



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

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**OLD BRIDGE TOWNSHIP PLANNING BOARD  
AGENDA**

**June 11, 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**

#09-19P Mount Hebron Cemetery - Attachments

**#03-19P Mt. Hebron Cemetery**

Block: 3231 Lot: 13

40-a, b, c, d

Proposig to expand the existing  
Crematorium  
Cheesequake-Morristown Road  
George Dougherty, Esquire

**Completeness Waivers:**  
3a-e ; 38-b, d, e, f, g; 39b,

**IV. MINUTES**

May 7, 2019 Minutes

**V. COUNCIL REFERRAL**

Crossroads Redevelopment Amendment

**VI. RESOLUTIONS**

Crossroads Redevelopment Amendment

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

**VII. RESOLUTIONS**

Amendment to the Master Plan Re-Examination Report

**VIII. CONTINUANCE**

#03-19P Shannon Leo - Attachments

**#03-19P Shannon Leo Minor Subdivision**

Block: 40 Lot: 320  
Woodland Avenue

Certified Complete:

04-29-2019

Proposed two lot subdivision

Expiration Date:

06-13-2019

Zone: R5  
Todd Cohen, Esquire

This application has a "C" Variance and is being continued to July 2, 2019 with Notice

**IX. PUBLIC HEARING**

Master Plan Re-examination Amendment

Spending Plan Report

Affordable Assistance Report

**X. APPLICATIONS**

#01-19P New Private Restaurant Properties - Attachments

**#01-19P New Private Restaurant Properties Major Site Plan**  
**Preliminary and Final**

Block: 10257 Lot: 1  
Route 9 North; Route 34 & Perrine Road

Certified Complete:

03-21-2019

Proposing to demolish existing 8,990 s. f.

Expiration Date:

07-19-2019

& constructing a new restaurant 6,612 s.f.  
& a retail strip center 2,500 s. f.

Zone: EDO-3  
Ron Shimanowitz, Esquire

#47-18P Edward Testino LLC - Attachments

**#47-18P Edward Testino, LLC Preliminary & Final Major**  
**Site Plan**

Block: 4187 Lot: 3.11  
Route 34

Certified Complete: 04-

29-2019

Applicant proposing to construct a

Expiration Date: 06-13-

2019

New 5,015 square foot building on a  
1.84 Acre parcel

Zone: OG-1

Edward Testino, 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:** #09-19P Mount Hebron Cemetery - Attachments

**Meeting Date:** June 11, 2019

**Category:** Completeness Waivers

**Summary:**

**#03-19P**

**Mt. Hebron Cemetery**

**Completeness Waivers:**

Block: 3231 Lot: 13

3a-e ; 38-b, d, e, f, g; 39b, 40-a, b,

c, d

Proposig to expand the existing  
Crematorium  
Cheesequake-Morristown Road  
George Dougherty, Esquire

**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
- 📄 2019-06-06 Mt Hebron Cemetery Association Inc. Waiver letter.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

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**Title:** May 7, 2019 Minutes

**Meeting Date:** June 11, 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

📄 2019-05-07 minutes.pdf

📄 2019-05-07 Woodhaven Village Section 2 Phase 5 5-7-19.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:** Crossroads Redevelopment Amendment

**Meeting Date:** June 11, 2019

**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

📎 Crossroads Survey

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:** Crossroads Redevelopment Amendment

**Meeting Date:** June 11, 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

No Attachments Available



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

**Meeting Date:** June 11, 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

No Attachments Available

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:** Amendment to the Master Plan Re-Examination Report

**Meeting Date:** June 11, 2019

**Category:** Resolutions-End

**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 ENDORSING MASTER PLAN AMENDMENT OLD BRIDGE (A1124263x9D7D2).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:** #03-19P Shannon Leo - Attachments

**Meeting Date:** June 11, 2019

**Category:** Continuance

**Summary:**

**#03-19P**

**Shannon Leo**

**Minor Subdivision**

Block: 40 Lot: 320  
Woodland Avenue

Certified Complete: 04-29-

2019

Proposed two lot subdivision

Expiration Date: 06-13-

2019

Zone: R5  
Todd Cohen, Esquire

This application has a "C" Variance and is being continued to July 2, 2019 with 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

-  2019-02-26 Waiver request letter.pdf
-  waiver request form.pdf
-  2019-05-07 freehold soil.pdf
-  2019-04-22 Fire Official Memo.pdf
-  2019-06-11 continuance letter.pdf

LAW OFFICES

# Todd A. Cohen

CHERRYTREE PLAZA  
2344 ROUTE 9 SOUTH  
HOWELL, NJ 07731

TODD A. COHEN  
MEMBER N.J. BAR

732-294-1300

Email: mail@toddacohenesq.com  
FAX 732-294-0545

June 11, 2019

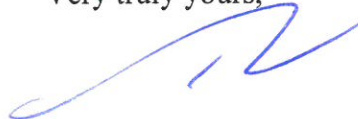
Ms. Dawn M. Borbely, Board Secretary  
Township of Old Bridge  
One Old Bridge Plaza  
Old Bridge, NJ 08857

Re: Leo/Phillips  
Minor Subdivision Class "C" Variance  
Application #03-19P  
Block 40, Lot 320

Dear Ms. Borbely:

Please be advised the undersigned represents Shannon Leo and Matthew Phillips with regard to the above referenced matter. This letter shall serve as a request to postpone tonight's Hearing on the matter until Tuesday, July 2, 2019 in order to allow time for the proper notice of the Public Hearing. Should you require any additional information please contact my office directly.

Very truly yours,



Todd A. Cohen

TAC/kk

Cc: Shannon Leo/Matthew Phillips  
Joseph J. Kociuba, P.E., P.P.

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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:** Master Plan Re-examination Amendment

**Meeting Date:** June 11, 2019

**Category:** Public Hearing

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

📎 master plan

📎 revised master plan

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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:** Spending Plan Report

**Meeting Date:** June 11, 2019

**Category:** Public Hearing

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

📎 Revised Spending Plan

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:** Affordable Assistance Report

**Meeting Date:** June 11, 2019

**Category:** Public Hearing

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

**ATTACHMENTS:**

Description

📎 Affordable Assistance Plan



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:** #01-19P New Private Restaurant Properties - Attachments

**Meeting Date:** June 11, 2019

**Category:** Applications

**Summary:**

**#01-19P**      **New Private Restaurant Properties**      **Major Site Plan Preliminary and Final**

Block: 10257 Lot: 1

Route 9 North; Route 34 & Perrine Road

Certified Complete:

03-21-2019

Proposing to demolish existing 8,990 s. f.      Expiration Date: 07-19-2019

& constructing a new restaurant 6,612 s.f.

& a retail strip center 2,500 s. f.

Zone: EDO-3

Ron Shimanowitz, Esquire

**Other Agencies Reviewed:**

**Department**      **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

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

**ATTACHMENTS:**

**Description**

- 📄 2016.056-Architectural Plans (2018-10-26).pdf
- 📄 2016.056-Drainage Area Plan (2018-12-18).pdf
- 📄 2016.056-Outback Steakhouse - Application.pdf
- 📄 2016.056-Outback Steakhouse-SWM (2018-12-18).pdf
- 📄 APPLICATION.pdf
- 📄 Pages from Pages 1-6-Outback Steakhouse - Engineering Site Plans (2018-12-18) - Copy-2.pdf
- 📄 Pages from Pages 7-13-Outback Steakhouse - Engineering Site Plans (2018-12-18) - Copy-2-2.pdf
- 📄 Pages from Pages 14-20-Outback Steakhouse - Engineering Site Plans (2018-12-18) - Copy.pdf
- 📄 Pages from Pages 21-26-Outback Steakhouse - Engineering Site Plans (2018-12-18) - Copy-2.pdf
- 📄 2019-03-26 Fire Official Memo #1 - 01-19P New Private Restaurant LLC (outback).docx
- 📄 2019-04-16 Environmental Commission Memo #1.pdf
- 📄 2019-05-29 Engineer Review Memo #1
- 📄 2019-05-23 lovallo review memo
- 📄 2019-05-31 tpd memo #1
- 📄 2019-06-04 GERITY MEMO -OUTBACK
- 📄 2019-06-05 planner review#1 OUTBACK

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

**Meeting Date:** June 11, 2019

**Category:** Applications

**Summary:**

**#47-18P  
Site Plan**

**Edward Testino, LLC**

**Preliminary & Final Major**

Block: 4187 Lot: 3.11  
Route 34

Certified Complete: 04-

29-2019

Applicant proposing to construct a

Expiration Date: 06-13-

2019

New 5,015 square foot building on a  
1.84 Acre parcel  
Zone: OG-1  
Edward Testino, Esquire

**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\_Packet.pdf
- 📎 Middlesex application form .pdf
- 📎 Complete Site Plan Packet
- 📎 plans.pdf
- 📎 site plan.pdf
- 📎 2019-04-22 Fire Official Memo..docx
- 📎 2019-05-10 TPD Memo.Traffic.Testino.pdf
- 📎 2019-06=-04 GERITY MEMO#1-TESTINO
- 📎 2019-06-04 PLANNER REVIEW #1 TESTINO
- 📎 2019-06-04 engineer revieww memo #1
- 📎 47-18 P 6-4-19 Edward Testino LLC 2 story building.pdf