



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

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**OLD BRIDGE TOWNSHIP PLANNING BOARD  
AGENDA**

**February 5, 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, David Merwin, Martin  
Pinck, Daniel Renna, Ernest Schmitz

**III. DISCUSSION**

Amendments to Section – 6, 38.1, 41 and 42 related to the Economic  
Development Opportunity

**IV. EXTENSION OF TIME**

#39-17P The Oaks Development - School Site

**V. MINUTES**

January 8, 2019 Minutes

**VI. RESOLUTIONS**

#14-18P Sign Brothers, LLC Resolution

#40-18P Old Bridge Entertainment - Resolution

#39-17P The Oaks Development - School Site

Escrow Deficiency Resolution

American Plaza III	\$ 2,500.00
Philopater Group-Trinity Bagel	\$ 200.00
H.M.H. Hospital-Raritan Bay	\$10,000.00

**VII. CONTINUANCE**

#45-18PA Amboy Bank Administration Building - Attachments

**#45-**

**18 PA Amboy Bank Administration Building**

**Amended Preliminary  
and Final Site Plan**

**Block: 16002 Lot: 2.11**

Route 9 & Old Amboy Road

Certified Complete: 01-10-2019

Proposing to construct 13,270 s.f.

Expiration Date: 02-25-2019

Building (exclusive of basement)  
with an additional 120 parking  
Spaces;

Zone: EDO-1

Jonathan Heilbrunn, Esquire

Requesting to be continued to March 5,  
2019 without further notice

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, Katherine DeLuca, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Steve Mamakas, Dean Marucci, David Merwin, Martin Pinck, Daniel Renna, Ernest Schmitz

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**Title:** Amendments to Section – 6, 38.1, 41 and 42 related to the Economic Development Opportunity  
**Meeting Date:** February 5, 2019  
**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

- 📄 Section 250-6 Definition for EDO.pdf
- 📄 Section 250-41 Proposed Conditional uses.pdf

- 📄 Section 250-38.1 Proposed EDO ordinance-clean.pdf
- 📄 Section 250-38.1 Proposed EDO ordinance-marked up.pdf
- 📄 Section 250-42 Proposed Prohibited Uses-marked up.pdf
- 📄 Section 250-42 Proposed Prohibited Uses-clean.pdf
- 📄 EDO\_presentation FINAL.pdf

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, Katherine DeLuca, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Steve Mamakas, Dean Marucci, David Merwin, Martin Pinck, Daniel Renna, Ernest Schmitz

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**Title:** #39-17P The Oaks Development - School Site

**Meeting Date:** February 5, 2019

**Category:** 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

📄 2019-01-25 request for extension of time.pdf

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, Katherine DeLuca, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Steve Mamakas, Dean Marucci, David Merwin, Martin Pinck, Daniel Renna, Ernest Schmitz

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**Title:** January 8, 2019 Minutes

**Meeting Date:** February 5, 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

- 📄 2019-01-08 minutes.pdf
- 📄 Sign Brothers LLC 1-8-19.pdf
- 📄 Old Bridge Entertainment 1.8.2019.pdf

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, Katherine DeLuca, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Steve Mamakas, Dean Marucci, David Merwin, Martin Pinck, Daniel Renna, Ernest Schmitz

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

**Meeting Date:** February 5, 2019

**Category:** Resolutions-Begnning

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

📎 SIGN BROTHERS (A1089794x9D7D2).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, Katherine DeLuca, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Steve Mamakas, Dean Marucci, David Merwin, Martin Pinck, Daniel Renna, Ernest Schmitz

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**Title:** #40-18P Old Bridge Entertainment - Resolution

**Meeting Date:** February 5, 2019

**Category:** Resolutions-Begnning

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

RESOLUTION - OLD BRIDGE ENTERTAINMENT LLC (A1089900x9D7D2).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, Katherine DeLuca, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Steve Mamakas, Dean Marucci, David Merwin, Martin Pinck, Daniel Renna, Ernest Schmitz

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**Title:** #39-17P The Oaks Development - School Site

**Meeting Date:** February 5, 2019

**Category:** Resolutions-Begnning

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

📎 #39-17P BRUNETTI - SCHOOL SITE - EXTENDING TIME.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, Katherine DeLuca, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Steve Mamakas, Dean Marucci, David Merwin, Martin Pinck, Daniel Renna, Ernest Schmitz

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**Title:** Escrow Deficiency Resolution

**Meeting Date:** February 5, 2019

**Category:** Resolutions-Begnning

**Summary:**

American Plaza III	\$ 2,500.00
Philopater Group-Trinity Bagel	\$ 200.00
H.M.H. Hospital-Raritan Bay	\$10,000.00
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

 2019-02-05 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, Katherine DeLuca, Mayor Owen Henry, Edward Lauer, Kasey Lenning, Steve Mamakas, Dean Marucci, David Merwin, Martin Pinck, Daniel Renna, Ernest Schmitz

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

**Meeting Date:** February 5, 2019

**Category:** Continuance

**Summary:**

<b>#45-18PA</b>	<b>Amboy Bank Administration Building</b>	<b>Amended Preliminary and Final Site Plan</b>
	<b>Block: 16002 Lot: 2.11</b>	
	Route 9 & Old Amboy Road	Certified Complete:01-10-2019
	Proposing to construct 13,270 s.f. Building (exclusive of basement) with an additional 120 parking Spaces;	Expiration Date: 02-25-2019
	Zone: EDO-1	
	Jonathan Heilbrunn, Esquire	
	Requesting to be continued to March 5, 2019 without 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

- 📄 2018-12-19 waiver request letter.pdf
- 📄 traffic impact statement.pdf
- 📄 01-BM18006-COVER SHT.pdf
- 📄 02-BM18006-VICINITY MAP.pdf
- 📄 03-BM18006-EX-COND.pdf
- 📄 04-BM18006-SITE.pdf
- 📄 05-BM18006-GRADING.pdf
- 📄 06-PD18006-PROFILES.pdf
- 📄 07-BM18006-LANDSCAPE.pdf
- 📄 08-BM18006-LIGHTING.pdf
- 📄 09-DT18006-LS-LT-DETAILS.pdf
- 📄 12-DT18006-CONST-DETAILS.pdf
- 📄 13-DT18006-CONST-DETAILS.pdf
- 📄 14-DT18006-CONST-DETAILS.pdf
- 📄 15-DT18006-CONST-DETAILS.pdf
- 📄 16-DT18006-NJDOT.pdf
- 📄 2018-09-19 Community Impact Statement.pdf
- 📄 2018-09-27 Aquifer Recharge Statement.pdf
- 📄 2018-09-27 Stormwater Management Maintenance Manual.pdf
- 📄 2018-09-27 Stormwater Management Report.pdf
- 📄 2018-11-13 Preliminary Architectural Plans.pdf
- 📄 Application form.pdf
- 📄 traffic impact statement.pdf
- 📄 2019-01-15 fire official memo #1 -14-14PF(old) new #45-18PA Amboy Bank Admin Bldg..pdf
- 📄 2019-1-24 Fire District 3 Memo #1.pdf
- 📄 2019-01-31 Shade Tree Memo #1.pdf
- 📄 2019-02-01 Planner and Engineer Review Memo #1.pdf
- 📄 2019-02-05 Continuance letter to March 3, 2019.pdf

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February 4, 2019

**VIA EMAIL ONLY TO: [dborbely@oldbridge.com](mailto:dborbely@oldbridge.com)**

Ms. Dawn Borbely  
Old Bridge Township Planning Dept.  
One Old Bridge Plaza  
Old Bridge, New Jersey 08857

RE: Application of AMBOY BANK

Dear Dawn:

We have received the Shade Commission Report of January 29, 2019 and the combined Report of Ms. Sawant and Ms. Shapiro dated February 1, 2019. I do not expect that we will have the opportunity to review and absorb the contents of same in time for the meeting of **February 5, 2019** and I am requesting of the Board to consider carrying this matter to its meeting of **March 5, 2019** without further notice or publication.

I have called your office to see if we can arrange to have a meeting with Ms. Sawant, Ms. Shapiro and Mr. Lovallo and our professionals. You have set down a meeting date as follows: **Wednesday, February 13, 2019 at 10:00 a.m. at the Township.** By copy of this letter, I ask that our professionals advise if they are available to meet at the time.

Very truly yours,

A handwritten signature in blue ink, appearing to be 'Jonathan M. Heilbrunn', written over a blue circular scribble.

JONATHAN M. HEILBRUNN  
For the Firm

JMH:nss

cc: Daniel Incardone  
Gregory Scharpf  
Michael Pucci, P.E., P.P.  
Frank Miskovich, P.E.

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