

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting
Hybrid In-Person/ Virtual
Board of Education Meeting Room
25 Linwood Place
Tuesday, March 21, 2023 – 7:00 P.M.**

From a computer, tablet or smartphone:

<https://meet.goto.com/235600725>

By telephone:+1(224) 501-3412

One-touch: <tel:+12245013412,,235600725#>

Access Code: 235-600-725

MEMORIALIZATIONS

B2 Bistro Realco North Brunswick LLC
230 Washington Place
Attorney: John J. DeLuca Jr. Esq.

RE: Block 227, Lot 31
Site plan, use and bulk variances to construct an approximately 663 square foot 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 without prior 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.
R-1 Residential Zone District

The Presbyterian Church in New Brunswick
1212 Livingston Avenue
Attorney: Matthew T. Bach, Esq.

RE: Block 137, Lot 5
Bulk variances to replace an existing freestanding sign with a new 31 square foot sign whereas 20 square feet is permitted, 3 feet from front property line and with active LED area, which is not permitted.
R-3 Residential Zone District

Denial

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

RE: Block 259, Lots 9.01 & 10.01
Bulk variances to replace an existing multi-tenant freestanding sign with a new 40 ft. high 249.6 square foot multi-tenant freestanding sign.
C-2 General Commercial District

NEW APPLICATIONS

Rafael Gomez
1500 How Lane
Attorney: Peter U. Lanfrit, Esq.

RE: Block 31, Lot 3
Setback variances to install a six foot privacy fence in the front yard setback along Hudson Drive. There is also an existing 10' x 12' metal shed in the front yard setback.
R-2 Residential Zone

The Living Water Global Outreach Ministries
1980 Route 27
Attorney: Rosalind Westlake, Esq.

RE: Block 4.33, Lot 9.24
Use variance and site plan waiver to occupy an existing 1,680 square foot convenience center space as a House of Worship.
C-1 Neighborhood Commercial Zone

1460 Livingston Avenue LLC
1460 Livingston Avenue
Attorney: Peter U. Lanfrit, Esq.

RE: Block 140.01, Lots 5.02 & 7.01
Amended site plan from previous Zoning Board approval of warehouse buildings to remove certain conditions imposed in regards to type of tenants, hours of operation and vehicle access.
C-2 Commercial Zone District

CRP/SG 1601 Livingston Industrial Owner LLC
1601 Livingston Avenue
Attorney: Steven J. Tripp, Esq.

Block 143,13, Lot 1
Use variance and amended site plan to retain the right to use the site as it is currently used for vehicle storage and repair, and requesting an expansion of the 2005 use variance to permit an additional related use on the property for the maintenance and storage of vehicles used in conjunction with an off-site logistics facility.
I-2 Industrial Zone District