



TOWNSHIP OF OLD BRIDGE

ZONING BOARD OF ADJUSTMENT Regular Meeting Agenda for March 2, 2023, 7:30PM

Municipal Courtroom
One Old Bridge Plaza
Old Bridge, NJ 08857

THE CHAIRMAN RESERVES THE RIGHT TO REVISE THE ORDER OF THE AGENDA AS NEEDED
Please be advised that formal action may or may not be taken on any and/or all items on this agenda

I. SALUTE TO FLAG

II. ROLL CALL

III. APPLICATIONS

#66-2020Z Madina Masjid **Major Preliminary and Final Site Plan with “C” and “D” Variances**
Zone: Economic Development Opportunity
(EDO-1)
Block: 3230 Lot: 39.11, 39.12
524 Morristown Road
House of worship
(Peter U. Lanfrit, Esquire)
Certified Complete: 02/04/2022
Expiration Date: 03/31/2023

The Applicant proposes renovations to the existing dwelling and construction of a two-story religious building. The Applicant also proposes access driveway, parking, landscaping, lighting, drainage, and traffic circulation improvements.

#52-2021Z RD Management Corp.-F **Major Preliminary and Final Site Plan with “C” and “D” Variances**
Zone: Economic Development 3 (EDO-3)
Block: 16004 Lot: 53
Frontage on Route 18 and Foxborough Drive
Multi-family residential community
(Kenneth L. Pape, Esquire)
Certified Complete: 04/14/2022
Expiration Date: 03/31/2023

The Applicant proposes the development of a three-story building with 120 residential units.

#52-2022Z Lois Grosvenor
Zone: Medium High Density Residential
(R-5)
Block: 9 Lot: 261
261 Shoreland Circle
Single-family home

“C” and “D” Variances
Certified Complete: 10/28/2022
Expiration Date: 03/31/2023

The Applicant proposes to build a two-story, single-family home on the existing foundation, where the previous home was destroyed in a fire.

#07-2022Z B and R Gas, Inc.
Zone: Economic Development Opportunity
Zone (EDO-1)
Block: 26021 Lot: 81
957 Englishtown Road
Canopy and site improvements
(Salvatore Alfieri, Esquire)

**Major Preliminary and Final Site Plan with “C”
and “D” Variances**
Certified Complete: 09/26/2022
Expiration Date: 04/30/2023

The Applicant proposes site improvements to the existing gasoline service station, including a canopy over the existing pump station, a new refuse enclosure, and restriping of the parking area.

#54-2022Z Arthur Lessler
Zone: Low/Medium Density Residential
(R-20)
Block: 13001 Lot: 50
5 Leann Court
Sunroom addition

“C” and “D” Variances
Certified Complete: 02/02/2023
Expiration Date: 06/02/2023

The Applicant proposes a sunroom addition to their existing one-story, single-family home.

IV. GENERAL PUBLIC COMMENTS

V. ADJOURNMENT AND EXECUTIVE SESSION