



Department of Community Development  
Planning Department

Katherine O'Kane, PP, AICP  
Township Planner  
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**OLD BRIDGE TOWNSHIP PLANNING BOARD  
AGENDA**

**August 1, 2017 7:30 PM**

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**

Essam Abbas, Barbara Cannon, Laurie Coletti, Mayor Owen Henry, Edward Lauer,  
Kasey Lenning, Dean Marucci, Joseph Mollis, Martin Pinck, Ernest Schmitz

**III. MINUTES**

July 11, 2017 Minutes

**IV. DISCUSSION**

Master Plan Re-Examination

#37-16P Reclamation Technologies - Attachments

**#37- Reclamation Technologies  
16P**

**Requesting a modification to  
conditions of resolution**

Council Ordinance No. 2017-19 Amending and Adopting an Amended Official  
Zoning Map of the Township of Old Bridge

**V. RESOLUTIONS**

Resolution for Consistency of Zoning Map

#57-16P Bharat Thakkar Resolution

**VI. MINOR SUBDIVISION - SITE PLAN**

#42-14P Manzo Old Bridge Attachments

**#42- Manzo Old Bridge Properties  
14P**

**Minor Subdivision and  
Minor Site Plan**

Block: 5001 Lot: 13.15

Certified Complete:  
6/21/2017

Cheesequake Road and Bordentown  
Turnpike

Expiration Date: 8/5/2017

Proposed 2 lot subdivision and proposed  
Rose and Michael Manzo Memorial Park  
with benches a garden and gazebo

Zone: SD-3

Ms. Moore, Esquire

**VII. APPLICATIONS**

#28-17PW P.A.J.A.G. LLC (Peter Bufano) Attachments

**This Application is being Withdrawn Without Prejudice**

**#28- P.A.J.A.G., LLC (Peter Waiver of Site Plan with  
17PW Bufano) C Variance**

Block: 10253 Lot: 3.11 and  
3.12

Proposed emergency electrical  
generator for medical facility

Zone: OG-1

Mr. Heilbrunn, Esquire

#10-17P Foxborough Village Attachments

**#10- Foxborough Village Associates, Major Site Plan  
17P LLC Preliminary & Final**

Block: 16000 Lot: 1

Certified Complete:  
6/16/2017

Amboy Road

Expiration Date:  
09/15/2017

Proposed 150 unit inclusionary multi-family  
residential

development with lobby/office, pool, playground,  
parking areas and associated site improvements

Zone: IH-2

Mr. Kasuba, Esquire

**VIII. PUBLIC HEARING**

Public Comment

**IX. ADJOURNMENT**

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.



Essam Abbas, Barbara Cannon, Laurie Anne Coletti, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Dean Marucci, Joseph Mollis, Martin Pinck, Ernest Schmitz

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**Title:** July 11, 2017 Minutes

**Meeting Date:** August 1, 2017

**Category:** Minutes

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

📎 7-11-17 minutes

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Essam Abbas, Barbara Cannon, Laurie Anne Coletti, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Dean Marucci, Joseph Mollis, Martin Pinck, Ernest Schmitz

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**Title:** Master Plan Re-Examination

**Meeting Date:** August 1, 2017

**Category:** Discussion

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

📎 Draft Master Plan 2017-07-27

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Essam Abbas, Barbara Cannon, Laurie Anne Coletti, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Dean Marucci, Joseph Mollis, Martin Pinck, Ernest Schmitz

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**Title:** #37-16P Reclamation Technologies - Attachments

**Meeting Date:** August 1, 2017

**Category:** Discussion

**Summary:**

**#37- Reclamation Technologies  
16P**

**Requesting a modification to  
conditions of resolution**

**Other Agencies Reviewed:**

**Department      Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

## Description

- 📄 Freehold Soil Letter
- 📄 Middlesex County Letter
- 📄 Status of Site Remediation
- 📄 Resolutuion of Approval
- 📄 Occupancy Plan
- 📄 Applicants Request Letter

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Essam Abbas, Barbara Cannon, Laurie Anne Coletti, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Dean Marucci, Joseph Mollis, Martin Pinck, Ernest Schmitz

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**Title:** Council Ordinance No. 2017-19 Amending and Adopting an Amended Official Zoning Map of the Township of Old Bridge

**Meeting Date:** August 1, 2017

**Date:**

**Category:** Discussion

**Other Agencies Reviewed:**

**Department      Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

▣ Ordinance No. 2017-19



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Essam Abbas, Barbara Cannon, Laurie Anne Coletti, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Dean Marucci, Joseph Mollis, Martin Pinck, Ernest Schmitz

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**Title:** Resolution for Consistency of Zoning Map

**Meeting Date:** August 1, 2017

**Category:** Resolutions-Begning

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

- ▣ Zoning Map Resolution

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Essam Abbas, Barbara Cannon, Laurie Anne Coletti, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Dean Marucci, Joseph Mollis, Martin Pinck, Ernest Schmitz

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**Title:** #57-16P Bharat Thakkar Resolution

**Meeting Date:** August 1, 2017

**Category:** Resolutions-Begning

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

- ▣ Bharat Thakkar Resolution

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Essam Abbas, Barbara Cannon, Laurie Anne Coletti, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Dean Marucci, Joseph Mollis, Martin Pinck, Ernest Schmitz

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**Title:** #42-14P Manzo Old Bridge Attachments

**Meeting Date:** August 1, 2017

**Category:** Minor Subdivision - Site Plan

**Summary:**

**#42- Manzo Old Bridge Properties**  
**14P**

**Minor Subdivision and Minor Site Plan**

Block: 5001 Lot: 13.15

Certified Complete: 6/21/2017

Cheesequake Road and Bordentown Turnpike

Expiration Date: 8/5/2017

Proposed 2 lot subdivision and proposed Rose and Michael Manzo Memorial Park with benches a garden and gazebo

Zone: SD-3

Ms. Moore, Esquire

**Other Agencies Reviewed:**

**Department            Date Received**

Code Enforcement:

Fire Official: 7/17/2017

Police Department 7/21/2017

Health Department:

Fire District:

NJDOT:

Freehold Soil:  
Middlesex County:  
OBMUA:

**ATTACHMENTS:**

**Description**

- 📄 42-14P Boundary Survey and Minor Subdivision Plan
- 📄 42-14P Minor Site Plan
- 📄 42-14P Deed Description
- 📄 42-14P Completeness Letter and Application
- 📄 2017-07-17 Fire Official Memo
- 📄 2017-07-21 Traffic and Safety memo#1
- 📄 2017-07-25 Planner Memo #1
- 📄 2017-07-27 Engineer Memo #1
- 📄 Lovallo memo - 7-28-217

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Essam Abbas, Barbara Cannon, Laurie Anne Coletti, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Dean Marucci, Joseph Mollis, Martin Pinck, Ernest Schmitz

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**Title:** #28-17PW P.A.J.A.G. LLC (Peter Bufano) Attachments

**Meeting Date:** August 1, 2017

**Category:** Applications

**Summary:**

**This Application is being Withdrawn Without Prejudice**

**#28- P.A.J.A.G., LLC (Peter  
17PW Bufano)**

**Waiver of Site Plan with C  
Variance**

Block: 10253 Lot: 3.11 and  
3.12

Proposed emergency electrical  
generator for medical facility

Zone: OG-1

Mr. 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

- 📄 Continuation form
- 📄 2017-11-10 response letter to K. Carey from J. Heilbrunn
- 📄 28-17PW Application
- 📄 28-17PW Plans
- 📄 28-17PW Prior Approval PB Resolution 42-14P
- 📄 28-17PW Fire Official Memo#1 6-20-17
- 📄 28-17PW Engineer memo #1 2017-06-28
- 📄 response from K. Carey

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**Title:** #10-17P Foxborough Village Attachements

**Meeting Date:** August 1, 2017

**Category:** Applications

**Summary:**

**#10- Foxborough Village Associates,  
17P LLC**

Block: 16000 Lot: 1

Amboy Road

Proposed 150 unit inclusionary multi-family residential development with lobby/office, pool, playground, parking areas and associated site improvements

Zone: IH-2

Mr. Kasuba, Esquire

**Major Site Plan  
Preliminary & Final**

Certified Complete:  
6/16/2017

Expiration Date:  
09/15/2017

**Other Agencies Reviewed:**

**Department      Date Received**

Code Enforcement:

Fire Official:      7/21/2017

Police Department 7/21/2017

Health Department:

Fire District: 6/15/2017

NJDOT:

Freehold Soil: 7/6/2017

Middlesex County: 6/13/2017

OBMUA:

ATTACHMENTS:

Description

- 📎 10-17P Previous Resolution ZBA 2-01Z
- 📎 10-17P Application and Completeness Letter
- 📎 10-17P Middlesex County Review Committee Letter
- 📎 10-17P Traffic Impact Statement
- 📎 10-17P Commumnity Impact Statement
- 📎 10-17P Aquifer Recharge Assessment
- 📎 10-17P Previous Plans from 2003
- 📎 10-17P Property Survey
- 📎 10-17P Tree Removal Plan
- 📎 10-17P Foxborough Plans (sheets 1-10)
- 📎 10-17P Foxborough Plans (Sheets 11-21)
- 📎 6-15-17 bureau of fire prevention memo #1
- 📎 7-6-17 Freehold Soil Certification Letter
- 📎 2017-07-18 Twp. Planner Memo #1
- 📎 2017-07-21 Traffic and Safety memo#1
- 📎 Fire official Memo #1- 2017-07-21
- 📎 2017-07-27 Engineer Memo #1
- 📎 Foxborough Village Exhibits
- 📎 Power Point presentation -exhibit 2
- 📎 Lovallo memo - 7-28-217



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**Title:** Public Comment  
**Meeting Date:** August 1, 2017  
**Category:** Public Hearing

**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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**Title:** Adjournment  
**Meeting Date:** August 1, 2017  
**Category:** Adjournment

**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