

Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting
Hybrid In-Person/ Virtual
Board of Education Meeting Room
25 Linwood Place
Tuesday, April 18, 2023 – 7:00 P.M.

From a computer, tablet or smartphone:

<https://meet.goto.com/548523069>

By telephone:+1(312) 757-3121

One-touch: <tel:+3127573121,,548523069#>

Access Code: 548-523-069

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

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

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

Denial – from March 21, 2023 meeting

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

Denial – from January 24, 2023 meeting

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 APPLICATION

901-99 North Brunswick, Land Holdings, LLC
901-993 Route 1
Attorney: Rosalind Westlake, Esq.

RE: Block 140, Lot 60.01
Site plan, use and bulk variances to install
an electronic billboard within an area of
an existing detention basin.
C-2 Commercial Zone District