



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

**OLD BRIDGE TOWNSHIP PLANNING BOARD
AGENDA**

March 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. COMPLETENESS WAIVERS

#03-19P Shannon Leo - Attachments

#03-19P	Shannon Leo	Completeness
Waivers:		
	Block: 40 Lot: 320	40C-location of
	existing wooded areas and the	
	Woodland Avenue	general size and
	type of predominant trees	
	Proposed two lot subdivision	52 –tree plan
	Zone: R5	
	Todd Cohen, Esquire	

IV. MINUTES

February 5, 2019 Minutes

V. COUNCIL REFERRAL

Consistency Review Of Ordinance 2019-05 Amending §250 Of The Land
Development Code Including The “Edo Zone” Provisions Of The Township Of
Old Bridge

VI. RESOLUTIONS

Consistency Review Of Ordinance 2019-05 Amending §250 Of The Land Development Code Including The "Edo Zone" Provisions Of The Township Of Old Bridge

VII. WITHDRAWN

#30-18P 3150 Bordentown Realty LLC - Attachments

#30-18P	3150 Bordentown Realty, LLC	Major Site Plan
Preliminary & Final with C Variances		
	Block: 5001 Lot: 4.18	
	Bordentown Turnpike	
	Applicant proposes to occupy a portion	Certified Complete:
01-16-2019	Of existing building for prep/repair of	Expiration Date:
05-16-2019	Vehicle inventory which will be stored	
	On site in connection with the existing	
	Truck dealership in Sayreville	
	Zone: SD-3	
	Thomas Abode, Esquire	

This application requires a "D" Variance and needs to go before the Zoning Board of Adjustment

VIII. APPLICATIONS

#45-18PA Amboy Bank Administration Building - Attachments

#45-18PA	Amboy Bank Administration Building	Amended Preliminary
& Final Site Plan		
	Block: 16002 Lot: 2.11	
	Route 9 South and Amboy Road	
	Applicant proposing to construct an	
	Additional 120 parking spaces and a	Certified
Complete: 01-10-2019	New building consisting of 13,270 s.f. -	Expiration
Date: 02-25-2019	Exclusive of basement.	
	Zone: EDO-1	
	Mr. Heilbrunn, Esquire	

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

Title: #03-19P Shannon Leo - Attachments

Meeting Date: March 5, 2019

Category: Completeness Waivers

Summary:

#03-19P

Shannon Leo

Block: 40 Lot: 320

wooded areas and the

Woodland Avenue

predominant trees

Proposed two lot subdivision

Zone: R5

Todd Cohen, Esquire

Completeness Waivers:

40C-location of existing

general size and type of

52 –tree plan

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:



Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

-  2019-02-26 Waiver request letter.pdf
-  waiver request form.pdf

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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

Title: February 5, 2019 Minutes

Meeting Date: March 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

📎 2019-02-05 Planning Board Minutes

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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

Title: Consistency Review Of Ordinance 2019-05 Amending §250 Of The Land Development Code Including The “Edo Zone” Provisions Of The Township Of Old Bridge

Meeting Date: March 5, 2019

Date:

Category: Council Referral

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 ordinance.pdf

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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

Title: Consistency Review Of Ordinance 2019-05 Amending §250 Of The Land Development Code Including The “Edo Zone” Provisions Of The Township Of Old Bridge

Meeting Date: March 5, 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

- RESOLUTION CONSISTENCY ORDINANCE 2018- () EDO ZONE (A1098432x9D7D2).pdf

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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

Title: #30-18P 3150 Bordentown Realty LLC - Attachments

Meeting Date: March 5, 2019

Category: Withdrawn

Summary:

#30-18P 3150 Bordentown Realty, LLC Major Site Plan Preliminary & Final with C Variances

Block: 5001 Lot: 4.18

Bordentown Turnpike

Applicant proposes to occupy a portion

Certified Complete:

01-16-2019

Of existing building for prep/repair of

Expiration Date:

05-16-2019

Vehicle inventory which will be stored
On site in connection with the existing
Truck dealership in Sayreville

Zone: SD-3

Thomas Abode, Esquire

This application requires a "D" Variance and needs to go before the Zoning Board of Adjustment

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

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Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📎 2018-11-14 review letter
- 📎 2018-11-14 waiver request letter and form.pdf
- 📎 stormwater statement 07-03-18.pdf
- 📎 2019-01-28 - 30-18P Fire SubCode Memo #1
- 📎 14718 Topo Survey.pdf
- 📎 community impact assessment 07-03-18.pdf
- 📎 dwg set 06-29-18-Layout.pdf
- 📎 parking calculations 07-03-18.pdf
- 📎 township ltr 01-10-19.pdf
- 📎 2019-02-26 Letter from atty for transfer to ZB.pdf

Thomas P. Abode, LLC
Attorney At Law

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North Brunswick, NJ 08902
Tel: 732-745-8700
Fax: 732-745-8741

Thomas P. Abode, Esq.
Email: tom@abodelaw.com

February 26, 2019

Via Fax: (732) 607-7941 and Regular Mail

Dawn Borbely
Department of Community Development
Planning Department
One Old Bridge Plaza
Old Bridge, NJ 08857

**RE: 3150 Bordentown Realty, LLC
Application No. 30-18P
Block: 5001, Lot: 4.18
Major Preliminary and Final Site Plan with D Variance**

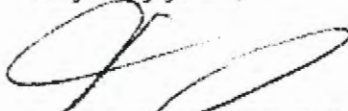
Dear Ms. Borbely:

As you are aware, this office represents the aforementioned Applicant. Pursuant to our conversation with Veena and Damian on even date, please transfer this Application to the Zoning Board, from the Planning Board, due to a D3 conditional use requirement.

Please confirm completeness. It is my understanding that this matter will be scheduled before the Zoning Board on April 4, 2019.

Thank you for your courtesies.

Very truly yours,



THOMAS P. ABODE, ESQ.

TPA:mna

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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

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

Meeting Date: March 5, 2019

Category: Applications

Summary:

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Block: 16002 Lot: 2.11
Route 9 South and Amboy Road
Applicant proposing to construct an
Additional 120 parking spaces and a

Certified

Complete: 01-10-2019

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Date: 02-25-2019

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Mr. Heilbrunn, Esquire

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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
- 📄 2019-02-14 Letter to Dawn Borbely re Amboy Bank Reviews.pdf
- 📄 2019-02-14 Response Memo to Gary Lovallo.pdf
- 📄 2019-02-14 CPL Memo to Twp. Professionals.pdf
- 📄 2019-03-05 TPD Memo.Traffic Review (2).pdf

JONATHAN M. HEILBRUNN
MEMBER NJ, ME, & NY BARS

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February 4, 2019

VIA EMAIL ONLY TO: 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,

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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