

**Zoning Board of Adjustment
January 28, 2025 - Regular Meeting**

ROLL CALL:

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

Nominate Chairman
for:
Chadd Heyman

Offered by: Mr. Goldenfarb
Seconded by: Mr. Scaturro

Approved 7 - 0

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

Nominate Vice Chairman
for:
Jonathan Wright

Offered by: Mr. Goldenfarb
Seconded by: Mr. Policastro

Approved 7 - 0

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

Resolution
Annual Report 2024

Offered by: Mr. Almeida
 Seconded by: Mr. Goldenfarb

Approved 7 - 0

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

Resolution
By-Laws

Offered by: Mr. Almeida
 Seconded by: Mr. Goldenfarb

Approved 7 - 0

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

Professional Services Agreement
Legal Services - Lawrence Sachs, Esq.
from February 1, 2025 through January 31, 2026

Offered by: Mr. Wright
 Seconded by: Mr. Goldenfarb

Approved 7 - 0

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

Professional Services Agreement
Engineering Services - Delaware-Raritan Engineering
from February 1, 2025 through January 31, 2026

Offered by: Mr. Goldenfarb
 Seconded by: Mr. Scaturro

Approved 7 - 0

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

Application: *Memorialization*
 1186 Livingston NJ LLC
 1186 Livingston Avenue
File #: 2678

Offered by: Mr. Wright
 Seconded by: Ms. Mallette

Approved 6 - 0

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

Application: *New Application*
 Bowlero NB LLC
 770-786 Carolier Lane
File #: 2648

Offered by: Mr. Goldenfarb
 Seconded by: Mr. Scaturro

Approved 7 - 0

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

meeting adjourned: 7:50 p.m.

Re-organization of the board, vote for Chairman, Vice-Chairman and Secretary, along with Professional Services Agreements for Legal and Engineering Services. Two resolutions were adopted by the Board, 2024 Annual Report and 2025 By-Laws, which Larry Sachs, Esq, Board Attorney, explained to Board the one addition to the By-Laws, in regards to public portion limiting the public each to 5 minutes, which Mr. Sachs explained other towns follow this procedure.

1186 Livingston Avenue NJ, LLC resolution was memorialized.

One new application, Bowlero NB, LLC, was represented by James E. Stahl, Esq. Sign will be 37' high, 292.6 square feet. Michael Britt, Regional Vice President of Operations, spoke on behalf of application. Bowlero purchased the property right before Covid, then was shut down. Mr. Britt explained the Lucky Strike Entertainment re-branding. Only signs currently are on the building. Applicant will comply with Delaware Raritan Engineering report. David Delellis, Senior Project Manager, Persona Signs, will be constructing the sign. Company has installed signs along Route 1 corridor. A-1 exhibit submitted colorized version of sign; A-2 exhibit has pictures of various signs in North Brunswick, Wall Mart sign (40 feet); Regal Cinemas (32 feet); Main Street (36 feet); Malouf Buick (37 feet); Fingers/Hertz (37 feet); Commerce Center (37 feet). Sign will be perpendicular; double sided.

Sign will be shut off an hour after closing; weekday closing 11 pm and weekends close at 1 am. Board also recommended and conditioned barrier around the sign. No public. Application approved 7 - 0.