proposed Development/Request (continue on a separate sheet if necessary):

The purpose of this proposal is to construct a pergola on Applicant's outdoor patio area. With this minor addition, the Applicant will be able seat and services customers in this area during the spring, summer, and fall months with greater protection from natural elements.

The alterations include the addition of a pergola on the primary structure's South-facing wall, between the building and Farrington Lake. The covered area will be approximately 30.83 feet wide along the building, 21.5 feet out from the building, and 10 feet in height off the ground. The pergola will be equipped with mechanical panels, which can shift to either block the sun or allow sunlight in.

There are virtually no detriments to the neighboring properties, the general public, or to the purpose and scheme of the North Brunswick Zoning Ordinance and Master Plan, as the use existing use on the site will not substantially change. The proposed pergola would ultimately offer a improved visual aesthetic on the Farrington Lake Waterfront.

#### ■ "C" Variance(s):

- C(1) - The strict application of the provisions of Chapter 205 would result in peculiar and exceptional practical difficulties or exceptional and undue hardship.
- C(2) - The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

#### ■ "D" Variance(s):

- D(1) - Use or principal structure in a district restricted against such use or principal structure.
- D(2) - Expansion of a nonconforming use.
- D(3) - Deviation from a specification or standard pertaining solely to a conditional use.
- D(4) - Increase in the permitted floor area ratio.
- D(5) - Increase in the permitted density.
- D(6) - Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.





**ASSOCIATED APPROVALS REQUESTED:**

**Site Plan:**

- Site Plan
- Amended Site Plan
- Conditional Use

**Subdivision:**

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Amended Preliminary Major Subdivision
- Amended Final Major Subdivision

Other (specify): \_\_\_\_\_

A **change to a nonpermitted use** shall require a site plan approval or, as a minimum, a site plan waiver request. Such request may be considered by the Board, and, if granted, will constitute an acknowledgment by the Board that the condition of the property is satisfactory and meets the requirements of Chapter 205. No site plan waiver will be granted if the condition of the property is not satisfactory in such matters as traffic, circulation, access, parking, lighting, setbacks, lot coverage, safety, landscaping, buffer, fire safety, noise or other requirements of Chapter 205

**Is a site plan waiver requested?**

YES       NO

If a site plan waiver is sought, explain why the request shall be granted:

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**Is the application proposed to be bifurcated?**

YES       NO

If bifurcated, identify the nature of subsequent development approvals to be sought:

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**Identify Requested Variances:**

Ordinance Section: Requirement:

Proposed Deviation:

§205-46: Permitted Principal Uses - Single-Family Detached Dwelling Only - ~~Restaurant~~

Existing/Proposed



§205- Attchment 6: Max. Impervious Coverage - 40% is allowed - 50% is existing/proposed

§205- 100(B): Parking Spaces - 96 spaces are required - 88 spaces are existing/proposed

§205- 66(D): Parking in Front Yard - 10 feet is required - 0 feet is existing/proposed

§205- \_\_\_\_\_

§205- \_\_\_\_\_

§205- \_\_\_\_\_

§205- \_\_\_\_\_

§205- \_\_\_\_\_

§205- \_\_\_\_\_

§205- \_\_\_\_\_

§205- \_\_\_\_\_

§205- \_\_\_\_\_

**Identify Requested Design Waivers:**

Ordinance Section: Requirement: Proposed Deviation:

§205- 98(A): Parking Space Size - 9 feet wide and 18 feet deep is required -

§205- \_\_\_\_\_ 8 feet wide and 18 feet deep is existing/proposed

§205- 98(B): Parking Aisle - 24 feet wide is required - 19 feet wide is existing/proposed

§205- \_\_\_\_\_

§205- \_\_\_\_\_

§205- \_\_\_\_\_

§205- \_\_\_\_\_

§205- \_\_\_\_\_

**“C” Variance(s) (Check one that applies):**

A variance under N.J.S.A. 40:55D-70.C(1):

Detail your argument for how this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situations uniquely affecting the property or the structures lawfully existing thereon:

**This property is situated along Farrington Lake and is currently used as a**



**bar and restuarant, although it is within the R-1 Zone. Compliance with the is not possible, absent a complete demolition and rebuild.**

and/or

■ A variance under N.J.S.A. 40:55D-70.C(2):

Detail your argument for how this case conforms to this requirement: **This application**

**offers a benefit to surround properties and the community in general, in that it it will improve the existing non-conforming use, such that patrons will be able to**

**D Variance(s): lakeside food & beverage service, while being protected from natural elements.**

State special reasons why the refusal to allow the project would impose on the applicant an undue hardship and/or how the proposed project carries out a purpose of zoning as defined in N.J.S. 40:55D-2. Detail your argument for 1) how the proposed use inherently serves the public good, and/or 2) why the property cannot reasonably be adapted to a conforming use, and/or 3) what unique characteristics of the site make it particularly appropriate for the proposed use rather than a permitted use:

An existing non-conforming use, in the form of a restaurant and bar, already exists on the property. This restaraunt is uniuqiely situated on the Lake Farrington Waterfront. To make the best possible use of this space in an economically, efficient, and visually pleasing manner, thereby carrying out the purpose of zoning as defined in N.J.S.A. 40:55D-2, the Applicant must be permitted to construct this pergola.

**C and D Variance(s):**

Supply a statement of facts why relief can be granted without substantial detriment to the public good:

An existing non-conforming use, in the form of a restaurant and bar, already exists on the property. The Applicant porposes virtually no change in use. The pergola would only have a visual or noise impact to the area which it will be gacing - Farrington Lake. Granting this relief will have virtually no impact on the public, beyond providing a wterfront dining area with proction from nature's elements.

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance:

An existing non-conforming use, in the form of a restaurant and bar, already exists on the property. The Applicant purposes virtually no change in use. The intent and purpose of the zone plan and zoning ordiance will be competely unaffected by the changes proposed. Granting this relief will have virtually no impact on the zone plan or zone ordinance.



PART III

Has there been any previous application to any Township Board involving these premises?

YES     NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:

The relevent Resolutions granting prior approvals and imposing certain conidtions are attached to the Applicant's Cover Letter as Attachment 1 and Attachment 2.

Is public water available?

YES     NO

If no, how will water service be supplied? \_\_\_\_\_

Is public sewer available?

YES     NO

If no, provide proposed method of sewage disposal: \_\_\_\_\_

Are there any existing deed restrictions, easements or covenants?

YES     NO

If yes, are copies provided?

YES     NO

Are any deed restrictions, easements or covenants contemplated?

YES     NO

If yes, are copies provided?

YES     NO

Does the owner own or have any ownership interest in any contiguous property?

YES     NO

If yes, provide type of ownership, address, block and lot(s): \_\_\_\_\_

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:    Description of Item:

1 Cover Letter, Explanation of Proposal, and Attachments

1 Original & 14 Copies of this Application Form

14 copies of 24 inch x 36 inch Site Plan & Variance Plan

14 copies of 24 inch x 36 inch Boundary & Topographic Survey

14 copies of Architectural Sketches

14 copies of Photos of Property and the Location of Proposed Improvements

1 copy of a Completed Checklist



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**DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:**

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Name: Russel D'Antonio Address: 230 Washington Place, North Brunswick, NJ 08902

Name: Keith DiGrazio Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

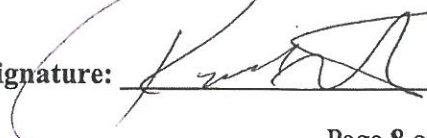
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Name: \_\_\_\_\_ Address: \_\_\_\_\_


Name: \_\_\_\_\_ Address: \_\_\_\_\_

Applicant's Signature:  Date: 6/27/2022



**ESCROW FUNDS AGREEMENT:**

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Applicant's Signature:  Date: 6/27/22

Owner's Signature (if different from Applicant): \_\_\_\_\_ Date: \_\_\_\_\_



**SITE INSPECTION AUTHORIZATION**

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: \_\_\_\_\_

Date: 6/27/22

**APPLICANT'S CERTIFICATION:**

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\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before  
me this 27<sup>th</sup> day of

June, 20 22

John J. DeLuca, Jr.  
John J. DeLuca, Jr, Esq.

Attorney at Law

**OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):**

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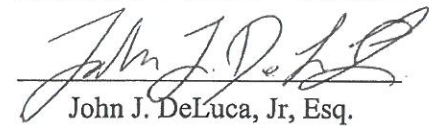


situated, lying, and being in the municipality aforesaid, and known and designated as Block(s)  
227 and Lot(s) 31

and that I am either the applicant or I have authorized the applicant to make this application, and  
I agree to be bound by the application, the representations made and the decision in the same  
manner as if I were the applicant.

  
SIGNATURE

Sworn to and subscribed before  
me this 27<sup>th</sup> day of  
June, 2022



John J. DeLuca, Jr, Esq.

Attorney at Law  
State of New Jersey





181 WEST HIGH STREET  
SOMERVILLE, NJ 08876

908 927 0100p  
908 927 0181f

November 14, 2022

Via Email: [jstahl@borrus.com](mailto:jstahl@borrus.com)  
[dbelliveau@borrus.com](mailto:dbelliveau@borrus.com)

James E. Stahl, Esq.  
Borrus, Goldin, Foley, Vignuolo, Heyman & Stahl, P.C.  
2875 US Route One  
North Brunswick, NJ 08902

RE: B2 Bistro  
Block 227, Lot 31  
230 Washington Place  
Township of North Brunswick, Middlesex County

Dear Mr. Stahl:

Dolan & Dean Consulting Engineers, LLC (D&D) has prepared this report to address the latest site plan for the referenced application. Permanent outdoor seating and parking lot modifications are proposed to be added to the existing B2 Bistro on Washington Place in the Township of North Brunswick. Although B2 Bistro has been operational, the introduction of the additional permanent outdoor seating and parking lot modifications warrants review from a traffic perspective, not only with regard to trip generation, but also with respect to parking sufficiency.

#### EXISTING CONDITIONS

The subject property is located on along Washington Place on the western bank of Farrington Lake, which separates North Brunswick from East Brunswick as shown on attached Figure 1. The site operates as a restaurant and bar. Access is provided via one ingress-only driveway and one egress-only driveway along Washington Place. Access is also available via an interconnection with adjacent Lot 33.01, which has a full movement driveway on Washington Place.

Washington Place is designated as an Urban Major Collector under municipal jurisdiction. The roadway has a general north/south orientation which extends for approximately 4,850 feet from Route 130 to north to Riva Avenue to the south. One lane of travel is provided in each direction with a posted speed limit of 25 miles per hour.

#### EXISTING TRAFFIC VOLUMES

Manual turning movement traffic counts and parking demand observations were conducted by D&D on Saturday, August 20, 2022, from 12:00 p.m. to 2:00 p.m. and on Friday, August 26, 2022, from 5:30 p.m. to 7:30 p.m. The counts were conducted at the site driveways to determine peak evening and Saturday site volumes. See attached spreadsheet.

NOVEMBER 14, 2022

Figure 2 illustrates the existing peak hour traffic activity as revealed through the traffic count program. The subject property experiences the evening peak hour from 6:30 p.m. to 7:30 p.m. and the Saturday peak hour from 12:25 p.m. to 1:25 p.m. The activity at the site is comprised of sit-down restaurant trips, take-out trips and delivery trips. During the evening peak hour, there were 46 entering movements and 38 exiting movements with peak parking demand of 98 occupied spaces at 6:55 p.m., 7:00 p.m., and 7:10 p.m. During the Saturday peak hour, there were 34 entering movements and 20 exiting movements and a peak parking demand of 71 occupied spaces at 1:55 p.m.

As shown, during both morning and evening peak hours, the total site traffic is relatively low. From a traffic or roadway capacity perspective, the peak hour activity is not considered "significant", which is defined by the Institute of Transportation Engineers (ITE) and NJDOT as an additional 100 or more trips in one hour.

#### PARKING SITE ACCESS AND CIRCULATION

The addition of the permanent outdoor seating will not alter the overall site access or circulation patterns, other than to increase the total parking from 95 spaces to 101 spaces.

As previously mentioned, the site currently operates with a peak parking demand of 98 vehicles during the Friday evening peak hour, and 71 vehicles during the Saturday peak hour. This indicates that under peak operational conditions, the proposed parking supply will provide an appropriate supply of striped parking spaces.

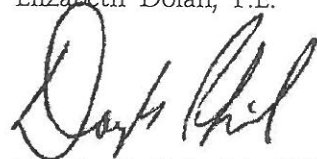
We look forward to discussing this in greater detail with the Board. In the meantime, please contact this office with any questions concerning this analysis.

Very truly yours,

DOLAN & DEAN  
CONSULTING ENGINEERS, LLC



Elizabeth Dolan, P.E.



Douglas J. Polyniak, P.E.

Attachment

SFVrc  
22121

\\sbs\hbs\brunswick\B2 Bistro\2022\11-14\B2Bistro

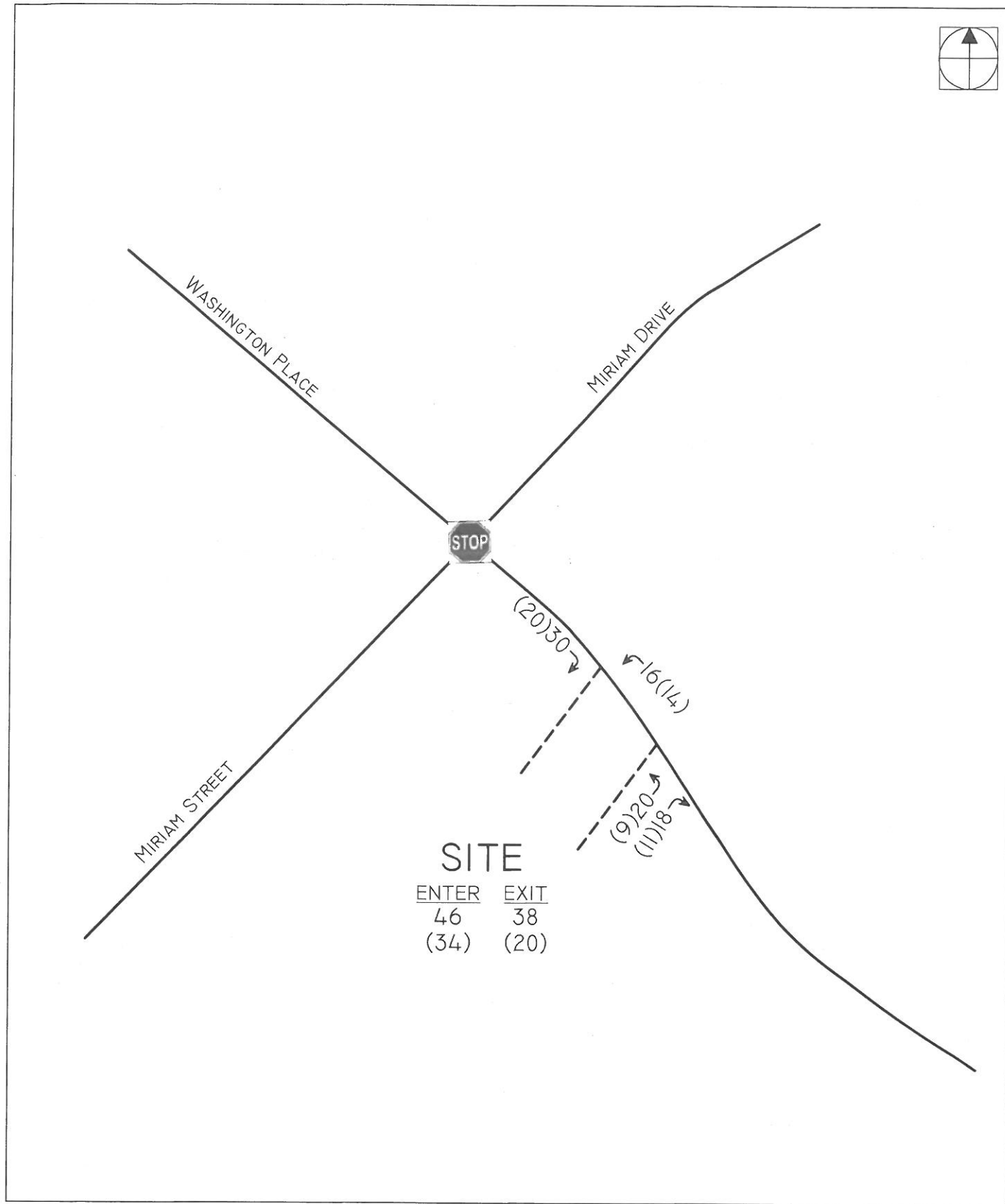


B2 BISTRO - PARKING MODIFICATIONS  
TOWNSHIP OF NORTH BRUNSWICK  
MIDDLESEX COUNTY, NEW JERSEY

FIGURE I



SITE LOCATION MAP



B2 BISTRO - PARKING MODIFICATIONS  
 TOWNSHIP OF NORTH BRUNSWICK  
 MIDDLESEX COUNTY, NEW JERSEY

FIGURE 2

EXISTING TRAFFIC VOLUMES  
 EVENING (SATURDAY) PEAK HOUR



B2 Bistro  
 North Brunswick, Middlesex County  
 Count Summary

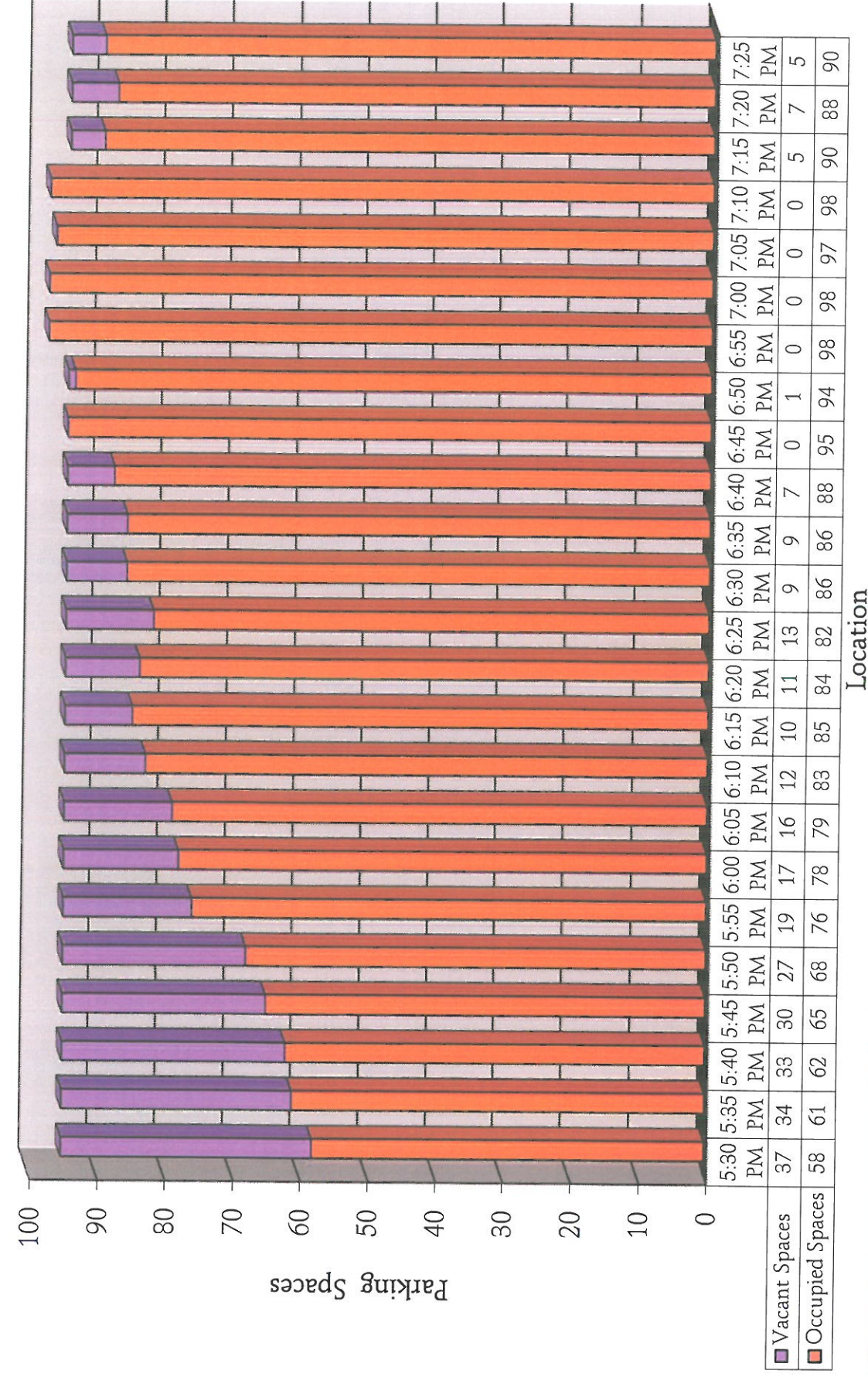
Counted on Saturday, August 20, 2022

Time	In		Out		Parking			Hourly Entering	Hourly Exiting	Hourly Total
	Left	Right	Left	Right	Occupied	Available	% Occupied			
12:00 PM	2	2	0	2	47	48	49%	-	-	-
12:05 PM	0	2	1	0	48	47	51%	-	-	-
12:10 PM	2	1	2	0	49	46	52%	-	-	-
12:15 PM	1	1	1	0	50	45	53%	-	-	-
12:20 PM	0	3	0	0	53	42	56%	-	-	-
12:25 PM	4	2	1	1	57	38	60%	-	-	-
12:30 PM	0	0	0	0	57	38	60%	-	-	-
12:35 PM	2	2	2	0	59	36	62%	-	-	-
12:40 PM	0	3	0	0	62	33	65%	-	-	-
12:45 PM	1	3	1	1	64	31	67%	-	-	-
12:50 PM	0	1	1	1	63	32	66%	-	-	-
12:55 PM	0	1	0	3	61	34	64%	33	17	50
1:00 PM	2	5	0	1	67	28	71%	36	16	52
1:05 PM	0	0	0	2	65	30	68%	34	17	51
1:10 PM	1	2	0	0	68	27	72%	34	15	49
1:15 PM	2	1	3	2	66	29	69%	35	19	54
1:20 PM	2	0	1	0	67	28	71%	34	20	54
1:25 PM	2	1	0	2	68	27	72%	31	20	51
1:30 PM	0	1	0	1	68	27	72%	32	21	53
1:35 PM	1	0	0	0	69	26	73%	29	19	48
1:40 PM	1	0	1	1	68	27	72%	27	21	48
1:45 PM	0	1	1	1	67	28	71%	24	21	45
1:50 PM	2	1	2	0	68	27	72%	26	21	47
1:55 PM	1	2	0	0	71	24	75%	28	18	46

Counted on Friday, August 26, 2022

Time	In		Out		Parking			Hourly Entering	Hourly Exiting	Hourly Total
	Left	Right	Left	Right	Occupied	Available	% Occupied			
5:30 PM	2	4	0	0	58	37	61%	-	-	-
5:35 PM	2	2	0	1	61	34	64%	-	-	-
5:40 PM	0	2	0	1	62	33	65%	-	-	-
5:45 PM	4	0	0	1	65	30	68%	-	-	-
5:50 PM	3	2	0	2	68	27	72%	-	-	-
5:55 PM	2	6	0	0	76	19	80%	-	-	-
6:00 PM	3	1	1	1	78	17	82%	-	-	-
6:05 PM	0	3	0	2	79	16	83%	-	-	-
6:10 PM	2	2	0	0	83	12	87%	-	-	-
6:15 PM	2	2	2	0	85	10	89%	-	-	-
6:20 PM	2	2	3	2	84	11	88%	-	-	-
6:25 PM	0	0	1	1	82	13	86%	48	18	66
6:30 PM	2	2	0	0	86	9	91%	46	18	64
6:35 PM	1	2	1	2	86	9	91%	45	20	65
6:40 PM	0	3	1	0	88	7	93%	46	20	66
6:45 PM	2	5	0	0	95	0	100%	49	19	68
6:50 PM	2	0	1	2	94	1	99%	46	20	66
6:55 PM	2	4	0	2	98	-3	103%	44	22	66
7:00 PM	0	2	1	1	98	-3	103%	42	22	64
7:05 PM	1	2	2	2	97	-2	102%	42	24	66
7:10 PM	1	2	1	1	98	-3	103%	41	26	67
7:15 PM	1	4	8	5	90	5	95%	42	37	79
7:20 PM	2	1	4	1	88	7	93%	41	37	78
7:25 PM	2	3	1	2	90	5	95%	46	38	84

B2 Bistro  
North Brunswick, New Jersey  
Friday Evening Parking Demand: Friday, August 26, 2022

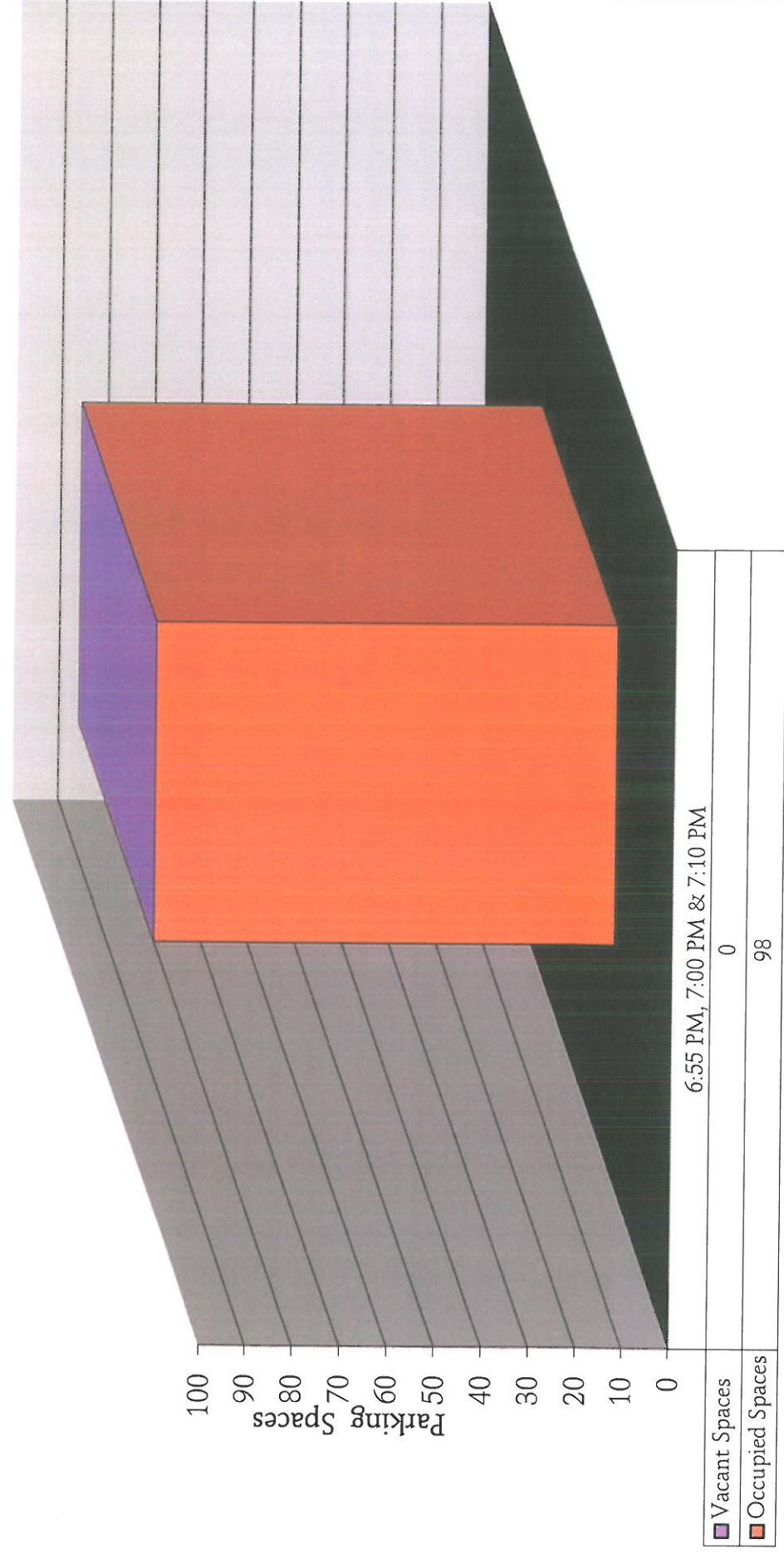




B2 Bistro

North Brunswick, New Jersey

Friday Evening Peak Parking Demand: 6:55 P.M., 7:00 P.M. & 7:10 P.M.  
Friday, August 26, 2022





B2 Bistro  
 North Brunswick, New Jersey  
 Saturday Parking Demand: Saturday, August 20, 2022





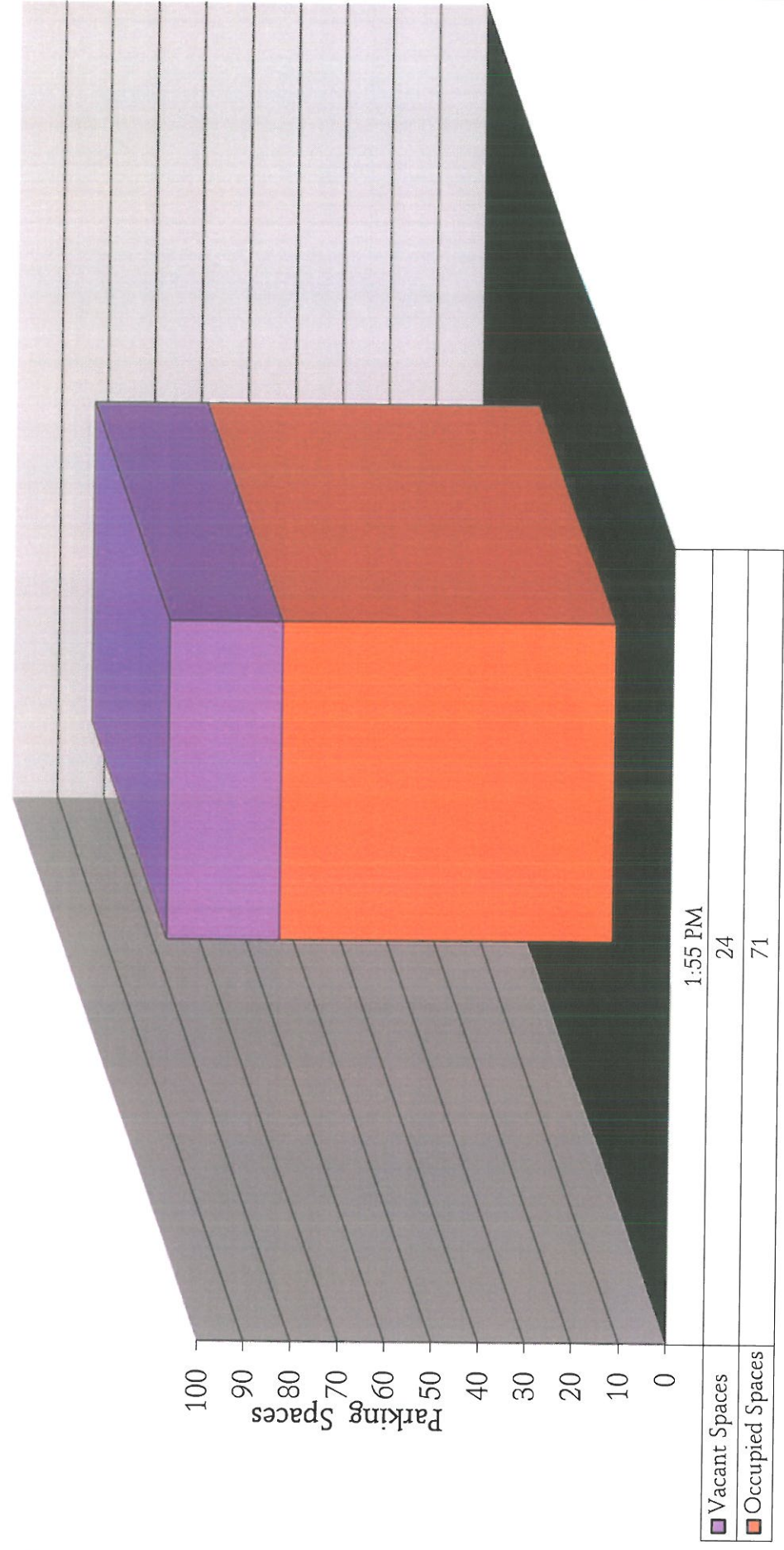


B2 Bistro

North Brunswick, New Jersey

Saturday Peak Parking Demand: 1:55 P.M.

Saturday, August 20, 2022





OF LEGAL SERVICES FOR  
CENTRAL NEW JERSEY

JOHN J. DELUCA, JR., ESQ.  
E-MAIL: [jdeluca@borrus.com](mailto:jdeluca@borrus.com)

**BORRUS, GOLDIN, FOLEY  
VIGNUOLO, HYMAN & STAHL**

A PROFESSIONAL CORPORATION  
COUNSELLORS AT LAW

2875 US HIGHWAY #1  
ROUTE 1 & FINNEGANS LANE  
NORTH BRUNSWICK, N.J. 08902  
(732) 422-1000

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E-mail: [attys@borrus.com](mailto:attys@borrus.com)

JACK BORRUS  
(1962-2021)

MARTIN S. GOLDIN  
(1962-2002)

July 6, 2022

***Via Email***

**TO: ANDREI ALEXEEV, ZONING OFFICER  
TOWNSHIP OF NEW BRUNSWICK  
710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902**

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**RE: VARIANCE APPLICATION FOR BLOCK 227, LOT 31  
STREET ADDRESS: 230 WASHINGTON PLACE  
APPLICANT: B2 REALCO NORTH BRUNSWICK, LLC c/o RUSSELL D'ANTON**

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Dear Mr. Alexeev,

This firm represents the applicant, B2 Realco North Brunswick, LLC (“Applicant”) in connection with its application (the “Application”) to the Zoning Board of Adjustment (the “Board”) for the Township of North Brunswick (the “Township”) for Amended Site Plan, Variance, and Design Waiver approval, which was submitted to the Board, on or about June 28, 2022. The purpose of this correspondence and submission is to supplement the Application and clarify certain conditions the Applicant seeks relief from.

The subject property (the “Property”) is located at 230 Washington Place, North Brunswick, NJ 08902, which is also known as Block 227, Lot 31 on the Tax Map for the Township. The Applicant owns and operates B2 Bistro of North Brunswick (the “Restaurant”) at the Property.

The Property was the subject of prior applications for development. In or around 1993, the then-owner of the Property, Marbet, Inc. ("Maret") applied to the Board for use variance and site plan approval. In or around 1997, Marbet applied again to the Board for amended site plan approval. In each instance, the Board approved Marbet's application but imposed certain conditions, as set forth in each of the resolutions memorializing said approvals. Here, in addition to Amended Site Plan, Variance, and Design Waiver approval, Applicant seeks relief from certain prior imposed conditions, as described more fully below.

#### ATTACHMENTS

The RESOLUTION OF FINDINGS AND CONCLUSIONS BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NORTH BRUNSWICK, memorialized February 15, 1994, is attached hereto as "**Attachment 1**" and will be abbreviated herein as "**Bd. Resolution, dated 2/15/1994.**"

The RESOLUTION OF FINDINGS AND CONCLUSIONS BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NORTH BRUNSWICK, memorialized June 17, 1997, is attached hereto as "**Attachment 2**" and will be abbreviated herein as "**Bd. Resolution, dated 6/15/1997.**"

Attached hereto as "**Attachment 3**" is the Applicant's set of "**Proposed Conditions,**" which eliminates or amends certain conditions and sets forth a complete set of replacement conditions.

The applicant seeks relief from prior imposed conditions, as follows:

**1. Applicant seeks relief from conditions regarding MAXIMUM CAPACITY.**

**a. Prior imposed condition.**

In Bd. Resolution, dated 2/15/1994, Ex. A, ¶ 1, the maximum patron/customer capacity for the entire premises is “185 persons, including both inside and outside seating areas.”

**b. Relief sought.**

The Applicant will seek to expand to maximum seating capacity by 142 persons to 327 maximum allowable persons, with space for 267 persons seated indoors and 60 persons seated outdoors.

**2. Applicant seeks relief from conditions describing or limiting HOURS OF OPERATION on the Property.**

**a. Prior imposed condition.**

In Bd. Resolution, dated 6/17/1997, Ex. A, ¶ 2, Applicant’s hours of operation, specifically its closing time, is restricted to 12:00 AM (midnight) on Friday and Saturday nights and 11:00 pm on Sunday through Thursday.

**b. Relief sought.**

The Applicant will seek to extend its hours of operation on Saturday nights and certain holidays to 1:00 AM, pending approval by the Governing Body of the Township of North Brunswick. The Applicant’s current hours of operation are 11:30AM–10PM on Mondays through Thursdays, 11:30AM–11PM on Fridays, 11AM–11PM on Saturdays, and 11AM–9PM on Sundays. While Applicant does not intend to immediately alter its hours of operation, it desires the

flexibility to do so in connection with certain holidays, banquet-style functions, and sporting events.

**3. Applicant seeks relief from conditions describing or LIMITING OPERATIONS on the Property.**

**a. Prior imposed condition.**

In Bd. Resolution, dated 2/15/1994, Ex. A, ¶ 3 and Bd. Resolution, dated 6/17/1997, Ex. A, ¶ 1, conditions require that the Applicant intend to operate the Restaurant primarily as an a la carte dining facility. The conditions in the 1997 Resolution further restrict the Applicant's operations by limiting the number and size of banquet-type functions with live music or DJ services; only 100 such events per year and only 100 attendees per event.

**b. Relief sought.**

The Applicant will seek to eliminate and replace these conditions, allowing for larger events and more events, while recognizing that 85% of the Applicant's business continues to be driven by a la carte dining services. More specifically, the Applicant seeks for these conditions to be amended to allow banquet-type functions on no more than 100 days per year and limit the attendees of such events to no more than the Restaurant's maximum capacity.

**4. Applicant seeks relief from conditions referring to NEW YEAR'S EVE EVENTS at the Property.**

**a. Prior imposed condition.**

The conditions set forth in Bd. Resolution, dated 6/17/1997, Ex. A, ¶ 2 specifically addresses closing time (i.e., hours of operation). This paragraph further refers to an exception to closing time limitations for New Year's Eve

events. However, pursuant to the condition, such excepted events are limited to only 132 people.

**b. Relief sought.**

The Applicant will seek to expand the permitted number of attendees at New Year's Eve events to no more than the Restaurant's maximum capacity. In connection with such events, the Applicant DOES NOT seek to expand its hours of operation beyond what is currently permitted, pursuant to Bd. Resolution, dated 6/17/1997, Ex. A, ¶ 2.

**5. Applicant seeks relief from conditions referring to OFFICE SPACE on the Property.**

**a. Prior imposed condition.**

The condition set forth in Bd. Resolution, dated 6/17/1997, Ex. A, ¶ 4 requires that 1,050 s.f. of space be used only as office space and not for any dining or entertainment purposes.

**b. Relief sought.**

The Applicant will seek to eliminate this condition entirely. The Applicant's office-space needs at the Property are minimal and 1,050 s.f. is excessive.

**6. In addition to the variances required for parking, the Applicant seeks approval of certain conditions related to PARKING.**

**a. Prior imposed condition.**

The only prior imposed condition that references parking or traffic on the Property is set forth in Bd. Resolution, dated 6/17/1997, Ex. A, ¶ 7. This condition requires that ingress and egress routes onto the Property from

Washington Place<sup>1</sup> be designated and that the existing parking spaces be restriped. This condition also required the then-owner of the Property to comply with any additional traffic or parking requirements imposed by the Board or the Township; including, encouraging the Township to post “No Parking” signs along Washington Place. The condition further required the then-owner of the Property to make reasonable efforts to improve site lines for vehicles exiting and entering the Property from Washington Place.

**b. Relief sought.**

The Applicant proposes to designate certain parking spots in the parking lot for Our Lady of Peace Church (the “Church”) for its own employee parking and valet customer parking. While the Applicant DOES NOT seek to eliminate prior imposed conditions, the Applicant will seek to further clarify and obtain Board approval for its proposed parking arrangements. In the Applicant’s previous submission, the Applicant set forth a request for variance relief for number of parking spaces and requests for design waiver relief for parking space proximity to the street line, parking space width, and parking lot aisle width. The granting of variance and design waiver relief will alleviate some of the Applicant’s burden to provide on-site, off-street parking at the Property. The approval for the Applicant’s proposed employee and valet parking arrangement with the Church will completely satisfy the Restaurant’s parking needs.

Through an agreement with the Church, the Applicant will be able to satisfy all of its off-street parking needs for both customers and employees. The Church is located at 1730 Highway 130, North Brunswick, NJ, which is also

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<sup>1</sup> Bd. Resolution, dated 6/17/1997 erroneously refers to the roadway known as Washington Place as “Washington Avenue.”

known as Block 285, Lot 1 on the Tax Map for the Township. The Church parking lot has means of ingress and egress on Harding Avenue. The distance between the Church parking lot and the Property's parking lot is approximately 0.14 miles or 720 feet; along Washington Place, Miriam Street, and Harding Avenue. This is a less than 1 minute drive and less than 5 minute walk.



The Church has already agreed to designate approximately 30 parking spaces in its lot for the Applicant's proposal. The Applicant's evening-shift begins at 4 PM. When employees arrive, ahead of their scheduled shift, they will park their vehicles the Church parking lot. The Applicant has arranged for a shuttle to bring the employees from the Church to the Property. Again, at the end of the shift, at approximately midnight, at the latest, the Shuttle will bring the employees back to the Church parking lot. Alternatively, as traffic on the



Property dwindles down in the later hours, prior to closing, the Shuttle will bring employees to the Church parking lot to relocate their vehicles to the Property.

In the event the parking lot on the Property is full – this typically only occurs during peak dinner rush – valet service will drive patrons' cars to the Church parking lot upon arrival and return the cars upon departure. The short drive or walk between the Property and the Church will allow the valet service to fully operate in approximately 5 minutes.

**7. Applicant seeks relief from conditions referring to a BUFFER on the Property.**

**a. Prior imposed condition.**

The conditions set forth in Bd. Resolution, dated 2/15/1994, Ex. A, ¶ 5 and Bd. Resolution, dated 6/17/1997, Ex. A, ¶ 8 require the applicant to construct or maintain a solid wooden fence between its Property and the neighboring, adjacent residential properties along its northern and northwestern boundaries.

**b. Relief sought.**

The seeks confirmation that the existing fencing on the Property is adequate for the buffering purposes originally set forth in Bd. Resolution, dated 2/15/1994, Ex. A, ¶ 5 and Bd. Resolution, dated 6/17/1997, Ex. A, ¶ 8.

Very truly yours,



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JOHN J. DELUCA, JR., ESQ.

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**CONDITIONS**

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To: The Zoning Board of Adjustment for the Township of North Brunswick

Property: 230 Washington Place  
Block 227, Lot 31

Applicant: B2 Realco North Brunswick, LLC  
c/o Russell D. Anton

Prepared by: John J. DeLuca, Jr., Esq.  
Attorney for Applicant

RE: DEVELOPMENT APPLICATION FOR 230 WASHINGTON PLACE  
SEEKING AMENDED SITE PLAN, VARIANCE & DESIGN WAIVER  
APPROVAL AND OTHER RELIEF

---

In connection with the application for development presently pending before the Zoning Board of Adjustment (the "Board") for 230 Washington Place (the "Property"), the applicant herein, B2 Realco North Brunswick, LLC ("Applicant"), agrees that the following terms and conditions be made part of any Resolution approved by the Zoning Board in this matter.

1. Applicant recognizes that the Property is situated within North Brunswick's residential R-1 Zone; and Applicant agrees to abide by the applicable township codes; and Applicant agrees to make all reasonable efforts to minimize any disturbance from its operations to the neighborhood.
2. The maximum patron or customer capacity for the entire premises shall not exceed 327 persons. More specifically, the maximum indoor patron or customer capacity shall not exceed 267 persons and the maximum outdoor patron or customer capacity shall not exceed 60 persons.
3. The intent of Applicant is and shall remain to operate primarily as an a la carte dining establishment, with the ability to host a limited number of banquet-style events. Applicant agrees to host banquet-style events (events with DJ, live music, etc.) on no more than 100 days per calendar year and that the number of customers or patrons of such events shall not exceed the maximum patron or customer capacity, as set forth in the preceding paragraph.
4. The closing time shall be no later than 11:00 pm on Sunday through Thursday nights, no later than 12:00am (midnight) on Friday nights, and no later than 1:00 am on Saturday nights, with the exception of any New Year's Eve event with music. "Closing time" is defined as the discontinuance of bar service, music or entertainment, and the

closing of the kitchen to new orders. Nothing in this paragraph shall restrict Applicant from closing its business at an hour earlier than those set forth herein.

5. Applicant agrees that for any such banquet-style events held on New Year's Eve, the number of customer or patrons of such events shall not exceed the maximum patron or customer capacity, as set forth in the preceding paragraphs.
6. Applicant agrees that it is not required to maintain office space on the Property.
7. Applicant agrees that it will establish, maintain, and adhere to safe and effective employee and valet parking procedures on the Property, in cooperation with Our Lady of Peace Church, the Board, and the Township; and Applicant further agrees that it will comply with whatever additional traffic or parking requirements that may be imposed by the Board or Township.
8. Applicant agrees to maintain the existing fences and landscaping buffers between the primary structure on the Property and the adjacent, neighboring properties along its northern and northwestern facing boundaries.
9. Applicant agrees that all prior imposed restrictions, conditions, and limitations on the Property, which are not made irrelevant by, replaced by, amended by, or in conflict with the conditions set forth herein, shall remain in effect and will also apply to any and all successors.

RESOLUTION OF FINDINGS AND CONCLUSIONS

BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NORTH BRUNSWICK

WHEREAS, Marbet, Inc. has applied to the Zoning Board of Adjustment of the Township of North Brunswick for amended site plan approval for the premises known as Block 227, Lot 31, on the Tax Map of the Township of North Brunswick (the "Property").

WHEREAS, the Board, after carefully considering the evidence presented by Applicant, Applicant's engineer, the adjoining property owners and the general public, has made the following factual findings:

1. Applicant operates a restaurant at the Property.
2. In December 1993, the Board approved Applicant's site plan and granted certain variances, with conditions, for the renovation and expansion of the restaurant.
3. Applicant has returned to the Board for amended site plan approval and further clarification of the conditions imposed on the prior approval.
4. The amendments to the site plan include the elimination of the second floor, the relocation of the proposed second floor office space to the first floor and minor expansions of the perimeter of the building as shown on the plans entitled "First and Second Level Floor Plans" dated May 12, 1997, prepared by David L. Bach, and "Plan Showing Lot 31, Block 227" revised through June 5, 1997 prepared by Eugene I. Voelker.

5. Certain neighbors, represented by an attorney, reached an explicit agreement with the Applicant in return for the withdrawal of their objections. The agreement, which contains ten enumerated items, sets forth conditions and restrictions designed to further clarify the conditions from the 1993 approval and to reduce the impact of the operation of the restaurant in the neighborhood.
6. Certain other neighbors objected to the amended site plan. One neighbor's concern centered around the restaurant's proximity to Farrington Lake. Applicant was advised that while the Township ordinance was not violated, Applicant should ensure that there were no violations of the laws, regulations or ordinances of any other governmental authority having jurisdiction.
7. The Board found that the amended site plan would not have a negative impact on the surrounding neighborhood.
8. The Board found that the intended look of the one floor restaurant would be an aesthetic improvement.
9. The Board found the agreement between the neighbors and Applicant to be reasonable and hereby incorporates said agreement in its entirety as Exhibit A as conditions to the approval.
10. The Board voted to grant amended site plan approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Township of North Brunswick, on this 16th day of

June, 1997, that approval of the application of Marbet, Inc. be granted subject to the conditions set forth in Exhibit A.

The approval specified herein shall not be construed to obviate satisfaction of other requirements of the zoning ordinance or applicable laws, regulations, resolutions and ordinances of the State of New Jersey, County of Middlesex and Township of North Brunswick.

Roll Call Vote:

ROLL CALL	YES	NO
LIBI	✓	
CAROLAN <i>2nd</i>	✓	
GARRACK		
MELTZER		
FRITCHE	✓	
REIF	✓	
GLICK	✓	
CATANESE <i>1st</i>	✓	

Opposed: None

Absent: Glenn Meltzer and Don Reiff

Memorialized: June 17, 1997

- 1) Applicant agrees to operate the restaurant primarily as an a la carte dining establishment (including availability of a la carte dining 7 days a week), and not primarily as a banquet facility. The Applicant agrees to limit the number of banquet type functions when live music or a DJ is playing, to 100 per year, and the number of persons attending such events shall not exceed 100.
- 2) The closing time shall be 12:00 am (midnight) on Friday and Saturday nights, and 11:00 pm on Sunday through Thursday nights, with the exception of any New Year's Eve event with music, at which 132 people shall also be permitted by exception. "Closing time" is defined as the discontinuance of open bar service, music or entertainment, and the closing of the kitchen to new orders.
- 3) The proposed second floor of the building will be eliminated and the overall height of the entire building shall not exceed 17 feet. *- 20' AT ORIGINAL FOUR FLOOR - REMAINING*
- 4) Approximately 1050 s.f. of designated office space will be added to the first floor at the rear of the building (west side adjacent to kitchen and service corridor), and shall be specifically designated not to be used for future dining or entertainment purposes. There will also be no other future changes to the interior configuration of the facility.
- 5) Exterior facade of the building will be altered to include wood trim to make it more compatible with the surrounding neighborhood and its structures. Drawings will be submitted for comments and suggestions by the residents prior to completion.
- 6) Applicant will take additional steps during construction to attenuate and limit the transmission of noise from the facility as much as possible, including additional noise attenuation materials and construction in all dining area ceilings and particularly on all exterior dining area walls on the west, southwest, and southeast sides of the building.
- 7) The Applicant and any successors agree to adhere to all local, county, state, federal, and other recognized applicable ordinances, regulations, and guidelines regarding noise in an R-1 residential zone at all times. The applicant will make every effort possible at all times to reduce and limit noise from the facility so as not to disturb the surrounding residents.
- 8) The Applicant will restore the disturbed areas on the northwestern and northern edges of the parking lot to their pre-construction condition, and shall, as needed, regrade and replace vegetation, and will also re-install and expand the solid wooden fence formerly bordering the parking lot, re-constructing same adjacent to the parking lot in order to prevent access to the adjoining properties to the satisfaction of the adjoining property owners.
- 9) The foregoing conditions, restrictions, and limitations shall be made part of the liquor license issued to Applicant by North Brunswick Township and/or the Alcoholic Beverage Commission (ABC) such that a violation may result in suspension, and/or forfeiture, and/or fine following a hearing or other appropriate procedure as required by law. This will also apply to any and all successors, and will remain for an initial period of 3 years, after which this may be extended by the Township Council or the ABC. If Applicant sells or transfers the liquor license after 3 years to a third party via a bona fide transaction, the liquor license restrictions shall cease, but may be re-instituted by the Township Council in accordance with applicable legal procedures and due process. In any and all cases, all other restrictions specified in #1 through #8 above, and in the original variance resolution and attached agreements, will remain in effect.
- 10) In addition to the above, all original restrictions, conditions, and limitations agreed to in the previously granted variance resolution and attached agreements shall also remain in effect, and will also apply to any and all successors.

RESOLUTION OF FINDINGS AND CONCLUSIONS

BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NORTH BRUNSWICK

WHEREAS, MARBET, INC. has applied to the Zoning Board of Adjustment of the Township of North Brunswick for a use variance and site plan approval for the premises known as Block 227, Lot 31, Washington Place, on the Tax Map of the Township of North Brunswick (the "Property") for the purpose of expanding the existing restaurant on the Property.

WHEREAS, the Board, after carefully considering the evidence presented by applicant, applicant's architect and planner, the adjoining property owners and the general public, has made the following factual findings:

1. Applicant desires to expand the dining room area and kitchen area of the Restaurant situated on the Property.
2. Applicant initially desired an expansion of approximately 2,950 square feet.
3. The Restaurant is a pre-existing non-conforming use located in the R-1 Residential Zone. Therefore, the application is an expansion of a non-conforming use and requires a use variance.
4. The design of the expansion specifies the addition of handicapped accessible bathroom facilities and integration of the dining and kitchen area.
5. Taking into account the expansion, Applicant's current parking meets the requirements of the Township Land Use Ordinance.
6. There were a number of objections to the application.
7. Neighboring residents expressed concerns that an expansion of the Restaurant would increase the number of customers at the Restaurant resulting in increased traffic and noise in the neighborhood.



8. At a subsequent meeting, Applicant's attorney presented to the Board a revision to the application and certain agreements reached between Applicant and the objectors.
9. Applicant reduced the proposed expansion from 2,950 square feet to 2,076 square feet in accordance with Applicant's revised plans dated November 24, 1993.
10. Applicant presented to the Board proposed conditions which were agreed to by the Applicant and objectors.
11. The proposed conditions are embodied in a memorandum dated December 14, 1993, a copy of which is attached hereto as Exhibit A and incorporated herein.
12. In summary, the Memorandum contains the following agreements by Applicant:
  - (a) The maximum seating capacity, including both inside and outside occupancy, is 185 persons.
  - (b) Applicant's intent is to operate the Restaurant primarily as an a la carte dining facility.
  - (c) The expansion of the dining area would not exceed 1,000 square feet.
  - (d) Applicant will construct a wood fence, at least 6 feet in height, to screen the patio area from adjoining property owners.
  - (e) Applicant will take all reasonable steps to implement noise reduction in connection with the installation of the new heating, air conditioning and ventilation system.
  - (f) Applicant will designate the ingress and egress onto Washington Avenue, subject to approval by the appropriate governmental authorities.
  - (g) Applicant will re-stripe the existing parking lot.
  - (h) In connection with bridge and road improvements contemplated to be undertaken by Middlesex County, Applicant agrees to participate with the neighboring property

owners to encourage the County and North Brunswick Township to post no parking signs on Washington Avenue.

13. In light of the agreements by Applicant, the neighboring property owners withdrew their objections.

WHEREAS, the Board of Adjustment has determined that the special reasons do exist for the relief sought by applicant for the following reasons:

1. The proposed expansion is a modernization of a pre-existing non-conforming use which will result in an aesthetic benefit and will provide improvements such as (i) new heating and ventilation systems; and (ii) an improved system of garbage disposal.

WHEREAS, the Board has determined that the relief requested by applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance for the following reasons:

1. The conditions agreed to by the Applicant and objectors and as subsequently imposed by the Board, including but not limited to a reduction in maximum seating capacity, significantly limits any impact of the expansion.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Township of North Brunswick, on this 14th day of December, 1993 that approval of the application of MARBET, INC. be granted subject to the following conditions:

1. The conditions set forth as Exhibit A attached hereto.

BE IT FURTHER RESOLVED, that this variance will automatically expire and be null and void unless applicant obtains a

building permit before the expiration of one year from the date of the granting of this variance.

The grant of variance specified herein shall not be construed to obviate satisfaction of other requirements of the zoning ordinance or applicable laws, regulations, resolutions and ordinances of the State of New Jersey, County of Middlesex and Township of North Brunswick.

Roll Call Vote:

ROLL CALL	YES	NO
GARBACK		
MELTZER <i>Absent</i>		
VILLANO	✓	
WILKEY <i>Absent</i>		
FRITSCHÉ	✓	
SALVENDLER		
INGANDELA	✓	
GLICK	✓	
CATANESE	✓	

Opposed: None

Absent: Glenn Meltzer and Charles Wilkey

Memorialized: February 15, 1994

I, PAT D'ALONZO, Secretary of the Board of Adjustment of the Township of North Brunswick, do hereby certify that the above is a true and correct copy of a resolution adopted at a *Regular* meeting of the Board of Adjustment of the Township of North Brunswick held on *Dec. 14, 1993*

*Pat D'Alonzo*  
PAT D'ALONZO, Secretary

EXHIBIT A

MEMORANDUM OF CONDITIONS

TO: Zoning Board of Adjustment, North Brunswick

FROM: MICHAEL A. GAST, Attorney for Applicant

RE: Application of Marbet, Inc. (T/A Sir John's)

In connection with the application for development presently pending before the Zoning Board of Adjustment, the applicant herein, Marbet, Inc., agrees that the following terms and conditions may be made part of any Resolution approved by the Zoning Board in this matter;

1. The maximum patron/customer capacity for the entire premises shall be 185 persons, including both inside and outside seating areas;

2. Applicant recognizes that it is in a residential R-1 Zone, and agrees to abide by the applicable township codes, and agrees to make every effort to minimize any disturbance to the neighborhood.

3. The intent of the applicant is to operate the restaurant primarily as an a la carte dining establishment.

4. The expansion/renovation shall be in substantial conformance with the conceptual floor plans provided to the Board of Adjustment in connection with the development application; and the renovated building shall not include more than 1,000 square feet of additional interior dining area.

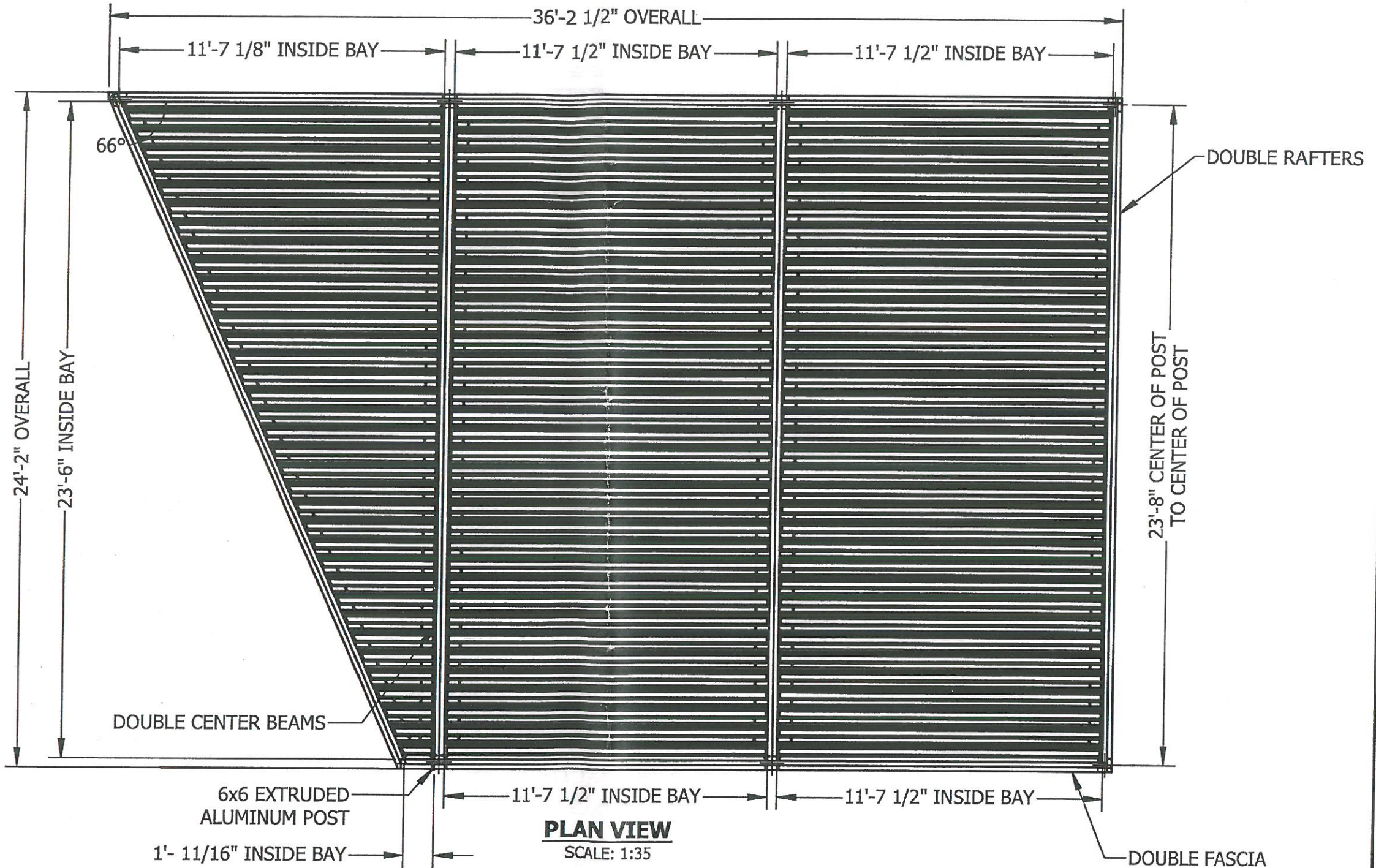
5. A solid wood fence, at least six (6) feet in height,

PHOTOS OF 230 WASHINGTON PLACE AND  
THE LOCATION OF PROPOSED IMPROVEMENTS



PHOTOS CONTINUED





AXIS CONCEPTS INC.  
2029 OPPORTUNITY DR.  
SUITE #1  
ROSEVILLE, CA 95678  
866-241-2792

CUSTOMER  
BRESLOW  
B2 BISTRO

PROJECT LOCATION

COLOR	FINISH
FRAME: BLACK	
LOUVER: BLACK	
GUTTER: BLACK	

PLAN

DRAWN BY: ROBERT LOCKATELL  
DATE/REV: 8/17/2021  
SHEET: 1 OF 5

### PROPERTY OWNERS WITHIN 200':

BLOCK	LOT	OWNER'S NAME & ADDRESS	BLOCK	LOT	OWNER'S NAME & ADDRESS
262.00	116.00	KAREN HOHANNISYAN 100 USA PLACE NORTH BRUNSWICK, NJ 08902	227.00	28.00	OUR LADY OF PEACE CHURCH 227 WASHINGTON PLACE NORTH BRUNSWICK, NJ 08902
227.00	29.00	JAMIE OBESSO 280 WASHINGTON PLACE NORTH BRUNSWICK, NJ 08902	227.00	30.00	JENNIFER BRYAN- HOURIN 268 WASHINGTON PLACE NORTH BRUNSWICK, NJ 08902
262.00	111.00	ANKITUMAR SHINGALA 253 WASHINGTON PLACE NORTH BRUNSWICK, NJ 08902	262.00	110.02	CITY OF NEW BRUNSWICK BAYARD STREET NORTH BRUNSWICK, NJ 08901
227.00	32.07	LINA & NEVILLE COLVALA 7 PERSHING COURT NORTH BRUNSWICK, NJ 08902	262.00	113.00	OUR LADY OF PEACE CHURCH 227 WASHINGTON PLACE NORTH BRUNSWICK, NJ 08902
262.00	117.00	BIN XIANG 240 HAMLIN ROAD NORTH BRUNSWICK, NJ 08902	227.00	33.04	CITY OF NEW BRUNSWICK BAYARD STREET NORTH BRUNSWICK, NJ 08902
262.00	115.00	PALMIERI JOIANN & TARA PALMIERI 266 HAMLIN ROAD NORTH BRUNSWICK, NJ 08902	227.00	33.01	NORTH BRUNSWICK TOWNSHIP 710 HERMANN ROAD NORTH BRUNSWICK, NJ 08902
227.00	32.06	MICHELE & ROBERT 5 PERSHING COURT NORTH BRUNSWICK, NJ 08902	227.00	32.08	MARYBETH & JUAN M 9 PERSHING COURT NORTH BRUNSWICK, NJ 08902
262.00	118.00	YAN LIN & XUEYING CHI 230 HAMLIN ROAD NORTH BRUNSWICK, NJ 08902	262.00	110.01	NORTH BRUNSWICK TOWNSHIP 710 HERMANN ROAD NORTH BRUNSWICK, NJ 08902
262.00	112.00	RIEKO & KENICHIRO TAKEUCHI 265 WASHINGTON PLACE NORTH BRUNSWICK, NJ 08902			

### UTILITY COMPANIES TO BE NOTIFIED:

MIDDLESEX COUNTY PLANNING BOARD  
COUNTY ADMINISTRATION BUILDING  
5TH FLOOR  
75 BAYARD STREET  
NEW BRUNSWICK, NJ 08901

PUBLIC SERVICE ELECTRIC & GAS CO.  
MANAGER- CORPORATE PROPERTIES  
80 PARK PLACE, 16B  
NEWARK, NJ

CABLEVISION OF RARITAN VALLEY  
ATTN: MARGURITE PRENDERVILLE  
275 CENTENNIAL AVENUE  
CN 6902  
PISCATAWAY, NJ 08855

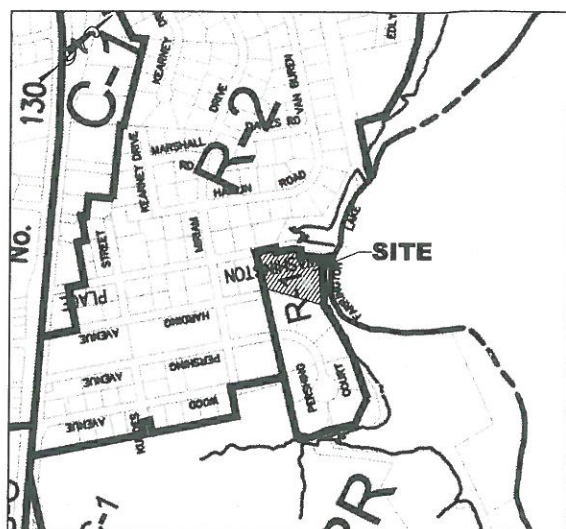
CONSTRUCTION DEPARTMENT  
ATTN: MR. TIM ALLEN  
TEXAS' EASTERN TRANSMISSION CORP.  
501 COOLIDGE STREET  
SOUTH PLAINFIELD, NJ 07080

NORTH BRUNSWICK TOWNSHIP  
ATTN: TOWNSHIP CLERK  
710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902

VERIZON  
N.J. GEN. TAX ADMINISTRATION  
BROAD STREET - ROOM 305  
NEWARK, NJ 07101

DEPARTMENT OF TRANSPORTATION  
STATE OF NEW JERSEY  
1035 PARKWAY  
TRENTON, NJ 08625

SUNOCO PIPELINE I.P.  
RIGHT OF WAY  
MONTELO COMPLEX  
525 FRITZTOWN ROAD  
SNYKING SPRING, PA 19608



ZONING MAP  
SCALE: N.T.S.



KEY MAP / TAX MAP  
SCALE: 1"=200'

ZONING DATA TABLE - R-1 ZONING DISTRICT				
EXISTING USE = RESTAURANT TO REMAIN (PRE EXISTING NO CONFORMING USE) Ⓞ				
NOTE: PREVIOUSLY APPROVED UNDER RESOLUTION DATED JANUARY 19, 1995				
SITE DATA	REQUIRED	EXISTING	PROPOSED	
LOT AREA	20,000 SF	95,576 SF	95,576 SF	
MIN. LOT WIDTH	120 FT	383.72 FT	383.72 FT	
MIN. LOT DEPTH	120 FT	244.98 FT	244.98 FT	
MIN. FRONT YARD	40 FT	53.9 FT	53.9 FT	
MIN. SIDE YARD (ONE)	15 FT	26.0 FT	21.4 FT	
MIN. SIDE YARD (BOTH)	35 FT	218.47 FT	213.87 FT	
MIN. REAR YARD	49 FT, (20% OF LOT DEPTH)	70.1 FT	70.1 FT	
MAX. BUILDING HEIGHT	30' / 2.5 STY	>30' / 2.5 STY	>30' / 2.5 STY	
MAX. ALL BUILDINGS COVERAGE	15%	10.06% (9,612 SF)	10.75% (10,275 SF)	
MAX. LOT IMPERVIOUS COVERAGE	40%	50.0% * (47,776 SF)	50.0% * (47,776 SF)	
ACCESSORY BUILDING				
MIN. SIDE YARD	5 FT	N/A	N/A	
MIN. REAR YARD	5 FT	N/A	N/A	

\* = EXISTING VARIANCE

**PARKING ANALYSIS:**  
RESTAURANT PARKING REQUIRED = 1 SPACE/100SF  
EXISTING RESTAURANT WITH BAR (9,612SF)  
REQUIRED = 1 SPACE FOR EACH 100 SF (9,612SF/100SF) = 96 SPACES  
TOTAL PARKING REQUIRED = 96 SPACES - 6 EVCS CREDIT = 90 SPACES  
TOTAL PARKING EXISTING = 88 SPACES  
TOTAL PARKING PROVIDED = 101 SPACES

\*\* Area Calculated in accordance with N.J.A.C. Section 205-6: Gross Floor Area. The area of all floors of a building measured from the interior walls of each story of a building.  
**ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS (PL 2021-CH.171)**  
IN ACCORDANCE WITH STATE STATUTE 171:  
**RESTAURANT**  
3.B.(1)(A) - PARKING LOT WITH 76 TO 100 OFF-STREET PARKING SPACES  
REQUIRED = AT LEAST THREE (3) MAKE-READY PARKING SPACES IS REQUIRED.

IN ACCORDANCE WITH NORTH BRUNSWICK CH.205-32 B (5):  
RESTAURANTS IN EXCESS OF 2,000 SQUARE FEET  
REQUIRED = EITHER LEVEL 2 EVCS WITH A MINIMUM OUTPUT RATE OF 7.2 KW/HR OR DC FAST CHARGING STATIONS IN THE COMMON PARKING AREA IN AN AMOUNT EQUAL TO 3% OF THE REQUIRED NUMBER OF PARKING SPACES, SUBJECT TO A MINIMUM OF TWO EVCS.  
= 88 SPACES X 3% = 2.64 SPACES = 3 EVCS REQUIRED TO BE INSTALLED.  
PROVIDED TOTAL 'MAKE READY' EVCS SPACES = 3 SPACES  
PROVIDED TOTAL EVCS TO BE INSTALLED = 3 SPACES (1 ADA SPACE)  
**PARKING SPACES CREDITED FOR EVCS SPACES**  
2 SPACES FOR EVERY EVCS SPACE PROVIDED UP TO A MAXIMUM OF 10% EVCS SPACES = 3 SPACES X 2 = 6 SPACES  
UP TO 10% MAX. OF ALL SPACES = 0.10 \* 101 SPACES = 10.1 SPACES  
TOTAL CREDIT FOR EVCS SPACES = 6 SPACES

NOTE:  
1) ALL REQUIRED ELECTRIC VEHICLE CHARGING SPACES SHALL HAVE APPROPRIATE IDENTIFICATION SIGNAGE AND/OR PAVEMENT MARKINGS  
2) 'MAKE READY' SPACES SHALL BE PRE-WIRED FOR FAST, AND EASY FUTURE INSTALLATION OF LEVEL 2 OR DC FAST CHARGING EQUIPMENT IN ACCORDANCE WITH P.L. 2021 C. 171 (7/9/2021)  
3) APPLICANT SHALL FULLY INSTALL 'MAKE READY' CHARGING SPACES IN ACCORDANCE WITH THE TIMING SCHEDULE UNDER P.L. 2021 C. 171 (7/9/2021)  
4) SPACES SHOWN ON THE PLAN MAY BE RELOCATED WITHIN THE PARKING AREA UPON REVIEW AND APPROVAL OF, AND AT THE DISCRETION OF THE BOROUGH ENGINEER.

**SEATING ANALYSIS:**  
EXISTING RESTAURANT WITH BAR = 267 SEATS  
PROPOSED OUTDOOR AREA = 60 SEATS  
TOTAL # OF SEATS = 327 SEATS

**ACCESSIBLE PARKING REQUIREMENTS**  
In accordance with Section 4.1.2 of the A.D.A.A.G. the required number of accessible parking spaces is as follows:  
Total Number of Spaces Provided = 101 Spaces  
5 Accessible Spaces Required  
3 Accessible Spaces Provided  
1 Van Accessible Space is Required  
2 Van Accessible Spaces is Provided

PARKING SIZE	SPACES
ADA SPACES	5
9'x18'	75
8'x18' (VARIANCE) ③	21
TOTAL	101

### VARIANCE / WAIVER LISTING (EXISTING CONDITIONS)

- ① VARIANCE REQUESTED FOR USE WHERE RESTAURANT IS NOT A PERMITTED USE IN THE R-1 ZONE. (§205-46)
- ② VARIANCE REQUIRED FOR MAXIMUM LOT IMPERVIOUS WHERE 40% IS ALLOWED AND 50% IS EXISTING. (§205-ATTACHMENT-B)
- ③ DESIGN WAIVER REQUIRED FOR PARKING SPACE SIZE WHERE 9 FT WIDE AND 18 FT DEEP IS REQUIRED AND 8 FT WIDE AND 18 FT DEEP IS PROPOSED. (§205-98(A))
- ④ DESIGN WAIVER REQUIRED FOR PARKING AISLE WHERE 24 FT IS REQUIRED AND 19.0 FT IS PROPOSED. (§205-98(B))

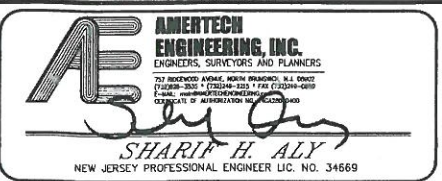
OWNER/APPLICANT  
B2 BISTRO  
C/O RUSSEL D' ANTON  
230 WASHINGTON PLACE  
NORTH BRUNSWICK,  
NEW JERSEY 08902

NO.	REVISION	DATE	Dr/Ck
2	FOR TOWNSHIP REVIEW DATED 8/12/2021	11/19/2021	W/SA
1	FOR TOWNSHIP REVIEW & BOARD REVIEW	7/19/2021	W/SA

CAD#:	DESIGN BY:	DATE:
21-083 Cover	SA	4/28/2022

PB#:	DRAWN BY:	SCALE:
	KP	AS SHOWN

BOOK#:	Checked by:	FILE NO.:
	SA	21-083



MINOR SITE PLAN / VARIANCE PLAN  
B2 BISTRO  
TAX MAP LOT 31 BLOCK 227  
TOWNSHIP OF NORTH BRUNSWICK  
MIDDLESEX COUNTY, NEW JERSEY  
TAX MAP SHEET No. 78

- ### GENERAL NOTES:
1. PROPERTY KNOWN AS LOT 31 IN BLOCK 227, TAX MAP SHT. 78, TOWNSHIP OF NORTH BRUNSWICK, CONTAINING A TOTAL OF 95,576 SF MORE OR LESS.
  2. THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING MUNICIPAL AND OTHER AGENCY REVIEW AND APPROVAL. THEY SHALL NOT BE UTILIZED AS A CONSTRUCTION DOCUMENT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWING AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
  3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 31 IN BLOCK 227 SITUATED IN TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, TAX MAP SHEET NO. 31" PREPARED BY JUAN J. RODRIGUEZ PROFESSIONAL LAND SURVEY NJ LIC. NO. 246S04323000 OF AMERTECH ENGINEERING, INC. DATED MARCH 21, 2022.
  4. TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON VERTICAL DATUM NGVD 1988 DATUM AND HORIZONTAL DATUM IS BASED ON THE N.J.S.P.C.S. 1983 DATUM.
  5. ALL EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS MAPS AND SUBJECT TO VERIFICATION 1/800 MARKOUT BY UTILITY COMPANY. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
  6. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF IN THE OPINION OF THE CONTRACTOR SUCH CONDITIONS SHOULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
  7. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
    - A. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
    - B. CURRENT PREVAILING UTILITY COMPANY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
    - C. CURRENT PREVAILING BUILDING CODES AND STANDARDS ADOPTED BY THE STATE OF NJ INCLUDING THE BARRIER FREE SUBCODE.
    - D. CURRENT PREVAILING FEDERAL A.D.A. REGULATIONS INCLUDING REVISED TITLES II AND III OF THE AMERICANS WITH DISABILITIES ACT OF 1990, INCLUDING AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
  8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS PERTAINING TO SAFETY FOR BOTH THE GENERAL PUBLIC AND ALL WORKERS. SPECIFICALLY, THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF NEW JERSEY WORKER HEALTH SAFETY ACT (N.J.A.C. 12-10 AS AMENDED ET. SEQ.) AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT; US OSHA (CFR 29, PART 1926 AS AMENDED).
  9. DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
  10. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
  11. NO EXCAVATED MATERIALS MAY BE REMOVED FROM THE SITE WITHOUT THE PRIOR APPROVAL OF THE TOWNSHIP ENGINEER. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
  12. BASE FLOOD ELEVATION SHOWN ON FEMA MAP IS 52; THE LOWEST TOPOGRAPHICAL ELEVATION ON SITE IS 56. THEREFORE THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP OF 34023C0128F DATED JULY 6, 2010.

APPROVED BY THE ZONING BOARD OF NORTH BRUNSWICK TOWNSHIP AT THE REGULAR MEETING ON \_\_\_\_\_

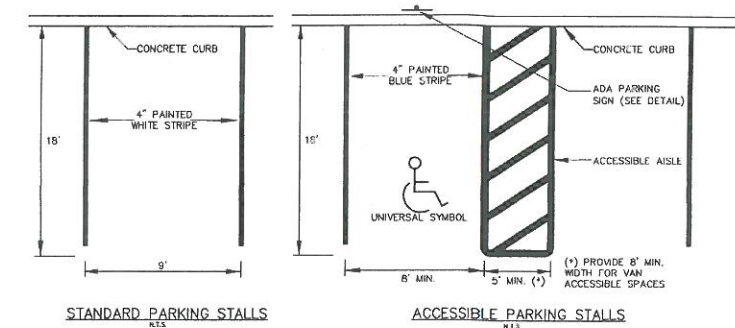
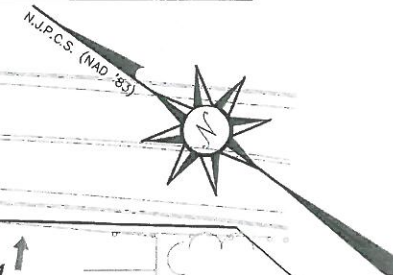
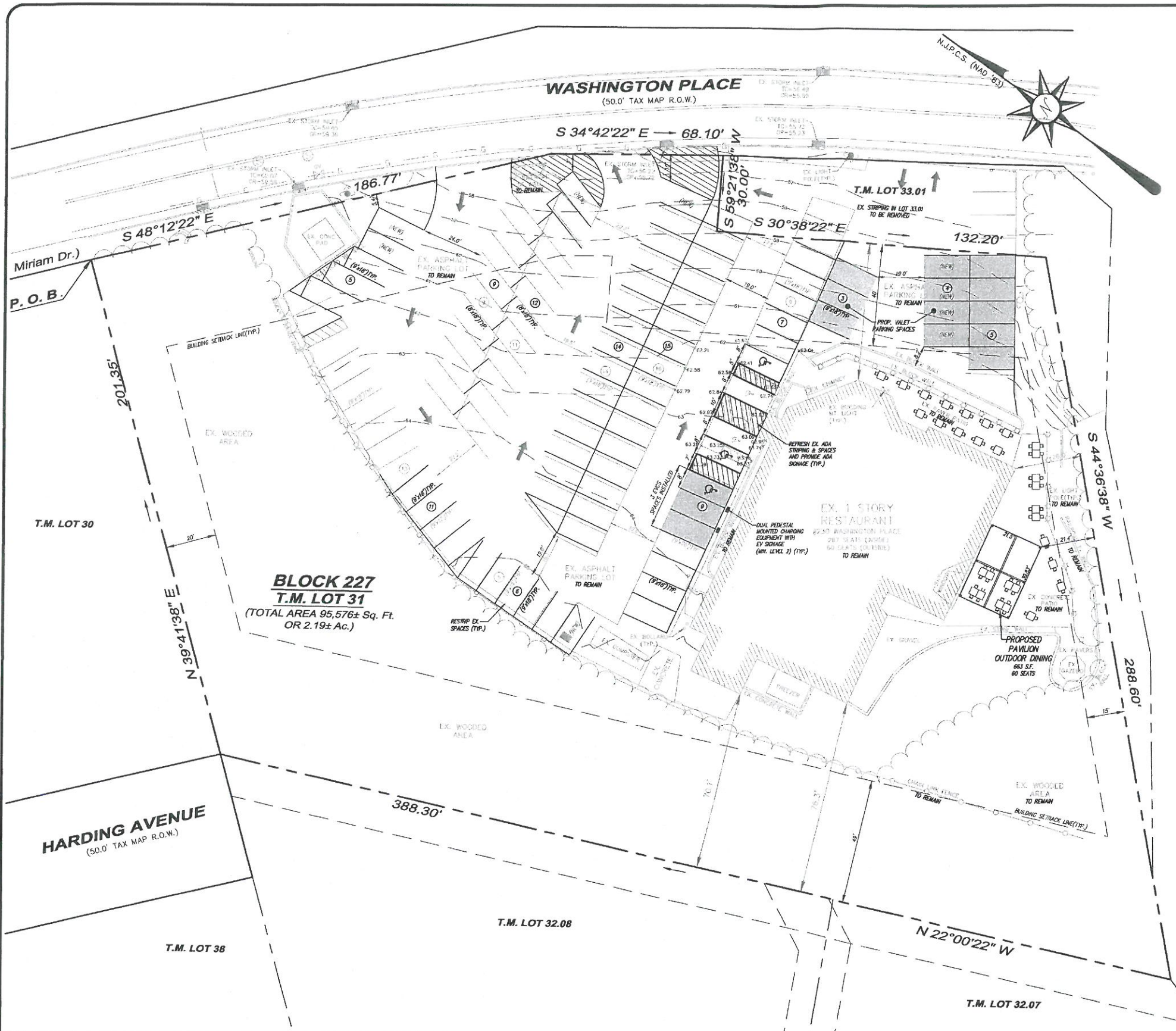
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

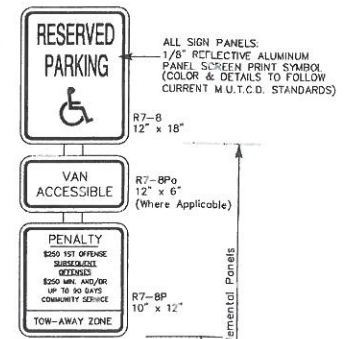
TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

JOB #:  
21-083  
1  
2





PARKING SPACE STRIPING DETAIL



ADA PARKING SIGN DETAIL  
NTS

NO.	REVISION	DATE	Dr/Ck

CAD#:	DESIGN BY:	DATE:
21-083 Site Plan	SA	4/28/2022
PB#:	DRAWN BY:	SCALE:
-	KP	1" = 20'
BDOCK#:	Checked by:	FILE NO.:
-	SA	21-083

**AMERTECH ENGINEERING, INC.**  
ENGINEERS, SURVEYORS AND PLANNERS  
100 BRICKFIELD DRIVE, WEST BRUNSWICK, NJ 08863  
TEL: 732-241-1111 FAX: 732-241-1112  
WWW.AMERTECHENGINEERING.COM

*Sharif H. Aly*  
**SHARIF H. ALY**  
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 34669

MINOR SITE PLAN / VARIANCE PLAN  
B2 BISTRO  
TAX MAP LOT 31 BLOCK 227  
TOWNSHIP OF NORTH BRUNSWICK  
MIDDLESEX COUNTY, NEW JERSEY  
TAX MAP SHEET No. 78

**SITE PLAN**

JOB #  
21-083

2 / 2