



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

**OLD BRIDGE TOWNSHIP PLANNING BOARD
AGENDA**

August 6, 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

Completeness Waivers: 41-a, b, c, d; 42-c; 52

Block: 3231 Lot: 13

Proposing to expand the existing Crematorium

Cheesequake-Morristown Road

Zone: EDO-1

George Dougherty, Esquire

#03-19P OBMUA - Brunetti Water Tower - Attachments

#03-19P OBMUA – Brunetti Water Tower

Completeness Waivers: 3A, 3B, 3C, 3D, 40A

Block: 6303 Lot: 17

Proposing one million gallon water tower

Route 9 and Old Mill Road Intersection

Zone: MU-IH

Robert McGowan, Esquire

IV. MINUTES

July 2, 2019 Minutes

V. RESOLUTIONS

#03-19P Shannon Leo - Attachments

#47-18P Edward Testino LLC - Attachments

#2019-01 Escrow Deficiency Resolution - Attachment

#2019-01	Escrow Deficiency for:	
#05-19P	Woodhaven Section 2 Phase 5	\$5,000.00
Pre-Appl	Village Supermarket	\$ 300.00
#01-19P	New Private Restaurant Partners	\$8,500.00
#32-18P	HMH Hospitals Corp (Raritan Bay)	\$2,500.00
#39-17P	The Oaks Development –School Site	\$5,000.00
#38-18P	RD Management Corp.	\$3,000.00

VI. APPLICATIONS

#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 Boulevard

Proposing to construct 380 single family homes on 423.09 Acres (Part of Woodhaven Village’s G.D.P.)

Zone: R120 (PD previously)

Ron Shimanowitz, Esquire

Certified Complete: 03-05-2019

Expiration Date: 07-03-2019

#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 & a 32,400 s.f. retail space

Zone: EDO-3

Kenneth Pape, Esquire

Certified Complete: 03-01-2019

Expiration Date: 04-15-2019

#23-19P Vista @ Old Bridge LP - Attachments

#23-19P Vista @ Old Bridge LP Preliminary & Final Major Site Plan and Minor Subdivision

Block: 20000 Lot: 79.11

Intersection of Marlboro and East Greystone Road

Proposing to construct 5,000 s. f. Applicant is seeking minor sub. Approval for a 2 lot subdivision; and site plan to construct 72 affordable family rental housing units in (3) 3-story bldgs.; a tot lot, Clubhouse, 152 parking spaces and related

improvements.

Zone: R120

Craig M. Gianetti, Esquire

Certified Complete: 07-19-2019

Expiration Date: 10-23-2019

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: #09-19P Mount Hebron Cemetery - Attachments

Meeting Date: August 6, 2019

Category: Completeness Waivers

Summary:

#03-19P Mt. Hebron Cemetery

Completeness Waivers: 41-a, b, c, d; 42-c; 52

Block: 3231 Lot: 13

Proposing to expand the existing Crematorium

Cheesequake-Morristown Road

Zone: EDO-1

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
-  Waiver Requests - Submission 2A.pdf
-  2019-07-31 mt. hebron waiver request letter #1

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 OBMUA - Brunetti Water Tower - Attachments

Meeting Date: August 6, 2019

Category: Completeness Waivers

Summary:

#03-19P OBMUA – Brunetti Water Tower

Completeness Waivers: 3A, 3B, 3C, 3D, 40A

Block: 6303 Lot: 17

Proposing one million gallon water tower

Route 9 and Old Mill Road Intersection

Zone: MU-IH

Robert McGowan, 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

- 📄 201906-24 county approval letter for preliminary
- 📄 11- Waiver Request Form
- 📄 2019-05-13 Freehold Soil Initial Application Review
- 📄 08- Final Signed Township Application Forms
- 📄 2019-07-31 OBMUA WAiver request Letter #1

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: July 2, 2019 Minutes

Meeting Date: August 6, 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

- 📎 minutes 2019-07-02
- 📎 transcript Testino 7-02-19
- 📎 New Private Restaurant Properties 7-2-19

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: #03-19P Shannon Leo - Attachments

Meeting Date: August 6, 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 SUBDIVISION LEO (A1136229x9D7D2).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: #47-18P Edward Testino LLC - Attachments

Meeting Date: August 6, 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

📎 Revised RESOLUTION - EDWARD TESTINO (A1136411x9D7D2)

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: #2019-01 Escrow Deficiency Resolution - Attachment

Meeting Date: August 6, 2019

Category: Resolutions-Begning

Summary:

#2019-01 Escrow Deficiency for:

#05-19P	Woodhaven Section 2 Phase 5	\$5,000.00
Pre-Appl	Village Supermarket	\$ 300.00
#01-19P	New Private Restaurant Partners	\$8,500.00
#32-18P	HMH Hospitals Corp (Raritan Bay)	\$2,500.00
#39-17P	The Oaks Development –School Site	\$5,000.00
#38-18P	RD Management Corp.	\$3,000.00

Other Agencies Reviewed:

Department Date Received

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

📄 2019-08-06 RESOLUTION - Escrow Deficiency

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

Meeting Date: August 6, 2019

Category: Applications

Summary:

#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 Boulevard

Proposing to construct 380 single family homes on 423.09 Acres (Part of Woodhaven Village's G.D.P.)

Zone: R120 (PD previously)

Ron Shimanowitz, Esquire

Certified Complete: 03-05-2019

Expiration Date: 07-03-2019

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
- 📄 www - 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
- 📄 001 - cover, notes, phasing 1.pdf
- 📄 002 - cover, notes, phasing 2.pdf
- 📄 003 - cover, notes, phasing 3.pdf
- 📄 004 - cover, notes, phasing 4.pdf
- 📄 005 - cover, notes, phasing 5.pdf
- 📄 006 - cover, notes, phasing 6.pdf
- 📄 007 - cover, notes, phasing 7.pdf
- 📄 008 - site plan geometry 1.pdf
- 📄 009 - site plan geometry 2.pdf
- 📄 010 - site plan geometry 3.pdf
- 📄 011 - site plan geometry 4.pdf
- 📄 012 - site plan geometry 5.pdf
- 📄 013 - site plan geometry 6.pdf
- 📄 015 - site plan geometry 8.pdf
- 📄 014 - site plan geometry 7.pdf
- 📄 016 - site plan geometry 9.pdf
- 📄 016 - site plan geometry 10.pdf
- 📄 018 - site plan geometry 11.pdf
- 📄 019 - site plan geometry 12.pdf
- 📄 Pages 20 - 25 - grading.pdf
- 📄 Pages 26 - 31 - grading.pdf
- 📄 Pages 69 - 94 - road & utility profiles.pdf
- 📄 Pages 95 - 110 - details, lot dims, & ramps.pdf
- 📄 032 - utilities all.pdf
- 📄 033 - utilities 1.pdf
- 📄 034 - utilities 2.pdf
- 📄 035 - utilities 3.pdf
- 📄 036 - utilities 4.pdf
- 📄 037 - utilities 5.pdf
- 📄 038 - utilities 6.pdf
- 📄 09 - utilities 7.pdf3
- 📄 040 - utilities 8.pdf

- 📄 041 - utilities 9.pdf
- 📄 043 - utilities 11.pdf
- 📄 044 - utilities 12.pdf
- 📄 045 - landscape & lighting 1.pdf
- 📄 046 - landscape & lighting 2.pdf
- 📄 047 - landscape & lighting 3.pdf
- 📄 048 - landscape & lighting 4.pdf
- 📄 049 - landscape & lighting 5.pdf
- 📄 050 - landscape & lighting 6.pdf
- 📄 051 - landscape & lighting 7.pdf
- 📄 052 - landscape & lighting 8.pdf
- 📄 053 - landscape & lighting 9.pdf
- 📄 054 - landscape & lighting 10.pdf
- 📄 055 - landscape & lighting 11.pdf
- 📄 056 - landscape & lighting 12.pdf
- 📄 057 - soil erosion & sediment control 1.pdf
- 📄 058 - soil erosion & sediment control 2.pdf
- 📄 059 - soil erosion & sediment control 3.pdf
- 📄 060 - soil erosion & sediment control 4.pdf
- 📄 061 - soil erosion & sediment control 5.pdf
- 📄 061 - soil erosion & sediment control 6.pdf
- 📄 063 - soil erosion & sediment control 7.pdf
- 📄 064 - soil erosion & sediment control 8.pdf
- 📄 065 - soil erosion & sediment control 9.pdf
- 📄 066 - soil erosion & sediment control 10.pdf
- 📄 067 - soil erosion & sediment control 11.pdf
- 📄 068 - soil erosion & sediment control 12.pdf
- 📄 2019-07-22 Planner review #2 report.58-14P.Woodhaven Section 3.pdf
- 📄 2019-07-18 fire official Memo #1 - Woodhaven Section 3.pdf
- 📄 2019-07-02 consent to continue to August 6, 2019.pdf
- 📄 2019-07-01 Traffic Review.Phase 3.pdf
- 📄 2019-07-25 Remsa Memo - Supplemental report.58-14P.Woodhaven Section 3.
- 📄 2019-07-29 fire district 3 memo #1
- 📄 2019-07-30 ERI REVIEW #1 - Section 3 Engineering Review

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: Woodhaven
Section 3

APPLICATION NUMBER: 58-14P

DATE: 5-7-19

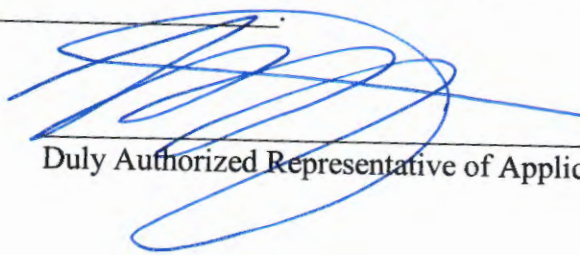
I HEREBY CONSENT TO THE CONTINUATION OF THE ABOVE CAPTIONED APPLICATION TO THE NEXT

August 6, 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 8/31/19



Duly Authorized Representative of Applicant

Continuation Requested By:

Board: _____
Applicant: _____

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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: August 6, 2019

Category: Applications

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 & a 32,400 s.f. retail space

Zone: EDO-3

Kenneth Pape, Esquire

Certified Complete: 03-01-2019

Expiration Date: 04-15-2019

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
- 📄 04-02-2019 rd management transcript.pdf
- 📄 RD Management Corp. (Block 16004, Lot 53, Old B....docx
- 📄 2019-06-25 continuance request -RD Management Corp. (Block 16004, Lot 53, Old B....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

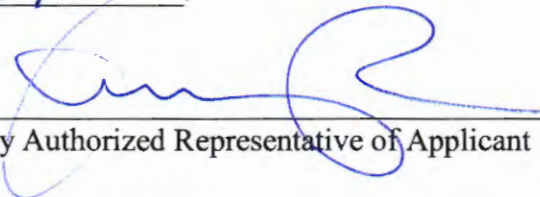
DATE: April 2, 2019

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

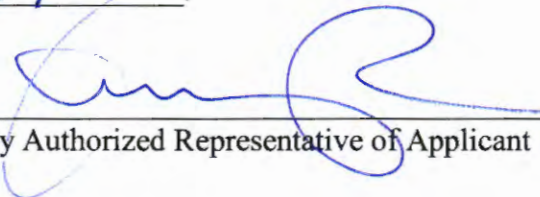
DATE: April 2, 2019

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: _____

From: [Kenneth Pape](#)
To: [Dawn Borbely](#)
Cc: [Richard Birdoff](#); [wzuckerman@spgnj.com](#); [Drumm, Deanna](#); [Kelly Carey](#); [John Rea](#); [Michael Pucci](#); [rsl@cplpartnership.com](#); [gpeters@romerdebbas.com](#); [esea@ptd.net](#)
Subject: RD Management Corp. (Block 16004, Lot 53, Old Bridge, NJ) Ltr to Borbely 6.25.19
Date: Tuesday, June 25, 2019 4:06:54 PM

Dear Ms. Borbely –

Please be advised that the undersigned represents RD Management Corp. with regard to the above-captioned matter.

You may recall that this matter was scheduled for continued public hearing before the Old Bridge Township Planning Board for July 2, 2019.

You may also recall that the applicant agreed to work with Deanna Drumm, PE, PP, and the Township's professionals and consultants to reach out to the New Jersey Department of Transportation (NJ DOT) for a follow-up meeting. The goal of that meeting was to revisit the ingress and egress requirements imposed by the NJ DOT.

I am advised that the NJ DOT meeting has been scheduled for the second week of July, 2019. The results of that meeting will not be available to the applicant or the Township in time for the July 2, 2019 meeting. Accordingly, please consider this letter to be a request for this matter to be carried without the requirement of re-notice or re-publication to the August 6, 2019 Planning Board meeting.

Please advise if same is acceptable to the Board.

Thank you.

Very truly yours,



For the Firm
Kenneth L. Pape
Partner | Heilbrunn Pape
516 State Route 33, Millstone, NJ 08535
732.679.8844 | kpape@hpnjlaw.com



KLP:dhm

From: [Kenneth Pape](#)
To: [Dawn Borbely](#)
Cc: [Richard Birdoff](#); [wzuckerman@spgnj.com](#); [Drumm, Deanna](#); [Kelly Carey](#); [John Rea](#); [Michael Pucci](#); [rsl@cplpartnership.com](#); [gpeters@romerdebbas.com](#); [esea@ptd.net](#)
Subject: RD Management Corp. (Block 16004, Lot 53, Old Bridge, NJ) Ltr to Borbely 6.25.19
Date: Tuesday, June 25, 2019 4:06:54 PM

Dear Ms. Borbely –

Please be advised that the undersigned represents RD Management Corp. with regard to the above-captioned matter.

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Very truly yours,



For the Firm
Kenneth L. Pape
Partner | Heilbrunn Pape
516 State Route 33, Millstone, NJ 08535
732.679.8844 | kpape@hpnjlaw.com



KLP:dhm

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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: #23-19P Vista @ Old Bridge LP - Attachments

Meeting Date: August 6, 2019

Category: Applications

Summary:

#23-19P Vista @ Old Bridge LP

Preliminary & Final Major Site Plan and Minor Subdivision

Block: 20000 Lot: 79.11

Intersection of Marlboro and East Greystone Road

Proposing to construct 5,000 s. f. Applicant is seeking minor sub. Approval for a 2 lot subdivision; and site plan to construct 72 affordable family rental housing units in (3) 3-story bldgs.; a tot lot, Clubhouse, 152 parking spaces and related improvements.

Zone: R120

Craig M. Gianetti, Esquire

Certified Complete: 07-19-2019

Expiration Date: 10-23-2019

Other Agencies Reviewed:

Department Date Received

Code Enforcement:

Fire Official:

Police Department
Health Department:
Fire District:
NJDOT:
Freehold Soil:
Middlesex County:
OBMUA:

ATTACHMENTS:

Description

- 📄 2019-05-31 CME Survey.pdf
- 📄 2019-06-21 Traffic Study.pdf
- 📄 2019-06-24 DPK Minor Sub Plan.pdf
- 📄 2019-06-25 Abbreviated EIS.pdf
- 📄 2019-06-25 Aquifer Recharge Assesment.pdf
- 📄 2019-06-25 signed The Vista at Old Bridge SP set.pdf
- 📄 2019-06-25 SWM Report.pdf
- 📄 Community Impact Statement (with PILOT)_TRG_Old Bridge.PDF
- 📄 waiver request for ROW dedication_TRG_Old Bridge.PDF
- 📄 Richman Housing Development - GI & SWM Report.pdf
- 📄 application.pdf
- 📄 2019-07-29 Fire Official 23-19P Vista @oldbridge LP
- 📄 2019-07-29 eri review memo #1 Vista at OB - Engineering Review - #1
- 📄 2019-07-25 TPD Memo.Traffic.Vistas#1
- 📄 2019-07-29 Fire District 3 review memo #1
- 📄 2019-07-29 eri review memo #1 Vista at OB - Engineering Review - #1
- 📄 2019-08-01 Twp Planner Memo #1
- 📄 2019-08-05 TPD Updated Memo.Traffic .Vistas
- 📄 2018-08-02 Gary Lovallo-Arborist Memo #1