



Department of Community Development
Planning Department

Katherine O'Kane, PP, AICP
Township Planner
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TOWNSHIP OF OLD BRIDGE
Zoning Board of Adjustment

AGENDA

July 20, 2017 7:30 PM

I. ROLL CALL

II. RESOLUTIONS

Escrow #38-16Z Premier Media, LLC	\$750	Paid
Deficient #15-17Z Lancha Construction Corp	\$1000	Paid
#4-16Z RLG, LLC	\$2500	
#32-15Z WAWA Inc (Route 34 & Dock)	\$2500	
#11-17Z Overlook Associates, LLC	\$1500	
#9- Deedar Singh	\$400	

#16-17Z Nicole Rivera

III. CONTINUATIONS

#13-17Z Karen Kellerman C Variances
R5 Bl: 54 Lot: 213 & 214 Certified Complete: 5/23/2017
213 Cleveland Avenue Expiration Date: 9/19/2017
Rebuild House

Applicant asking for August 3, 2017 Without Further Notice

#4-16Z RLG, LLC		A & D Variances
R15 Block: 17004	Lot: Certified	Complete:
11.11	4/25/2016	
475 Marlboro Road	Expiration Date: 8/22/2016	
	(NHA 7/21/2016, NHA	

Modify 2nd Floor Use 11/3/2016)
Music Instruction/Band Rehearsal
(Jonathan Heilbrunn, Esquire)
*(Owes Money)

Applicant asking to be Continued to September 7, 2017 With Further Notice

#49- Sodano Office Plaza LLC Major Site Plan Prel. & Final W/C
16Z Variance
CN BI: 20001 Lot: 8 Certified Complete: 3/9/2017
1816 Englishtown Road Expiration Date: 7/5/2017
Construct Additional 4050 SF
Building - Storage Facility &
Shop
(Jonathan Heilbrunn, Esquire)

Applicant asking to be Continued to October 5, 2017 With Further Notice

#36- Pleasant Valley Estates, LLC D Variance
14Z
R120 Block: 19015 Lot: 1,7,8.12,11.11, Certified Complete: 9/16/2014
13.12, & 15.12
Pleasant Valley Road & County Route Expiration Date: 3/2/2015
527
80,000 SF Sports Training Center, (NHA 11/6/14, NHA 1/15/15,
10,000 SF Retail, 112 Apt Units (3 NHA 4/2/15, NHA 6/4/15, NHA
Buildings) 11/5/15,
(Jonathan Heilbrunn, Esquire) NHA 2/4/16, NHA 5/5/16)
*(Owes Money)

Applicant asking to be Continued to October 5, 2017 With Further Notice

IV. MINUTES

June 1, 2017

May 18, 2017

May 4, 2017

V. COMPLETENESS WAIVERS

Nunzio
#24- Laspata
17Z (Kenneth L Completeness Waivers: Location of Benchmark, Elevation
Pape, of Finished Floor, Elevation of curbs, Tree Plan
Esquire)

#31-17ZW Old Bridge Holdings, LLC Waiver of Site Plan
(Gregory Asadurian, Esquire)

VI. APPLICATIONS

#23-17Z	Jeffrey Abdool	D Variance	
R5	Bl: 22100 Lot: 29.53	Certified Complete: 5/11/2017	
	53 Dickinson Lane	Expiration Date: 9/8/2017	
	Finished Basement		
	(David Himelman, Esquire)		
#38-16Z	Premier Media, LLC	C & D Variance	
CR	Bl:5000 Lot: 3	Certified 11/10/2016	Complete:
	1030 Hwy 9 (Gateway Shopping Center)	Expiration Date: 3/10/2017	
	Billboard		
	(Ken Pape, Esquire)		
	(*Owes Money)		
#21-17Z	Visionstream LLC % Anuj Jain	Major Site Plan Preliminary & Final	
OG-1	Bl: 12261 Lot: 14	Certified 6/13/2017	Complete:
	Rte 516 @ Corner of Geick Park Access Road	Expiration Date: 9/15/2017	
	33 Age Restricted Apartments		
	(Jonathan Heilbrunn, Esquire)		

VII. ADJOURNMENT

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting has been posted in public places.



Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: Escrow Deficient:

Meeting Date: July 20, 2017

Category: Resolutions

Summary:

Escrow #38-16Z	Premier Media, LLC	\$750	Paid
Deficient #15-17Z	Lancha Construction Corp	\$1000	Paid
#4-16Z	RLG, LLC	\$2500	
#32-15Z	WAWA Inc (Route 34 & Dock)	\$2500	
#11-17Z	Overlook Associates, LLC	\$1500	
#9-	Deedar Singh	\$400	

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

Escrow Deficient:

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: #16-17Z Nicole Rivera

Meeting Date: July 20, 2017

Category: Resolutions

Summary:

#16-17Z Nicole Rivera

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

▣ #16-17Z Nicole Rivera

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: #13-17Z Karen Kellerman

Meeting Date: July 20, 2017

Category: Continuations

Summary:

#13-17Z Karen Kellerman C Variances
R5 Bl: 54 Lot: 213 & 214 Certified Complete: 5/23/2017
213 Cleveland Avenue Expiration Date: 9/19/2017
Rebuild House

****Applicant asking for August 3, 2017 Without Further Notice****

Other Agencies Reviewed:

Department Date Received

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:




Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

-  #13-17Z Karen Kellerman
-  #13-17Z Karen Kellerman
-  #13-17Z Karen Kellerman plans T1
-  #13-17Z Karen Kellerman A1
-  #13-17Z Karen Kellerman D1
-  #13-17Z Karen Kellerman A2
-  #13-17Z Karen Kellerman E1
-  #13-17Z Karen Kellerman S1
-  #13-17Z Karen Kellerman
-  #13-17Z Karen Kellerman reso
-  Signed Cont letter
-  3 receipts certified

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: #4-16Z RLG, LLC

Meeting Date: July 20, 2017

Category: Continuations

Summary:

#4-16Z	RLG, LLC	A & D Variances
R15	Block: 17004 Lot: 11.11 475 Marlboro Road Modify 2nd Floor Use Music Instruction/Band Rehearsal (Jonathan Heilbrunn, Esquire) *(Owes Money)	Certified Complete: 4/25/2016 Expiration Date: 8/22/2016 (NHA 7/21/2016, NHA 11/3/2016)

****Applicant asking to be Continued to September 7, 2017 With Further Notice****

Other Agencies Reviewed:

Department Date Received

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:
NJDOT:
Freehold Soil:
Middlesex County:
OBMUA:

ATTACHMENTS:

Description

- 📎 #4-16Z RLG Plans Alterations
- 📎 #4-16Z RLG, LLC Application
- 📎 #4-16Z RLG, LLC Fire Subcode
- 📎 #4-16Z RLG, LLC Parking
- 📎 #4-16Z RLG, LLC Traffic & Safety
- 📎 RLG Request to Cont
- 📎 #4-16Z RLG, LLC cont letter
- 📎 #4-16Z RLG, LLC Cont Form
- 📎 #4-16Z RLG, LLC Cont Form to May 2017
- 📎 #4-16Z RLG, LLC Cont for to July 20, 2017
- 📎 #4-16Z RLG, LLC Cont letter for july 20 from May
- 📎 Cont letter for September 7, 2017
- 📎 RLG signed cont form

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: #49-16Z Sodano Office Plaza LLC

Meeting Date: July 20, 2017

Category: Continuations

Summary:

#49-16Z Sodano Office Plaza LLC

CN BI: 20001 Lot: 8

1816 Englishtown Road

Construct Additional 4050 SF

Building - Storage Facility & Shop

(Jonathan Heilbrunn, Esquire)

Major Site Plan Prel. & Final W/C Variance

Certified Complete: 3/9/2017

Expiration Date: 7/5/2017

****Applicant asking to be Continued to October 5, 2017 With Further Notice****

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📄 #49-16Z Sodano Office Plaza LLC Application
- 📄 #49-16Z Sodano Office Plaza LLC attachment to application
- 📄 #49-16Z Sodano Office Plaza LLC Roy Q letter
- 📄 #49-16Z Sodano Office Plaza LLC Tx Rd Plaza III
- 📄 #49-16Z Sodano Office Plaza LLC Mark Remsa Planner Report
- 📄 #49-16Z Sodano Office Plaza LLC Fire Subcode Report
- 📄 #49-16Z Sodano Office Plaza LLC Survey
- 📄 #49-16Z Sodano Office Plaza LLC proposed shop office
- 📄 #49-16Z Sodano Office Plaza LLC consent to cont form
- 📄 #49-16Z Sodano Office Plaza LLC Fire Marshall Report
- 📄 Signed Cont form for oct 5, 2017

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: #36-14Z Pleasant Valley Estates, LLC

Meeting Date: July 20, 2017

Category: Continuations

Summary:

#36-14Z	Pleasant Valley Estates, LLC	D Variance
R120	Block: 19015 Lot: 1,7,8.12,11.11, 13.12, & 15.12 Pleasant Valley Road & County Route 527 80,000 SF Sports Training Center, 10,000 SF Retail, 112 Apt Units (3 Buildings) (Jonathan Heilbrunn, Esquire) *(Owes Money)	Certified Complete: 9/16/2014 Expiration Date: 3/2/2015 (NHA 11/6/14, NHA 1/15/15, NHA 4/2/15, NHA 6/4/15, NHA 11/5/15, NHA 2/4/16, NHA 5/5/16)

Applicant asking to be Continued to October 5, 2017 With Further Notice

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:
NJDOT:
Freehold Soil:
Middlesex County:
OBMUA:

ATTACHMENTS:

Description

- 📄 #36-14Z Pleasant Valley Estates, LLC Traffic
- 📄 #36-14Z Pleasant Valley Estates, LLC
- 📄 #36-14Z Pleasant Valley Estates, LLC EIS
- 📄 #36-14Z Pleasant Valley Estates, LLC Comm Impact Statement
- 📄 #36-14Z Pleasant Valley Estates, LLC Aqua Recharge
- 📄 #36-14Z Pleasant Valley Estates, LLC
- 📄 #36-14Z Pleasant Valley Estates, LLC Planner Report
- 📄 #36-14Z Pleasant Valley Estates, LLC cont form & letter
- 📄 #36-14Z Pleasant Valley Estates, LLC plans 4 pages
- 📄 #36-14Z Pleasant Valley Estates, LLC
- 📄 #36-14Z Pleasant Valley Estates, LLC fire sub code
- 📄 #36-14Z Pleasant Valley Estates, LLC Envir comm report
- 📄 #36-14Z Pleasant Valley Estates, LLC application
- 📄 Pleasant Valley Cont letter JH
- 📄 Pleasant Valley Cont Letter JH
- 📄 Signed Cont Slip for Oct 5 2017 with notice

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting has been posted in public places.



Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: June 1, 2017
Meeting Date: July 20, 2017
Category: Minutes

Summary:
June 1, 2017

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📄 Transcript 6-17Z Linda J koter-Durso
- 📄 June 1, 2017 minutes

📄 Transcript Lancha June 1, 2017

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting has been posted in public places.



Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: May 18, 2017

Meeting Date: July 20, 2017

Category: Minutes

Summary:

May 18, 2017

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

☐ May 18, 2017

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting has been posted in public places.



Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: May 4, 2017
Meeting Date: July 20, 2017
Category: Minutes

Summary:
May 4, 2017

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📎 May 4, 2017
- 📎 Premier Media Transcript

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting has been posted in public places.



Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: #24-17Z Nunzio Laspata

Meeting Date: July 20, 2017

Category: Completeness Waivers

Summary:

Nunzio
#24- Laspata Completeness Waivers: Location of Benchmark, Elevation of
17Z (Kenneth L Finished Floor, Elevation of curbs, Tree Plan
Pape, Esquire)

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📄 #24-17Z N Laspata
- 📄 #24-17Z Nunzio Laspata waiver request
- 📄 Waiver Request Nunzio LaSpata

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting has been posted in public places.



Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: #31-17ZW Old Bridge Old Holdings, LLC

Meeting Date: July 20, 2017

Category: Completeness Waivers

Summary:

#31-17ZW Old Bridge Holdings, LLC Waiver of Site Plan
(Gregory Asadurian, Esquire)

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

📎 #31-17ZW Old Bridge Old Holdings, LLC

📄 #31-17ZW Old Bridge Old Holdings, LLC

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting has been posted in public places.



Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: #23-17Z Jeffrey Abdool

Meeting Date: July 20, 2017

Category: Applications

Summary:

#23-17Z Jeffrey Abdool

D Variance

R5 BI: 22100 Lot: 29.53

Certified Complete: 5/11/2017

53 Dickinson Lane

Expiration Date: 9/8/2017

Finished Basement

(David Himelman, Esquire)

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📎 #23-17Z Jeffrey Abdool application
- 📎 #23-17Z Jeffrey Abdool survey
- 📎 #23-17Z Jeffrey Abdool basement plans
- 📎 #23-17Z Jeffrey Abdool Planner Report

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: #38-16Z Premier Media, LLC

Meeting Date: July 20, 2017

Category: Applications

Summary:

#38-16Z Premier Media, LLC

C & D Variance

CR BI:5000 Lot: 3

Certified Complete: 11/10/2016

1030 Hwy 9 (Gateway Shopping Center) Expiration Date: 3/10/2017

Billboard

(Ken Pape, Esquire)

(*Owes Money)

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📎 Premier Media, LLC
- 📎 Plans
- 📎 Community Impact Statement
- 📎 Enviromental Impact Statement
- 📎 Stormwater management
- 📎 #38-16Z Premier Media, LLC Engineering Memo
- 📎 #38-16Z Premier Media, LLC Planner Memo
- 📎 #38-16Z Premier Media, LLC Permits
- 📎 #38-16Z Premier Media, LLC
- 📎 #38-16Z Premier Media, LLC cont form
- 📎 #38-16Z Premier Media, LLC transcript
- 📎 #38-16Z Premier Media, LLC cont letter 6-1-17
- 📎 exh road view
- 📎 local options

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, D'Antuono, Vass, Stoner, Connor, Winter, Kilduff, Sachs

Title: #21-17Z Visionstream LLC % Anuj Jain

Meeting Date: July 20, 2017

Category: Applications

Summary:

#21-17Z Visionstream LLC % Anuj Jain

OG-1 Bl: 12261 Lot: 14
Rte 516 @ Corner of Geick Park Access Road
33 Age Restricted Apartments
(Jonathan Heilbrunn, Esquire)

Major Site Plan Preliminary & Final

Certified Complete: 6/13/2017

Expiration Date: 9/15/2017

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County: 6/13/2017

OBMUA:

ATTACHMENTS:

Description

- 📎 #21-17Z Visionstream LLC % Anuj Jain Plans Cover Sheet
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 2
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 3
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 4
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 5
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 6
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 7
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 8
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 9
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 10
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 11
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 12
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 13
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 14
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 15
- 📎 #21-17Z Visionstream LLC % Anuj Jain page 16
- 📎 #21-17Z Visionstream LLC % Anuj Jain Page 17
- 📎 Vision Stream Completeness letter
- 📎 Envir impact vision stream
- 📎 Comm Impact statement
- 📎 existing drainage area map
- 📎 O&M Manual
- 📎 Stormwater part 1
- 📎 Stormwater part 2
- 📎 Layout 3 pages
- 📎 Application
- 📎 Middlesex County Review 6 13 2017
- 📎 Flood hazard area application
- 📎 flood hazard area joint verification
- 📎 Traffic report part 1 of 3
- 📎 Traffic report part 2 of 3
- 📎 Traffic report part 3 of 3
- 📎 Fire sub code dated June 29, 2017
- 📎 Vision Stream Planner Report
- 📎 Traffic & Safety Report July 5, 2017
- 📎 Middlesex county july 7 2017

- 📄 vision stream engineering report 7 18 2017
- 📄 vision stream shad tree comm report 7 18 2017
- 📄 Exhibit Arch
- 📄 exh sign render
- 📄 exhibit - 1
- 📄 exh 2
- 📄 vs cs 3 exhibit
- 📄 Exhibit Site Display
- 📄 Exhibit Aerial Display
- 📄 Exhibit Auto turn display