



Department of Community Development
Planning Department

Katherine O'Kane, PP, AICP
Township Planner
kfokane@oldbridge.com

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	
#9-17Z Deedar Singh	\$400	

#16-17Z Nicole Rivera

III. MINUTES

June 1, 2017

May 18, 2017

May 4, 2017

IV. COMPLETENESS WAIVERS

Nunzio
#24- Laspata
17Z (Kenneth

Completeness Waivers: Location of Benchmark, Elevation
L of Finished Floor, Elevation of curbs, Tree Plan

Pape,
Esquire)

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

V. 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)		

VI. 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	
#9-17Z	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

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

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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

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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
- 📄 NJ DEP Approval Dated Oct 11 2017