



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

October 5, 2017 7:30 PM

I. ROLL CALL

II. RESOLUTIONS

Escrow	#38-16Z Premier Media LLC	\$1,500(Paid)
Deficient	#41-16Z & #24-17Z Nunzio LaSpata	\$1,000(Paid)
	#27-16Z HHFT (Kennedy)	\$603.93

#33-17Z Kim Tucker

#24-17Z Nunzio LaSpata

III. CONTINUATIONS

*#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 February 1, 2018 With Further Notice

#37- Cindy II LLC C & D Variances
15Z
OG- BI: 13264.11 Lot: 61.11 Certified Complete: 12/28/2015
1
Route 9 & Cindy Street Expiration Date: 3/25/2016
Jug-handle
Free Standing Fast Food (NHA 3/3/16, NHA 6/16/16, NHA 10/6/16, NHA
Restaurant & Bank 3/2/17, NHA 4/6/17, NHA 6/1/17)
(Steven Lang, Esquire)

IV. MINUTES

September 7, 2017

August 3, 2017

V. DISCUSSIONS

#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Applicant Asking to be Withdrawn w/o Prejudice

October 19, 2017

VI. APPLICATIONS

#54- L&E Associates, LLC Major Site Plan Prel. & Final w/C&D
16Z Variances
EDO- BI: 20001 Lot: 25-26 Certified Complete: 2/7/2017
1
1706 Englishtown Rd Expiration Date: 6/7/2017
Automotive Manufacturing Facility
Dismantle Vehicles & Ship Parts
Overseas
Kenneth Pape, Esquire

#3- Madison Industries Inc Major Site Plan Prel. & Final w/D
17Z Variance

SD-3 BI: 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)

#31- Old Bridge Holdings, LLC Waiver of Site Plan w/C&D
17ZW Variances
EDO-3 BI: 21003 Lot: 1 Certified Complete: 7/21/2017
3837 US Highway 9 Expiration Date: 11/17/2017
Shopping Center w/Refurbished
signage
(Gregory K Asadurian, 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: October 5, 2017

Category: Resolutions

Summary:

Escrow	#38-16Z Premier Media LLC	\$1,500(Paid)
Deficient	#41-16Z & #24-17Z Nunzio LaSpata	\$1,000(Paid)
	#27-16Z HHFT (Kennedy)	\$603.93

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

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: #33-17Z Kim Tucker

Meeting Date: October 5, 2017

Category: Resolutions

Summary:

#33-17Z Kim Tucker

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

▣ #33-17Z Kim Tucker

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: October 5, 2017

Category: Resolutions

Summary:

#24-17Z Nunzio LaSpata

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

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

Meeting Date: October 5, 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 February 1, 2018 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
- 📄 Letter to Cont To Feb 1, 2018

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: *#37-15Z Cindy II LLC

Meeting Date: October 5, 2017

Category: Continuations

Summary:

#37-15Z	Cindy II LLC	C & D Variances
OG-1	Bl: 13264.11 Lot: 61.11	Certified Complete: 12/28/2015
	Route 9 & Cindy Street Jug-handle	Expiration Date: 3/25/2016
	Free Standing Fast Food Restaurant & Bank (Steven Lang, Esquire)	(NHA 3/3/16, NHA 6/16/16, NHA 10/6/16, NHA 3/2/17, NHA 4/6/17, NHA 6/1/17)

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:
Middlesex County:
OBMUA:

ATTACHMENTS:

Description

- 📄 Application
- 📄 Environmental Comm Letter 2/3/2016
- 📄 Fire Marshall Report 3/1/2016
- 📄 Fire Subcode Report 1/14/2016
- 📄 Shade Tree Comm Report 5/23/2016
- 📄 Traffic and Safety Report 1/15/2016

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: September 7, 2017

Meeting Date: October 5, 2017

Category: Minutes

Summary:

September 7, 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

☐ September 7, 2017 Minutes

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: August 3, 2017 Minutes

Meeting Date: October 5, 2017

Category: Minutes

Summary:

August 3, 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

📎 August 3, 2017 Minutes

📎 Overlook 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: #49-16Z Sodano Office Plaza LLC

Meeting Date: October 5, 2017

Category: Discussions

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 Withdrawn w/o Prejudice****

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
- 📎 Cont letter from Oct 5 to December 7, 2017
- 📎 Letter to Withdraw w/o Prej

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: October 19, 2017

Meeting Date: October 5, 2017

Category: Discussions

Summary:

October 19, 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

No Attachments Available

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: #54-16Z L & E Associates LLC

Meeting Date: October 5, 2017

Category: Applications

Summary:

#54-16Z	L&E Associates, LLC	Major Site Plan Prel. & Final w/C&D Variances
EDO-1	Bl: 20001 Lot: 25-26	Certified Complete: 2/7/2017
	1706 Englishtown Rd	Expiration Date: 6/7/2017
	Automotive Manufacturing Facility	
	Dismantle Vehicles & Ship Parts Overseas	
	Kenneth Pape, Esquire	

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil: 8/7/2017

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📎 L & E Associates LLC - Application
- 📎 L & E Associates LLC Plans 1 thru 14
- 📎 L & E Associates LLC Arch Plans 1 & 2
- 📎 L & E Associates LLC line verification letter
- 📎 L&E Traffic Impact
- 📎 L&E Aquifer Recharge Report
- 📎 L & E Associates LLC Fire subcode report 3 6 17
- 📎 L & E Associates LLC Planner Report 3-8-2017
- 📎 L & E Associates LLC Fire Marshall report
- 📎 #54-16Z L & E Associates LLC Harlyn Assoc Letter
- 📎 L&E Revised Site Plan
- 📎 #54-16Z L & E Associates LLC Middlesex county review 3-28-2017
- 📎 #54-16Z L & E Associates LLC Revised Colored Site Plan
- 📎 #54-16Z L & E Associates LLC Engineering Report 4-6-2017
- 📎 #54-16Z L & E Associates LLC Transcript
- 📎 arch plans A-2
- 📎 Plans Y-1 Plans tital sheet
- 📎 Y-2 Existing Condition Plan
- 📎 Y-3 Demolition Plan
- 📎 Y-4 Dimension Plan
- 📎 Y-5 Grading Plan
- 📎 Y-6Utility Master Plan
- 📎 Y-7 Tree Inventory Plan
- 📎 Y-8 landscaping plan
- 📎 Y-9 Lighting Plan
- 📎 Y-10 Utility Profile
- 📎 Y-11 Construction Details
- 📎 Y-12 Construction Details
- 📎 Y-13 Off Site Improvement
- 📎 YS-1 Soil Erosion and sediment control Plan
- 📎 YS-2 Soil erosion and sediment control details
- 📎 YS-3 soil erosion and sediment control details
- 📎 Stormwater
- 📎 soils report
- 📎 soils report

- 📄 EIS Report
- 📄 Drainage report
- 📄 community impact statement
- 📄 Aguifer Report
- 📄 L&E Planner Report July 13, 2017
- 📄 Fire sub code report 8-9-2017
- 📄 #54-16Z L & E Associates LLC Freehold Soil
- 📄 Fire Marshall Report 9/18/2017
- 📄 #54-16Z L & E Associates LLC Engineering Report 10-4-2017

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: #3-17Z Madison Industries Inc.

Meeting Date: October 5, 2017

Category: Applications

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)	

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
- 📎 #3-17Z Madison Industries Inc. Engineering Report

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: #31-17Z Old Bridge Holdings LLC

Meeting Date: October 5, 2017

Category: Applications

Summary:

#31-17ZW Old Bridge Holdings, LLC
EDO-3 Bl: 21003 Lot: 1
3837 US Highway 9
Shopping Center w/Refurbished signage
(Gregory K Asadurian, Esquire)

Waiver of Site Plan w/C&D
Variances
Certified Complete: 7/21/2017
Expiration Date: 11/17/2017

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📎 fire sub code 7 27 2017
- 📎 Application
- 📎 #31-17Z Old Bridge Holdings LLC old approvals
- 📎 #31-17Z Old Bridge Holdings LLC Planner Memo
- 📎 Site Plan
- 📎 #31-17Z Old Bridge Holdings LLC Signs
- 📎 #31-17Z Old Bridge Holdings LLC Fire Marshall Report 9-18-2017
- 📎 #31-17Z Old Bridge Holdings LLC Engineering Report