



Department of Community Development
Planning Department

TOWNSHIP OF OLD BRIDGE
Zoning Board of Adjustment

AGENDA

January 10, 2019 7:30 PM

I. ROLL CALL

II. NOMINATIONS

NOMINATIONS

III. APPOINTMENTS/ADOPTIONS

APPOINTMENTS/ADOPTIONS

IV. RESOLUTIONS

Consultant Engineers;
Consultant Planners;
Consultant Traffic Engineers;
Forestry Services;
Zoning Board Attorney;

#42-17Z DSZ LLC

V. MINUTES

December 20, 2018

VI. EXTENSIONS OF TIME

#15-09Z Northwood Manor at Old Bridge, LLC 1 Year Extension of Time

VII. DISCUSSIONS

Adoption of 2019 Zoning Board Rules and Regulations

VIII. APPLICATIONS

#13- WAWA Inc. Major Site Plan Preliminary
18Z & Final w/D Variances
EDO- BL: 16002 Lot: 4 & 5 Certified Complete:
3 6/27/2018
3600 US Highway 9 Expiration Date:
10/25/2018
Existing Convenience Store with fuel. (NHA 9/6/18; NHA 10/4/18)
Adding a diesel-dispenser & installation of
underground fuel storage tank for Diesel
(Sara R Szymborski, Esquire)

#41-18Z Ramarao Pemmaraju C & D Variances
R12 Bl: 16005 Lot: 4 & 5 Certified Complete: 11/5/2018
8 Ponderosa Lane Expiration Date: 3/5/2019
Sunroom over Existing Patio

#39- Oak Tree Plaza at Old Residential Major Site Plan Prel. & Final
18Z Bridge, LLC
R30 Bl: 11252.14 Lot: 21.11 Non-Residential Major Site Plan Prel. & Final
w/C Variance
538 Route 34 Certified Complete: 11/8/2018
One 3 Story Apt Bldg (36 Expiration Date: 3/8/2019
Units)
Two Retail Bldgs 8,890 SF
each
(Steven P Gouin, Esquire)

#44-18Z Maurizio & Michelle DiMaggio D Variance
R12 Bl: 11242 Lot: 16 Certified Complete: 12/7/2018
17 Walnut Court Expiration Date: 4/5/2019
Convert Existing Garage into
Living Space

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, Stoner, Connor, Kilduff, Sachs, Thompson, Chevalier, Scogno

Title: NOMINATIONS
Meeting Date: January 10, 2019
Category: Nominations

Summary:
NOMINATIONS:
Chairman;
Vice-Chairman;
Secretary;
Vice-Secretary;

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, Stoner, Connor, Kilduff, Sachs, Thompson, Chevalier, Scogno

Title: APPOINTMENTS/ADOPTIONS

Meeting Date: January 10, 2019

Category: Appointments/Adoptions

Summary:

APPOINTMENT OF ATTORNEY;
APPOINTMENT OF CONSULTANTS;
Planner Consultant;
Engineering Consultant;
Traffic Consultant;
Forestry Services;

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, Stoner, Connor, Kilduff, Sachs, Thompson, Chevalier, Scogno

Title: RESOLUTIONS:
Meeting Date: January 10, 2019
Category: Resolutions

Summary:
Consultant Engineers;
Consultant Planners;
Consultant Traffic Engineers;
Forestry Services;
Zoning Board Attorney;

Other Agencies Reviewed:

<u>Department</u>	<u>Date Received</u>
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, Stoner, Connor, Kilduff, Sachs, Thompson, Chevalier, Scogno

Title: #42-17Z DSZ, LLC

Meeting Date: January 10, 2019

Category: Resolutions

Summary:

#42-17Z DSZ 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

▣ #42-17Z DSZ, LLC

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, Stoner, Connor, Kilduff, Sachs, Thompson, Chevalier, Scogno

Title: December 20, 2018 Minutes

Meeting Date: January 10, 2019

Category: Minutes

Summary:

December 20, 2018

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

📎 December 20, 2018 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, Stoner, Connor, Kilduff, Sachs, Thompson, Chevalier, Scogno

Title: Northwood Manor at Old Bridge LLC

Meeting Date: January 10, 2019

Category: Extensions of Time

Summary:

#15-09Z Northwood Manor at Old Bridge, LLC 1 Year Extension of Time

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- Northwood Manor at Old Bridge LLC 1 Year Ext of Time Letter
- Northwood Manor at Old Bridge LLC Resolution

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, Stoner, Connor, Kilduff, Sachs, Thompson, Chevalier, Scogno

Title: Adoption of 2019 Zoning Board Rules and Regulations

Meeting Date: January 10, 2019

Category: Discussions

Summary:

Adoption of 2019 Zoning Board Rules and Regulations

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- ▣ 2019 Zoning Board Rules and Regulations

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, Stoner, Connor, Kilduff, Sachs, Thompson, Chevalier, Scogno

Title: #13-18Z WAWA Inc.

Meeting Date: January 10, 2019

Category: Applications

Summary:

#13-18Z WAWA Inc.

EDO-3 BL: 16002 Lot: 4 & 5

3600 US Highway 9

Existing Convenience Store with fuel.

Adding a diesel-dispenser & installation of underground fuel storage tank for Diesel

(Sara R Szymborski, Esquire)

Major Site Plan Preliminary & Final w/D Variances

Certified Complete:

6/27/2018

Expiration Date: 10/25/2018

(NHA 9/6/18; NHA 10/4/18)

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:
Middlesex County:
OBMUA:

ATTACHMENTS:

Description

- 📎 #13-18Z WAWA Inc.Application
- 📎 Site Plan 4 pages
- 📎 WAWA Traffic Report 6 21 2018
- 📎 #13-18Z WAWA Inc. MCC Review July 2 2018
- 📎 #13-18Z WAWA Inc. Enviromental Comm Report 7 11 2018
- 📎 #13-18Z WAWA Inc. Contination Form Signed
- 📎 #13-18Z WAWA Inc.Fire Marshall Report
- 📎 Cont form signed
- 📎 #13-18Z WAWA Inc. Enigneering and Planning Memo

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, Stoner, Connor, Kilduff, Sachs, Thompson, Chevalier, Scogno

Title: #41-18Z Ramarao Pemmaraju

Meeting Date: January 10, 2019

Category: Applications

Summary:

#41-18Z Ramarao Pemmaraju	C & D Variances
R12 Bl: 16005 Lot: 4 & 5	Certified Complete: 11/5/2018
8 Ponderosa Lane	Expiration Date: 3/5/2019
Sunroom over Existing Patio	

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📄 #41-18Z Ramarao Pemmaraju Survey and Plans
- 📄 #41-18Z Ramarao Pemmaraju
- 📄 Foxborough Village HOA Approval 10-2-2018
- 📄 #41-18Z Ramarao Pemmaraju Planner Report 12-17-2018

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, Stoner, Connor, Kilduff, Sachs, Thompson, Chevalier, Scogno

Title: #39-18Z Oak tree Plaza at Old Bridge LLC

Meeting Date: January 10, 2019

Category: Applications

Summary:

#39- 18Z	Oak Tree Plaza at Old Bridge, LLC	Residential Major Site Plan Prel. & Final
R30	Bl: 11252.14 Lot: 21.11	Non-Residential Major Site Plan Prel. & Final w/C Variance
	538 Route 34	Certified Complete: 11/8/2018
	One 3 Story Apt Bldg (36 Units)	Expiration Date: 3/8/2019
	Two Retail Bldgs 8,890 SF each	
	(Steven P Gouin, 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

- 📎 #39-18Z Oak tree Plaza at Old Bridge LLC Application
- 📎 Oak Tree Plaza Rd Centerline Profile
- 📎 #39-18Z Oak tree Plaza at Old Bridge LLC Revised Survey
- 📎 Oak Tree Retail Center Floor Plan & Perspective P4 P5
- 📎 Oak Tree Apts A1 Elevations A2 Floor Plans
- 📎 Prel and Final Site Plans Oak Tree Plaza 1-5
- 📎 Oak Tree Plans 6-9
- 📎 Oak Tree Plans 10-15
- 📎 Oak Tree Plaza Plans 16 to 20
- 📎 Oak Tree Traffic Report Revised 4-18-2018
- 📎 Oak Tree Title Search 4-17-2017
- 📎 Oak Tree Plaza Community Impact Statement 10-2017
- 📎 Oak Tree Revised Letter Enviromental 3-19-2018
- 📎 Oak Tree - Statement of Outside Agency Approvals
- 📎 Oak Tree - Storm Water Maintaince Manual
- 📎 Aquifer Recharge - Oak Tree
- 📎 Oak Tree Stormawter Report
- 📎 Oak Tree - EIS
- 📎 #39-18Z Oak tree Plaza at Old Bridge LLC December 18, 2018 Letter
- 📎 Wetlands Permit Plan Revised
- 📎 Stormwater Maint Manual Revised 12-12-18
- 📎 revised stormwater
- 📎 Planning-Engineering-Traffic Memo 1-3-2019
- 📎 Fire Subcode Memo 12-27-2018
- 📎 Conservation Officer Gary L Report 1-7-2019
- 📎 Environmental Commission Report 1-9-2019
- 📎 Oak Tree Exh A-1 Aerial
- 📎 A-2 Oak Tree Exhibit Site Plan Rendering
- 📎 Exh 3 Arch Elevations

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Chairman Sullivan, Vice-Chairman Walker, Dewhurst, Stoner, Connor, Kilduff, Sachs, Thompson, Chevalier, Scogno

Title: #44-18Z Maurizio & Michelle DiMaggio

Meeting Date: January 10, 2019

Category: Applications

Summary:

#44-18Z Maurizio & Michelle DiMaggio D Variance

R12 Bl: 11242 Lot: 16

Certified Complete: 12/7/2018

17 Walnut Court

Expiration Date: 4/5/2019

Convert Existing Garage into
Living Space

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📄 #44-18Z Maurizio & Michelle DiMggio Application
- 📄 #44-18Z Maurizio & Michelle DiMggio Plans
- 📄 #44-18Z Maurizio & Michelle DiMggio Planner Report 12-17-2018