



Department of Community Development  
Planning Department

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Township Planner  
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**TOWNSHIP OF OLD BRIDGE**  
**Zoning Board of Adjustment**

**AGENDA**

**September 7, 2017 7:30 PM**

**I. ROLL CALL**

**II. RESOLUTIONS**

#23-17Z Jeffrey Abdool D Variance

Escrow #11-17Z Overlook Associates LLC \$2,500  
Deficient #31-16Z Beacon Property Management \$750 (Paid)

#21-17Z Visionstream, LLC

**III. CONTINUATIONS**

#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
	Modify 2nd Floor Use	(NHA 7/21/2016, NHA 11/3/2016)
	Music Instruction/Band Rehearsal (Jonathan Heilbrunn, Esquire) *(Owes Money)	

^Applicant asking to be Continued to November 2, 2017 With Further Notice\*\*

**IV. MINUTES**

July 20, 2017

**V. COMPLETENESS WAIVERS**

#34-17Z BJ's Wholesale Club Inc. Completeness Waivers

**VI. DISCUSSIONS**

2016 Annual Report

2018 Zoning Board Meeting Schedule

**VII. (C) VARIANCES**

#37-17Z Jeffrey Cohen	C Variance
R6 Bl: 18014 Lot: 18	Certified Complete: 8/29/2017
19 Dobson Road	Expiration Date: 12/27/2017
Driveway Expansion	

**VIII. APPLICATIONS**

#33-17Z Kim Tucker	D Variance
R12 Bl: 10263 Lot: 8	Certified Complete: 7/26/2017
13 Carrie Drive	Expiration Date: 11/23/2017
Finished Basement	
(Jonathan Heilbrunn, Esquire)	

**IX. 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:** #23-17Z Jeffrey Abdool

**Meeting Date:** September 7, 2017

**Category:** Resolutions

**Summary:**

#23-17Z Jeffrey Abdool D Variance

**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

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

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**Title:** Resolutions Escrow Deficient

**Meeting Date:** September 7, 2017

**Category:** Resolutions

**Summary:**

Escrow #11-17Z Overlook Associates LLC \$2,500  
Deficient #31-16Z Beacon Property Management \$750 (Paid)

**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 Resolutions



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

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**Title:** #21-17Z Visionstream, LLC

**Meeting Date:** September 7, 2017

**Category:** Resolutions

**Summary:**

#21-17Z Visionstream, LLC

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

▣ #21-17Z Visionstream, LLC

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

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**Title:** #4-16Z RLG, LLC  
**Meeting Date:** September 7, 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 November 2, 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
- 📎 Signed Cont Letter 8/29/2017



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

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**Title:** July 20, 2017  
**Meeting Date:** September 7, 2017  
**Category:** Minutes

**Summary:**  
July 20, 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

- 📎 July 20, 2017 ZB Minutes
- 📎 Vision Stream July 20, 2017 transcript



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

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**Title:** #34-17Z BJ's Wholesale Club, Inc.

**Meeting Date:** September 7, 2017

**Category:** Completeness Waivers

**Summary:**

#34-17Z BJ's Wholesale Club Inc. Completeness Waivers

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

- ☐ #34-17Z BJ's Wholesale Club, Inc.
- ☐ #34-17Z BJ's Wholesale Club, Inc. Planner Memo 8-25-2017

📄 #34-17Z BJ's Wholesale Club, Inc. respons letter

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

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**Title:** 2016 Annual Report

**Meeting Date:** September 7, 2017

**Category:** Discussions

**Summary:**

2016 Annual Report

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

No Attachments Available

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

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**Title:** 2018 Zoning Board Meeting Schedule

**Meeting Date:** September 7, 2017

**Category:** Discussions

**Summary:**

2018 Zoning Board Meeting Schedule

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

No Attachments Available

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

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**Title:** #37-17Z Jeffrey Cohen

**Meeting Date:** September 7, 2017

**Category:** (C) Variances

**Summary:**

#37-17Z Jeffrey Cohen	C Variance
R6	Bl: 18014 Lot: 18
	Certified Complete: 8/29/2017
	19 Dobson Road
	Expiration Date: 12/27/2017
	Driveway Expansion

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

## Description

- 📄 #37-17Z Jeffrey Cohen Application
- 📄 #37-17Z Jeffrey Cohen application
- 📄 #37-17Z Jeffrey Cohen



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**Title:** #33-17Z Kim Tucker

**Meeting Date:** September 7, 2017

**Category:** Applications

**Summary:**

#33-17Z Kim Tucker

D Variance

R12 Bl: 10263 Lot: 8

Certified Complete: 7/26/2017

13 Carrie Drive

Expiration Date: 11/23/2017

Finished Basement

(Jonathan Heilbrunn, 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

- 📎 Kim Tucker Plans
- 📎 application
- 📎 #33-17Z Kim Tucker planner memo