

**Township of North Brunswick
Zoning Board of Adjustment
Regular Meeting
Hybrid In-Person/ Virtual
Board of Education Meeting Room
25 Linwood Place
Tuesday, January 24, 2023 – 7:00 P.M.**

From a computer, tablet or smartphone:
<https://meet.goto.com/455796029>
By telephone:+1(646) 749-3122
One-touch: [tel:+16467493122,,455796029#](tel:+16467493122,455796029#)
Access Code: 455-796-029

Adjourn 2022 Board Sinedie
Appoint Temporary Chairman
Nominate Chairman
Nominate Vice Chairman
Nominate Secretary

RESOLUTIONS

- Δ Zoning Board of Adjustment Annual Report from 2022
- Δ Zoning Board of Adjustment By-Laws 2023
- Δ Professional Services Agreement
Lawrence Sachs, Esq.
for Legal Services from February 1, 2023 through January 31, 2024
- Δ Professional Services Agreement
Delaware-Raritan Engineering, Inc.
for Engineering Services from February 1, 2023 through January 31, 2024

MEMORIALIZATIONS

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

RE: Block 140.01, Lots 5.02 & 7.01
Bulk variance for parking. Change of tenant from a child care facility to an adult day care, which is a permitted use, and no proposed site improvements or changes to the existing site plan.
I-1 Industrial District

Randi and Gregg Weinglass
1668 Platte Avenue

RE: Block 47, Lot 4
Setback variances to install a 569 square foot L-shaped in-ground pool with pool equipment. The proposed location is 7.7 feet from the rear property line, whereas the minimum required rear yard setback is 10 feet; also pool equipment pad to be located 2 feet from the side property line, whereas the minimum required is 15 feet.
R-3 Residential Zone District

REQUEST TO CARRY APPLICATION TO FEBRUARY 28, 2023 – W/O FURTHER NOTICE

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

CARRIED APPLICATIONS

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

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