



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**

**August 3, 2017 7:30 PM**

**I. ROLL CALL**

**II. RESOLUTIONS**

#6-17Z Linda J Koster - Durso

#15-17Z Lancha Construction Corporation

Escrow Deficient #15-17Z Lancha Construction Corp \$1000 (Paid)  
#50-16Z CEP Old Bridge. \$2500

**III. CONTINUATIONS**

#3- Madison Industries Inc Major Site Plan Prel. & Final w/D  
17Z Variance  
SD-3 Bl: 6303 Lot: 11 Certified Complete: 5/22/2017  
554 Old Waterworks Road Expiration Date: 9/18/2017  
Enclosure to comply w/NJDEP  
Regulations  
For Storage of existing materials on  
site  
(Peter H Klouser, Esquire)

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

**IV. (C) VARIANCES**

#13-17Z Karen Kellerman C Variances

R5 BI: 54 Lot: 213 & 214 Certified Complete: 5/23/2017  
213 Cleveland Avenue Expiration Date: 9/19/2017  
Rebuild House

#30-17Z Michael & Shari Carroll C Variance

R6 BI: 15529 Lot: 406 Certified Complete: 7/24/2017  
5 Paul Place Expiration Date: 11/21/2017  
Roof Over Patio & Shed

#32-17Z Ritesh & Foram Mehta C Variance

R5 BI: 1065 Lot: 270.12 Certified Complete: 7/24/2017  
270 Greenwood Avenue Expiration Date: 11/21/2017  
14' x 21' Deck

## V. APPLICATIONS

#41-16Z Nunzio LaSpata D Variance  
TCD-B BI: 12261 Lot: 62 Certified Complete: 10/13/2016  
3987 Highway 516 Expiration Date: 2/10/2017  
Modification of USE Variance Relief (H 12/1/16, NHA 2/2/17, NHA 4/6/17)  
Permit Rental of SF Residence Located  
Closest to Route 516  
(Ken Pape, Esquire)

#24-17Z Nunzio LaSpata Minor Subdivision w/C&D Variances  
TCD-B BI: 12261 Lot: 62 Certified 7/25/2017 Complete:  
R80 3987 Highway 516 Expiration 11/21/2017 Date:  
Modification of USE Variance Relief & Minor Subdivision  
(Ken Pape, Esquire)

#11-17Z Overlook Associates, LLC D Variances  
R5 BI: 24 Lot: 1071,1079,1085,1100,1108 Certified Complete: 7/6/2017  
BI: 21 Lot: 301, 353 Expiration Date: 10/25/2017  
Southside of Route 35

(Between Greenwood & Prospect Ave.)  
41 Unit Apartment Building  
(Salvatore Alfieri, 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

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**Title:** #6-17Z Linda J Koster - Durso

**Meeting Date:** August 3, 2017

**Category:** Resolutions

**Summary:**

#6-17Z Linda J Koster - Durso

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

▣ #6-17Z Linda J Koster - Durso

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

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**Title:** #15-17Z Lancha Construction Corp

**Meeting Date:** August 3, 2017

**Category:** Resolutions

**Summary:**

#15-17Z Lancha Construction Corporation

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

▣ #15-17Z Lancha Construction Corp

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

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**Title:** Escrow Defient

**Meeting Date:** August 3, 2017

**Category:** Resolutions

**Summary:**

Escrow Deficient #15-17Z Lancha Construction Corp \$1000 (Paid)  
#50-16Z CEP Old Bridge. \$2500

**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 #15-17Z Lancha Construction Corp \$1000

📄 CEP

📄 reso

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

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**Title:** #3-17Z Madison Industries Inc.

**Meeting Date:** August 3, 2017

**Category:** Continuations

**Summary:**

#3-17Z	Madison Industries Inc	Major Site Plan Prel. & Final w/D Variance
SD-3	Bl: 6303 Lot: 11	Certified Complete: 5/22/2017
	554 Old Waterworks Road	Expiration Date: 9/18/2017
	Enclosure to comply w/NJDEP Regulations	
	For Storage of existing materials on site	
	(Peter H Klouser, Esquire)	

\*\*Applicant asking to be Heard 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

- 📄 #3-17Z Madison Industries Inc. Application
- 📄 #3-17Z Madison Industries Inc. Completeness letter
- 📄 Site Plan
- 📄 #3-17Z Madison Industries Inc. Plans
- 📄 Foundation Plan
- 📄 #3-17Z Madison Industries Inc. Planner letter
- 📄 #3-17Z Madison Industries Inc. Fire Sub code
- 📄 Cont Form
- 📄 Fire Marshall report 8 1 2017

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

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**Title:** #13-17Z Karen Kellerman

**Meeting Date:** August 3, 2017

**Category:** (C) Variances

**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

**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
-  resolution

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

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**Title:** #30-17Z Michael & Sheri Carroll

**Meeting Date:** August 3, 2017

**Category:** (C) Variances

**Summary:**

#30-17Z Michael & Shari Carroll C Variance  
R6 Bl: 15529 Lot: 406 Certified Complete: 7/24/2017  
5 Paul Place Expiration Date: 11/21/2017  
Roof Over Patio & Shed

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

## Description

- 📄 #30-17Z Michael & Sheri Carroll Application
- 📄 Survey and plan
- 📄 #30-17Z Michael & Sheri Carroll Reso

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

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**Title:** #32-17Z Ritesh & Foram Mehta

**Meeting Date:** August 3, 2017

**Category:** (C) Variances

**Summary:**

#32-17Z Ritesh & Foram Mehta C Variance  
R5 Bl: 1065 Lot: 270.12 Certified Complete: 7/24/2017  
270 Greenwood Avenue Expiration Date: 11/21/2017  
14' x 21' Deck

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

## Description

- 📄 #32-17Z Mehta application
- 📄 #32-17Z Ritesh & Foram Mehta Plans
- 📄 #32-17Z Ritesh & Foram Mehta

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**Title:** #41-16Z Nunzio LaSpata

**Meeting Date:** August 3, 2017

**Category:** Applications

**Summary:**

#41-16Z	Nunzio LaSpata	D Variance
TCD-B	Bl: 12261 Lot: 62 3987 Highway 516	Certified Complete: 10/13/2016 Expiration Date: 2/10/2017 (H 12/1/16, NHA 2/2/17, NHA 4/6/17)
	Modification of USE Variance Relief	
	Permit Rental of SF Residence Located	
	Closest to Route 516 (Ken 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

- 📎 july 14 2017 middlesex county letter
- 📎 SR Planner letter 11-22-2016
- 📎 transcript 12-2016

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**Title:** #24-17Z Nunzio LaSpata

**Meeting Date:** August 3, 2017

**Category:** Applications

**Summary:**

#24-17Z Nunzio LaSpata

TCD-B Bl: 12261 Lot: 62

R80 3987 Highway 516  
Modification of USE Variance Relief & Minor Subdivision  
(Ken Pape, Esquire)

Minor Subdivision w/C&D  
Variances

Certified Complete: 7/25/2017

Expiration Date: 11/21/2017

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:  
Middlesex County:  
OBMUA:

ATTACHMENTS:

Description

- 📎 #24-17Z Nunzio LaSpata application
- 📎 Community Impact
- 📎 Envir. Impact
- 📎 traffic impact
- 📎 stormwater
- 📎 Middlesex county letter
- 📎 fire sub code report 8 3 2017
- 📎 fire marshall report
- 📎 engineering report
- 📎 planner report

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**Title:** #11-17Z Overlook Associates LLC

**Meeting Date:** August 3, 2017

**Category:** Applications

**Summary:**

#11-17Z Overlook Associates, LLC	D Variances
R5 Bl: 24 Lot: 1071,1079,1085,1100,1108	Certified Complete: 7/6/2017
Bl: 21 Lot: 301, 353	Expiration Date: 10/25/2017
Southside of Route 35 (Between Greenwood & Prospect Ave.) 41 Unit Apartment Building (Salvatore Alfieri, 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

- 📎 #11-17Z Overlook Associates LLC Application
- 📎 #11-17Z Overlook Associates LLC Plans color
- 📎 #11-17Z Overlook Associates LLC letter
- 📎 #11-17Z Overlook Associates LLC Aquif recharge
- 📎 #11-17Z Overlook Associates LLC Storemwater Management
- 📎 existing conditions plan
- 📎 Boundry & topographic survey
- 📎 traffic and safety report 7-20-2017
- 📎 Fire Sub Code report 7-25-2017
- 📎 Planner report 7-12-2017 Mark Resa
- 📎 fire marshall report 8 1 2017
- 📎 Engineering Memo 8 1 2017
- 📎 Exhibits for August 3 meeting
- 📎 Gary CAF Report
- 📎 Exhibits #2