



**Township of Old Bridge  
Department of Community Development  
Planning Department**

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**OLD BRIDGE TOWNSHIP PLANNING BOARD  
AGENDA**

**January 8, 2019 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, Katherine DeLuca, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Steve Mamakas, Dean Marucci, Joseph Mollis, Anthony Paskitti, Martin Pinck, Ernest Schmitz

**III. NOMINATIONS**

Chair Person

Vice Chair Person

Secretary

Vice Secretary

**IV. DISCUSSION**

2017 Annual Report

Approval of 2019 Rules and Regulations of the Old Bridge Planning Board

**V. APPOINTMENTS/ADOPTIONS**

Appointments and Adoptions

Board Attorney

Outside Consultants

Subcommittees:

Appointments: Minor Subdivision/Site Plan Committee  
Master Plan Committee  
Open Space Committee  
Land Development Ordinance Committee

## VI. COMPLETENESS WAIVERS

#45-18PA Amboy Bank Administration Building - Attachments

**#45-18PA Amboy Bank Administration Building** **Completeness Waivers:**

**Block: 16002 Lot: 2.11**

3A-Environmental Impact Statement

Route 9 & Old Amboy Road

42F-Refuse Area;

Proposing to construct 13,270 s.f.

Building (exclusive of basement)

with an additional 120 parking

Spaces;

Zone: EDO-

Jonathan Heilbrunn, Esquire

#47-18P Edward Testino, LLC Attachments

**#47-18P Edward Testino, LLC** **Completeness Waivers:**

Block: 4187 Lot: 3.11

3A-Environmental Impact Statement;

Route 34

3B-Community Impact Statement;

Proposing to construct a one-story

3C-Traffic Impact Statement;

(9,900 s.f) building on a 1.09

3D-Aquifer Recharge Assessment;

acre parcel

38D & 41C-Profiles of storm and sanitary sewers;

Zone: OG-1

39B- Profiles of all streets adjoining projects;

Edward Testino, Esquire

45-location and dimensions for sidewalks; disposal

facilities; signs; parking areas and loading/unloading spaces.

## VII. MINUTES

December 4, 2018 Minutes

## VIII. RESOLUTIONS

Escrow Deficiency Resolution

- American Plaza III \$1,500.00
- Avalon Bay Communities \$1,500.00
- Allerassap Holdings, LLC \$1,500.00

#32-18P Raritan Bay Medical Center; A Division of HMM Hospitals Corp. -

Attachments

**IX. APPLICATIONS**

#14-18P Sign Brothers, LLC Attachments

**#14-18P Sign Brothers, LLC**

Block: 3230 Lot: 41.12  
Morristown Road

Proposing to construct a one-story  
(3,200 s.f) storage building with  
stormwater system, lighting, refuse  
and expansion of parking area

Zone: EDO-1

Kenneth Pape, Esquire

**Major Site Plan Preliminary & Final  
with "C" Variances**

Certified Complete: 11-13-2018

Expiration Date: 03-11-2019

#40-18P Old Bridge Entertainment - Attachments

**#40-  
18P**

**Old Bridge Entertainment LLC**

Block: 8003 Lot: 12.11  
County Route 516

Proposing an addition to the  
existing  
restaurant building and eliminating  
the 2nd story on the existing  
building

on the existing building for a  
total of 6,277 s.f. restaurant

Zone: CN

Peter Vignuolo, Esquire

**Major Site Plan Preliminary and  
Final**

With "C" Variance

Certified Complete: 12-06-2018

Expiration Date: 01-21-2019

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:** Appointments and Adoptions

**Meeting Date:** January 8, 2019

**Category:** Appointments and Adoptions

**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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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:** #45-18PA Amboy Bank Administration Building - Attachments

**Meeting Date:** January 8, 2019

**Category:** Completeness Waivers

**Summary:**

**#45-18PA Amboy Bank Administration Building**

**Block: 16002 Lot: 2.11**

Route 9 & Old Amboy Road  
Proposing to construct 13,270 s.f.  
Building (exclusive of basement)  
with an additional 120 parking  
Spaces;  
Zone: EDO-  
Jonathan Heilbrunn, Esquire

**Completeness Waivers:**

3A-Environmental Impact  
Statement  
42F-Refuse Area;

**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 form.pdf
- 📄 2018-12-06 Waiver request form.pdf
- 📄 2018-12-19 waiver request letter.pdf
- 📄 traffic impact statement.pdf

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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:** #47-18P Edward Testino, LLC Attachments

**Meeting Date:** January 8, 2019

**Category:** Completeness Waivers

**Summary:**

**#47-18P**

**Edward Testino, LLC**

Block: 4187 Lot: 3.11  
Route 34

Proposing to construct a one-story (9,900 s.f) building on a 1.09

acre parcel

Zone: OG-1

Edward Testino, Esquire

**Completeness Waivers:**

3A-Environmental Impact Statement;

3B-Community Impact Statement;

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38D & 41C-Profiles of storm and sanitary sewers;

39B- Profiles of all streets adjoining projects;

45-location and dimensions for sidewalks; disposal

facilities; signs; parking areas and loading/unloading spaces.

**Other Agencies Reviewed:**

**Department**

**Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📎 completeness waiver request form.pdf
- 📎 application form.pdf



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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:** December 4, 2018 Minutes

**Meeting Date:** January 8, 2019

**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

📄 2018-12-04 minutes .pdf

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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:** Escrow Deficiency Resolution

**Meeting Date:** January 8, 2019

**Category:** Resolutions-Begning

**Summary:**

- American Plaza III \$1,500.00
- Avalon Bay Communities \$1,500.00
- Allerassap Holdings, LLC \$1,500.00

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

📎 2019-01-08 RESOLUTION -Escrow Deficiency.doc



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:** #32-18P Raritan Bay Medical Center; A Division of HMH Hospitals Corp. - Attachments

**Meeting Date:** January 8, 2019

**Date:**

**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

- ▣ #32-18P Raritan Bay Medical Resolution

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**Title:** #14-18P Sign Brothers, LLC Attachments

**Meeting Date:** January 8, 2019

**Category:** Applications

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Morristown Road

Proposing to construct a one-story (3,200 s.f) storage building with stormwater system, lighting, refuse and expansion of parking area

Zone: EDO-1

Kenneth Pape, Esquire

**Major Site Plan Preliminary & Final**

with "C" Variances

Certified Complete: 11-13-2018

Expiration Date: 03-11-2019

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:      12/27/2018

NJDOT:

Freehold Soil: 12/10/2018

Middlesex County: 6/8/2018

OBMUA:

ATTACHMENTS:

Description

- 📄 2018-10-30 sign brothers completeness waiver no. 2.pdf
- 📄 2018-10-17 WAIVER REQUEST LETTER..pdf
- 📄 01 Cover Sheet.pdf
- 📄 02 Existing Conditions Map.pdf
- 📄 03 Layout Plan.pdf
- 📄 04 Grading & Utility Plan.pdf
- 📄 05 Lighting Plan.pdf
- 📄 06 Detail Sheet.pdf
- 📄 07 Soil Erosion Plan.pdf
- 📄 08 Soil Erosion Compaction.pdf
- 📄 09 Soil Erosion Detail Sheet.pdf
- 📄 2018-06-14 freehold soil.pdf
- 📄 2018-06-28 County Planning Letter.pdf
- 📄 2018-11-13 completeness letter.pdf
- 📄 2018-12-10 Freehold Soil.pdf
- 📄 eis\_narrative.pdf
- 📄 previous approval resolutions.pdf
- 📄 Signed Set.pdf
- 📄 Stormwater Management Report.pdf
- 📄 2018-12-21 Sign Brothers Plan - Eng. review memo.pdf
- 📄 2019-01-02 eri - traffic memo - Sign Brothers LLC.pdf
- 📄 2018-12-27 Bureau of fire prevention Memo #1.pdf
- 📄 2018-12-05 OBEC Review memo.pdf
- 📄 2018-12-10 Freehold Soil.pdf

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**Department      Date Received**

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Fire Official: 12/26/2018

Police Department

Health Department:

Fire District:

NJDOT:












Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

-  40-18 P Waiver Request Form.pdf
-  2018-10-25 planner waiver request letter.pdf
-  Site Plan.pdf
-  Application Packet.pdf
-  2018-12-06 Old Bridge Entertainment Completeness Letter.pdf
-  2018-11-28 Middlesex County Letter #1.pdf
-  2018-12-17 Planner and Engineer Review Memo #1.pdf
-  Architectural Plans.pdf
-  Proposed Grading and Utility Plan.pdf
-  2018-12-26 Fire Official Memo.pdf
-  2019-01-02 ERI -Traffic Review Memo-Old Bridge Entertainment.pdf