



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

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**OLD BRIDGE TOWNSHIP PLANNING BOARD  
AGENDA**

**April 2, 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. MINUTES**

March 5, 2019 Minutes

**IV. CONTINUANCE**

#05-19P Woodhaven Village Section 2 Phase 5 - Attachments

<b>#05-19P</b>	<b>Woodhaven Village Section 2 Phase 5</b>	<b>Final Major</b>
<b>Subdivision and Site Plan</b>		
	Block: 22001 Lot: 2.12	
	McLean Street & Texas Road	Certified
Complete:	03-11-2019	
	Proposing to construct 186 fee simple	Expiration
Date:	04-25-2019	
	Townhomes; one future commercial Lot and one open space lot (Part of Woodhaven Village's G.D.P.) Zone: R120 (PD previously) Ron Shimanowitz, Esquire	

**Applicant is requesting to be continued to May 7, 2019 with  
further notice.**

**V. APPLICATIONS**

#38-18P RD Management - Attachments

**#38-18P RD Management Corp. – F  
Major Site Plan**

**Preliminary & Final**

Block: 16004 Lot: 53  
Frontage on Route 18 & Foxborough Drive Certified Complete: 03-  
01-2019  
Proposing to construct 5,000 s. f. Expiration Date: 04-  
15-2019  
Convenience store with fueling facility &  
A 32,400 s.f. retail space  
Zone: EDO-3  
Kenneth Pape, 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

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**Title:** March 5, 2019 Minutes

**Meeting Date:** April 2, 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

- 📄 2019-03-05 minutes.pdf
- 📄 2019-03-05 transcript for Amboy Bank.pdf
- 📄 draft ordinance.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

**Title:** #05-19P Woodhaven Village Section 2 Phase 5 - Attachments

**Meeting Date:** April 2, 2019

**Category:** Continuance

**Summary:**

<b>#05-19P and Site Plan</b>	<b>Woodhaven Village Section 2 Phase 5</b>	<b>Final Major Subdivision</b>
	Block: 22001 Lot: 2.12 McLean Street & Texas Road	Certified Complete: 03-
11-2019		
	Proposing to construct 186 fee simple	Expiration Date: 04-
25-2019		
	Townhomes; one future commercial Lot and one open space lot (Part of Woodhaven Village's G.D.P.) Zone: R120 (PD previously) Ron Shimanowitz, Esquire	

**Applicant is requesting to be continued to May 7, 2019 with further notice.**

**Other Agencies Reviewed:**

<u>Department</u>	<u>Date Received</u>
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Code Enforcement:  
Fire Official:  
Police Department  
Health Department:  
Fire District:  
NJDOT:  
Freehold Soil:  
Middlesex County:  
OBMUA:

ATTACHMENTS:

Description

- 📄 application form - final subdivision and site plan - s2p5 - executed - 2019 01 31.pdf
- 📄 disclosure statement - obt dept of community development.pdf
- 📄 Item E - Previous Appeals or Activity.pdf
- 📄 Item I - Zoning reqmts table - s2p5 - 2019 01 18.pdf
- 📄 s2p5 - 200' list - 2019 01 17.pdf
- 📄 s2p5 - affidavit of title.pdf
- 📄 s2p5 - statement of conformance with preliminary plans.pdf
- 📄 s2p5 - statement of status of other approvals 2019 01 18.pdf
- 📄 ATR-18003 Woodhaven Phase 5 Presentation 01-21-19.pdf
- 📄 2013.033.05-001-20190204-woodhaven village-phase 5-final major subdivision plat-1.pdf
- 📄 2013.033.05-002-20190204-woodhaven village-phase 5-final major subdivision plat-2.pdf
- 📄 2013.033.05-003-20190204-woodhaven village-phase 5-final major subdivision plat-3.pdf
- 📄 2013.033.05-004-20190204-woodhaven village-phase 5-final major subdivision plat-4.pdf
- 📄 2013.033.05-005-20190204-woodhaven village-phase 5-final major subdivision plat-5.pdf
- 📄 017-Rev 01-2017 03 28-Texas Road-Grading-PP-3.pdf
- 📄 018-Rev 02-2017 09 13-Texas Road-Grading-PP-4.pdf
- 📄 116 of 176 Road Profiles rev 2012 09 04.PDF
- 📄 121 of 176 Road Profiles rev 2012 09 04.PDF
- 📄 122 of 176 Road Profiles rev 2012 09 04.PDF
- 📄 2013.033.05-001-20190204-woodhaven village-phase 5-cover sheet and vicinity plan.pdf
- 📄 2013.033.05-003-20190204-woodhaven village-phase 5-overall plan.pdf
- 📄 2013.033.05-006-20190204-woodhaven village-phase 5-geometry plan-1.pdf
- 📄 2013.033.05-007-20190204-woodhaven village-phase 5-geometry plan-2.pdf
- 📄 2013.033.05-008-20190204-woodhaven village-phase 5-geometry plan-3.pdf
- 📄 2013.033.05-009-20190204-woodhaven village-phase 5-geometry plan-4.pdf
- 📄 2013.033.05-010-20190204-woodhaven village-phase 5-geometry plan-5.pdf
- 📄 2013.033.05-016-20190204-woodhaven village-phase 5-utility plan-1.pdf
- 📄 2013.033.05-017-20190204-woodhaven village-phase 5-utility plan-2.pdf
- 📄 2013.033.05-018-20190204-woodhaven village-phase 5-utility plan-3.pdf

- 📄 2013.033.05-019-20190204-woodhaven village-phase 5-utility plan-4.pdf
- 📄 2013.033.05-020-20190204-woodhaven village-phase 5-utility plan-5.pdf
- 📄 2013.033.05-021-20190204-woodhaven village-landscape & lighting plan-1.pdf
- 📄 2013.033.05-022-20190204-woodhaven village-landscape & lighting plan-2.pdf
- 📄 2013.033.05-024-20190204-woodhaven village-landscape & lighting plan-4.pdf
- 📄 2013.033.05-025-20190204-woodhaven village-landscape & lighting plan-5.pdf
- 📄 2013.033.05-026-20190204-woodhaven village-phase 5-soil erosion plan-1.pdf
- 📄 2013.033.05-027-20190204-woodhaven village-phase 5-soil erosion plan-2.pdf
- 📄 2013.033.05-028-20190204-woodhaven village-phase 5-soil erosion plan-3.pdf
- 📄 2013.033.05-030-20190204-woodhaven village-phase 5-soil erosion plan-5.pdf
- 📄 2013.033.05-029-20190204-woodhaven village-phase 5-soil erosion plan-4.pdf
- 📄 2019-03-13 Continuance form to May 7, 2019.pdf

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



Katherine O'Kane, PP; AICP  
Township Planner

(732)721-5600 extension 2365  
Fax: (732) 607-7941

## TOWNSHIP OF OLD BRIDGE

### CONSENT TO CONTINUATION

APPLICANT: Woodhaven Section 2 Phase 5

APPLICATION NUMBER: 05-19P

DATE: 03-11-2019

I HEREBY CONSENT TO THE CONTINUATION OF THE ABOVE CAPTIONED APPLICATION TO THE NEXT

May 7, 2019 ( ) Regular Meeting Date:  
~~With Further Notice~~ ~~Without Further Notice~~

( ) Special Meeting Date:  
With Further Notice \_\_\_\_\_  
Without Further Notice \_\_\_\_\_

OF THE PLANNING BOARD AND AGREE TO EXTEND THE TIME FOR THE PLANNING BOARD TO ACT UNTIL May 31, 2019

  
Duly Authorized Representative of Applicant

Continuation Requested By:

Board: \_\_\_\_\_

Applicant: x

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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

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**Title:** #38-18P RD Management - Attachments

**Meeting Date:** April 2, 2019

**Category:** Applications

**Summary:**

**#38-18P  
Site Plan**

**RD Management Corp. – F**

**Preliminary & Final Major**

Block: 16004 Lot: 53

Frontage on Route 18 & Foxborough Drive

Certified Complete: 03-01-

2019

Proposing to construct 5,000 s. f.

Expiration Date: 04-

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A 32,400 s.f. retail space

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Code Enforcement:

Fire Official:

Police Department

Health Department:



Fire District:  
NJDOT:  
Freehold Soil:  
Middlesex County:  
OBMUA:

**ATTACHMENTS:**

**Description**

- 📄 2018-08-27 Aquifer Recharge Statement.pdf
- 📄 2018-08-28 Traffic Impact Analysis.pdf
- 📄 2018-08-30 Foxborough Plaza Community Impact Statement.pdf
- 📄 2018-08-30 Preliminary & Final Site Plan (FULL SET)1.pdf
- 📄 2018-08-30 Stormwater Management Maintenance Manual.pdf
- 📄 2018-08-30 Stormwater Management Report.pdf
- 📄 2018-09-13 Architectural Plans.pdf
- 📄 2018-09-13\_ISSUED FOR FILING\_FP1506901.pdf
- 📄 2018-09-19 Community Impact Statement.pdf
- 📄 2018-11-13 Preliminary Architectural Plans.pdf
- 📄 2018-12-05 freehold soil letter.pdf
- 📄 2019-01-23 Freehold Soil Review Revisions.pdf
- 📄 2019-02-26 BM15069 (8-10)(2).pdf
- 📄 2019-02-26 BM15069 (1-7) (1).pdf
- 📄 2019-02-26 BM15069 (11-14)(3) - Copy.pdf
- 📄 Application.pdf
- 📄 waiver request form and request letter.pdf
- 📄 2019-03-21 traffic and safety memo #1.pdf
- 📄 2019-03-04 Fire Official Memo #1..docx
- 📄 2019-03-27 Planner Review Memo #1 RD Management-Rte 18.pdf