

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting – Municipal Building
Tuesday, October 22, 2024 – 7:00 P.M.**

REQUEST FOR AN EXTENSION OF TIME

Resolution of Approval granted October 18, 2022

Quick Chek
Route 130 and Nimitz Place
Attorney: Ronald L. Shimanowitz, Esq.

RE: Block 230, Lot 15
Bifurcated use variance to construct a 5,670 square foot convenience store, a 6,565 square foot gasoline service pump area to include eight (8) fuel dispensers with sixteen (16) gasoline fueling positions and a canopy covering the entire gas fueling area, eleven (11) indoor seats and eight (8) outdoor seats, associated site improvements and a (100) foot natural buffer area.
R-2 Single Family Residential Zone

REQUEST TO CARRY APPLICATION TO JANUARY 28, 2025

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

RE: Block 259, Lots 9.01 & 10.01
Bulk variance to replace a existing multi-tenant freestanding sign with a new 37 feet high, 292.6 square foot backlit sign, 55' 7" feet from the property line along Carolier Lane.
C-2 Commercial Zone District

NEW APPLICATIONS

Gopinath Krishnamoorthy
790 Carpenter Road

RE: Block 170, Lot 13
Bulk variance to erect a six foot privacy fence in the front yard setback along Grissom Avenue, 3 feet off the innermost part of the sidewalk and 11.5 feet from the sidewalk.
R-3 Residential Zone District

1186 Livingston NJ, LLC
1186 Livingston Avenue
Attorney: Jae H. Cho, Esq.

RE: Block 137, Lot 9.02
Use and bulk variances for a six (6) foot fence located in the front yard area in multiple locations; construct and operate a farm stand and sell produce, which is grown on the premises. An additional use variance to raise livestock, specifically up to five Nigerian Dwarf Goats.
R-3 Residential Zone District

Zoning Board of Adjustment

October 22, 2024 - Regular Meeting

ROLL CALL:

	YES	NO	ABSTAIN	NOTES
ALMEIDA	X			
GOLDENFARB	X			
POLICASTRO		X		
SCATURRO	X			
MALLETTE	X			
VAKKALAGADDA	X			
MUSLEH	X			
WRIGHT	X			
HEYMAN	X			

Application: *Request for Extension of Time*
 Quick Chek
 Route 130 & Nimitz Place
File #: 2596

Offered by: Mr. Wright
 Seconded by: Ms. Mallette
Approved 7 - 0

	YES	NO	ABSTAIN	NOTES
ALMEIDA	X			
GOLDENFARB	X			
POLICASTRO				
SCATURRO	X			
MALLETTE	X			
VAKKALAGADDA	X			
MUSLEH				
WRIGHT	X			
HEYMAN	X			

Application: *New Application*
 Gopinath Krishnamoorthy
 790 Carpenter Road
File #: 2679

Offered by: Mr. Goldenfarb
 Seconded by: Mr. Almeida
Approved 7 - 0

	YES	NO	ABSTAIN	NOTES
ALMEIDA	X			
GOLDENFARB	X			
POLICASTRO				
SCATURRO	X			
MALLETTE	X			
VAKKALAGADDA	X			
MUSLEH				
WRIGHT	X			
HEYMAN	X			

Application: *New Application*
 1186 Livingston NJ, LLC
 1186 Livingston Avenue

File #: 2678

Offered by: _____
 Seconded by: _____
carry to December 10, 2024

	YES	NO	ABSTAIN	NOTES
ALMEIDA				
GOLDENFARB				
POLICASTRO				
SCATURRO				
MALLETTE				
VAKKALAGADDA				
MUSLEH				
WRIGHT				
HEYMAN				

Application: *New Application*
 Bowlero North Brunswick LLC
 770-786 Carolier Lane

File #: 2648

Offered by: _____
 Seconded by: _____
Request to Carry to January 28, 2025

	YES	NO	ABSTAIN	NOTES
ALMEIDA				
GOLDENFARB				
POLICASTRO				
SCATURRO				
MALLETTE				
VAKKALAGADDA				
MUSLEH				
WRIGHT				
HEYMAN				

meeting adjourned: 7:45 PM

Bowlero North Brunswick sign application, attorney James E. Stahl, Esq., requested to carry application to January 28, 2025 meeting. No further notice required.

Quick Check, request for an extension of time, Ron Shimanowitz, Esq, explained the request for another year extension, contractor issues, Amercian Properties now has the new contract since 10/18. Greg Carter spoke on behalf of American Properties. Board conditioned approval on site plan being filed within 1 year.

Gopinath Krishnamoorthy, 790 Carpenter Road, corner fence variance. Fence will be pvc.

1186 Livingston NJ LLC, Andrew Sewell Esq. on behalf of applicants attorney Jae H. Cho. Applicant attended meeting with no Planner present, application has use variances. Board carried application to December 10th, 2024, no further notice required.