

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting – Municipal Building  
Tuesday, August 19, 2025 – 7:00 P.M.**

**MEMORIALIZATION**

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 APPLICATION**

Sanjay Bharadwaj  
17 Peppermint Hill Road

**RE: Block 227, Lot 3.13**  
Setback variance to construct a new detached deck (791 sf) in the rear yard, which makes it an accessory structure. In addition, the applicant proposes to legitimize a 10' x15' (150 sf) shed, which encroaches into both the rear and side yard setbacks. There is also a second 17' x 10 (170 sf) deck that also encroaches into the rear yard setback.  
*R-2 Residential Zone District*

Robert Semple  
245 Garner Road

**RE: Block 271, Lot 17**  
Bulk variances to erect a six-foot fence in the front yard setback along South Barkley Place along with an above ground swimming pool. The property is a corner lot.  
*R-2 Residential Zone District*