

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting  
Hybrid In-Person/ Virtual  
Board of Education Meeting Room  
25 Linwood Place  
Tuesday, February 28, 2023 – 7:00 P.M.**

From a computer, tablet or smartphone:  
<https://meet.goto.com/690271405>  
**By telephone:+1(224) 501-3412**  
One-touch: <tel:+12245013412,,690271405#>  
Access Code: 690-271-405

## MEMORIALIZATIONS

### Denial

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*

## CARRIED APPLICATION TO MARCH 21, 2023 – NEW NOTICE REQUIRED

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*

## NEW APPLICATIONS

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*