



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

**OLD BRIDGE TOWNSHIP PLANNING BOARD
AGENDA**

May 7, 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. RESOLUTIONS

#45-18PA Amboy Bank Administration Building -Resolution

IV. CONTINUANCE

#58-14P Woodhaven Village Section 3 - Attachments

#58-14P

Woodhaven Village Section 3
Preliminary Major Subdivision with "C" Variances

Block: 22000 Lot: 27.10

Block: 22001 Lots: 5, 7.12, 9.13, 46 & 47

John Wall Road & Woodhaven Blvd.

Proposing to construct 380 single family homes on 423.09

Acres

(Part of Woodhaven Village's G.D.P.)

Zone: R120 (PD previously)

attorney: Ron Shimanowitz, Esquire

Certified Complete: 03-05-2019

Expiration Date: 07-03-2019

**Application is requesting to be continued to July 2, 2019 with Notice and
Publish in Newspaper**

#38-18P RD Management - Attachments

#38-18P **RD Management Corp. – F**

Preliminary & Final Major Site Plan

Block: 16004 Lot: 53

Frontage on Route 18 & Foxborough Drive

Proposing to construct 5,000 s. f. Convenience store with fueling facility & 32,400 s.f. retail space

Zone: EDO-3

attorney: Kenneth Pape, Esquire

Certified Complete: 03-01-2019

Expiration Date: 04-15-2019

A4-2-19;

Applicant is requesting a continuance to July 02, 2019 without further notice.

V. APPLICATIONS

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

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

Final Major Subdivision and Site Plan

Block: 22001 Lot: 2.12

McLean Street & Texas Road

Proposing to construct 186 fee simple Townhomes; one future commercial Lot and one open space lot (Part of Woodhaven Village's G.D.P.)

Zone: R120 (PD previously)

attorney: Ron Shimanowitz, Esquire

Certified Complete: 03-11-2019

Expiration Date: 04-25-2019

A4-2-19;

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: #45-18PA Amboy Bank Administration Building -Resolution

Meeting Date: May 7, 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 - AMBOY BANK (2ND ADMIN. BUILDING)

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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: #58-14P Woodhaven Village Section 3 - Attachments

Meeting Date: May 7, 2019

Category: Continuance

Summary:

#58-14P

Woodhaven Village Section 3

Preliminary Major Subdivision with "C" Variances

Block: 22000 Lot: 27.10

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Application is requesting to be continued to July 2, 2019 with Notice and Publish in Newspaper

Other Agencies Reviewed:

Department Date Received

Code Enforcement:

Fire Official: 3/14/2019

Police Department 3/21/2019

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

- 📄 2019-03-05 Woodhaven Village Section 3 Completeness Letter.pdf
- 📄 2019-03-12 C VARIANCE EXPLANATION.pdf
- 📄 section 3 - preliminary major subdivision application form.pdf
- 📄 Item M - List of Maps, reports, and other material accompanying this application - 2019 01 31.pdf
- 📄 ww - s3 - statement of status of other approvals - 2018 12 28.pdf
- 📄 200' list - from marlboro - 2019 01 29.pdf
- 📄 200' list - from obt - around ww lots in block 22000.pdf
- 📄 200' list - from obt - around ww lots in block 22001.pdf
- 📄 scd #2017-0607 - ww sec 3 - 2018 06 14.pdf
- 📄 aAquifer Recharge Evaluation - fpa - report & update letter - 2019 01 10.pdf
- 📄 EIS report.pdf
- 📄 attachment A - figures.pdf
- 📄 attachment B - pertinent correspondence.pdf
- 📄 attachment C - qualifications of preparers.pdf
- 📄 EIS update - 2019 01 10.pdf
- 📄 EIS update - 2019 Landsdcape project map.pdf
- 📄 fiscal impact analysis update - section 3, oc7, estates 2 - 2018 12 20.pdf
- 📄 Full_Size_Appendix_Maps.pdf
- 📄 Storm Water Management Report - pages 1-150.pdf
- 📄 Storm Water Management Report - pages 151-300.pdf
- 📄 Storm Water Management Report - pages 301-548.pdf
- 📄 Storm Water Management Report - pages 549-796.pdf
- 📄 ww sec 3 - traffic report - langan.pdf
- 📄 ww sec 3 - traffic report - langan - updated letter report - 2018 12 31.pdf
- 📄 ww sec 3 - traffic report - langan - appendix E.pdf
- 📄 ww sec 3 - traffic report - langan - appendices A, B, C, & D .pdf
- 📄 SURVEY SHEET (1) 4-28-15.pdf
- 📄 SURVEY SHEET (2) 4-28-15.pdf
- 📄 SURVEY SHEET (3) 4-28-15.pdf
- 📄 SURVEY SHEET (4) 4-28-15.pdf
- 📄 ww - section 3 - site plan sheets 01 through 15 - last dated 2019 01 30.pdf

- 📄 ww - section 3 - site plan sheets 16 through 31 - last dated 20 - Copy.pdf
- 📄 ww - section 3 - site plan sheets 32 through 40 - last dated 20 - Copy (2).pdf
- 📄 ww - section 3 - site plan sheets 41 through 44 - last dated 20 - Copy.pdf
- 📄 ww - section 3 - site plan sheets 45 through 50 - last dated 20 - Copy (2).pdf
- 📄 ww - section 3 - site plan sheets 51 through 58 - last dated 2019 01 30.pdf
- 📄 ww - section 3 - site plan sheets 58 through 68 - last dated 20 - Copy.pdf
- 📄 ww - section 3 - site plan sheets 69 through 94 - last dated 2019 01 30.pdf
- 📄 2019 03 29 - mea - report - Water Quality Summary for Woodhaven.pdf
- 📄 Full_Size_Appendix_Maps.pdf
- 📄 2019-04-03 Remsa report.58-14P.Woodhaven Section 3.pdf
- 📄 2019-04-18 Request for Continuance to July 2, 2019.pdf
- 📄 2019-04-24 fire district 3 memos - Applications 05-19P and 58-14P Woodhaven.pdf

LAW OFFICES
HUTT & SHIMANOWITZ
A PROFESSIONAL CORPORATION

STEWART M. HUTT * (1929-2013)
RONALD L. SHIMANOWITZ ♦
DAVID M. HUTT +
CHRISTOPHER M. PUZZELE *♦♦
THOMAS J. PERRY ♦

459 AMBOY AVENUE
P.O. BOX 648
WOODBIDGE, NEW JERSEY 07095

TEL: (732) 634-6400

FAX: (732) 634-0718

Of Counsel
JANICE K. SCHERER
BRYAN D. PLOCKER ♦

writer's e-mail: rshim@huttshim.com

* ALSO ADMITTED DC BAR
♦ ALSO ADMITTED NY BAR
+ ALSO ADMITTED FL BAR
• ALSO ADMITTED AZ BAR

April 18, 2019

Via Email Only

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

Re: Applicant: Woodhaven Village, Inc. - Section 3
Property: Block 22000, Lot 27.10
Block 22001, Lots 5, 7.12, 9.12, 13.12, 46 and 47
Application No. 58-14P
Preliminary Major Subdivision

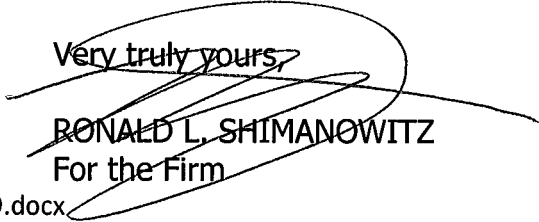
Dear Ms. Borbely:

This firm represents Woodhaven Village, Inc. – Section 3, the Applicant with regard to the above referenced matter which is scheduled before the Old Bridge Planning Board on Tuesday, May 7, 2019. Please accept this letter as Applicant's request and consent to an adjournment of this hearing. Please further accept this letter as Applicant's request and consent to have this matter placed on the Old Bridge Planning Board Agenda for Tuesday, July 2, 2019 at 7:30 PM. Applicant hereby consents to an extension of time for the Planning Board's decision through and including July 31, 2019.

Should you have any questions with regard to the above referenced matter, please do not hesitate to contact me.

Thanking you for your attention, I am

Very truly yours,


RONALD L. SHIMANOWITZ
For the Firm

RLS:pc

cc: Client (via email only)

\\Fs5\Company\PattyC\correspondence\April, 2019.docx

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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: #38-18P RD Management - Attachments

Meeting Date: May 7, 2019

Category: Continuance

Summary:

#38-18P **RD Management Corp. – F**
Preliminary & Final Major Site Plan
Block: 16004 Lot: 53

Frontage on Route 18 & Foxborough Drive
Proposing to construct 5,000 s. f. Convenience store with fueling facility & 32,400 s.f. retail space
Zone: EDO-3

attorney: Kenneth Pape, Esquire
Certified Complete: 03-01-2019
Expiration Date: 04-15-2019
A4-2-19;

Applicant is requesting a continuance to July 02, 2019 without further notice.

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official: 3/4/2019

Police Department 3/21/2019

Health Department:

Fire District: 3/20/2019

NJDOT:

Freehold Soil: 3/18/2019

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
- 📄 2019-04-02 continuance form for May 7, 2019.pdf
- 📄 2019-04-02 continuance form for May 7, 2019.pdf
- 📄 2019-04-16 Environmental Commission Memo #1.pdf

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



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

TOWNSHIP OF OLD BRIDGE

CONSENT TO CONTINUATION

APPLICANT: RD Management

APPLICATION NUMBER: 38-18P

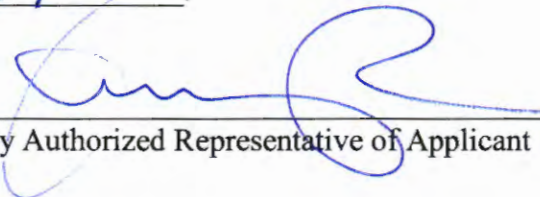
DATE: April 2, 2019

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:

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



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

TOWNSHIP OF OLD BRIDGE

CONSENT TO CONTINUATION

APPLICANT: RD Management

APPLICATION NUMBER: 38-18P

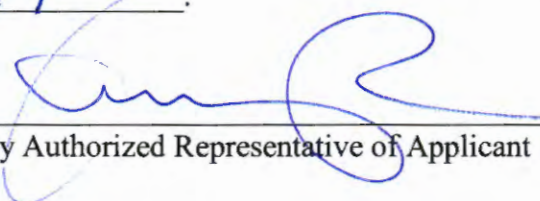
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Meeting Date: May 7, 2019

Category: Applications

Summary:

#05-19P

Woodhaven Village Section 2 Phase 5

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Block: 22001 Lot: 2.12

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attorney: Ron Shimanowitz, Esquire

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Other Agencies Reviewed:

Department Date Received

Code Enforcement:

Fire Official: 3/14/2019

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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
- 📄 2019-04-24 fire district 3 memos - Applications 05-19P and 58-14P Woodhaven.pdf
- 📄 Woodhaven Sec.2-Ph.5 - Engineering Review - 04.29.2019.pdf
- 📄 2019-04-29 TPD Traffic.Section 2 Phase 5.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

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TOWNSHIP OF OLD BRIDGE

CONSENT TO CONTINUATION

APPLICANT: Woodhaven Section 2 Phase 5

APPLICATION NUMBER: 05-19P

DATE: 03-11-2019

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~~With Further Notice~~ ~~Without Further Notice~~

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Continuation Requested By:

Board: _____

Applicant: x