



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

**OLD BRIDGE TOWNSHIP PLANNING BOARD
AGENDA**

September 10, 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. DISCUSSION

2020 Planning Board Meeting Schedule

IV. RESOLUTIONS

Escrow Deficiency Resolution - Shannon Leo - \$500.00 (PAID)

#01-19P New Private Restaurant Properties - Resolution

#03-19P Shannon Leo - Resolution

#01-18P Woodhaven Village Sect. 2 Ph. 4 Amended Prel. & Final Subdivision & Site Plan with "C" Variances

V. APPLICATIONS

#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

#11-19P Sodano Office Plaza

Minor Subdivision with "C " Variances

Block: 20001 Lot: 5

Proposing to relocate property line to rectify inaccurate data provided on certain ancient surveys

Zone: CN

Jonathan Heilbrunn, Esquire

Certified Complete: 07-18-2019

Expiration Date: 11-15-2019

#09-19P Mount Hebron Cemetery Association

Major Site Plan Preliminary and Final

Block: 3231 Lot: 13

Proposing to expand the existing Crematorium
Cheesequake-Morristown Road

Zone: EDO-1

George Dougherty, Esquire

Certified Complete: 08-08-2019

Expiration Date: 09-23-2019

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: 2020 Planning Board Meeting Schedule

Meeting Date: September 10, 2019

Category: Discussion

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

📎 2020 tentative meeting schedule ob

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: Escrow Deficiency Resolution - Shannon Leo - \$500.00 (PAID)

Meeting Date: September 10, 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

📎 2019-09-10 RESOLUTION - Escrow Deficiency

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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: #01-19P New Private Restaurant Properties - Resolution

Meeting Date: September 10, 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 - NEW PRIVATE REST- OUTBACK (A1131579x9D7D2)

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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: #03-19P Shannon Leo - Resolution

Meeting Date: September 10, 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

📎 Amended 2019-08-26 RESOLUTION SUBDIVISION LEO (A1136229x9D7D2)

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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: #01-18P Woodhaven Village Sect. 2 Ph. 4 Amended Prel. & Final Subdivision & Site Plan with "C" Variances

Meeting Date: September 10, 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

📎 2019-09-10 Revised AMENDED RESOLUTION RESOLUTION WOODHAVEN SECT 2 PHASE 4 (A1148626x9D7D2)

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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

Meeting Date: September 10, 2019

Category: Applications

Summary:

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

No Attachments Available

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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: #11-19P Sodano Office Plaza

Meeting Date: September 10, 2019

Category: Applications

Summary:

Minor Subdivision with "C " Variances

Block: 20001 Lot: 5

Proposing to relocate property line to rectify inaccurate data provided on certain ancient surveys

Zone: CN

Jonathan Heilbrunn, Esquire

Certified Complete: 07-18-2019

Expiration Date: 11-15-2019

Other Agencies Reviewed:

Department Date Received

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:
Freehold Soil:
Middlesex County:
OBMUA:

ATTACHMENTS:

Description

- 📄 Application.pdf
- 📄 2019-06-24 Sodano Waiver request letter.pdf
- 📄 Minor Subdivision Plan.pdf
- 📄 waiver request form.pdf
- 📄 2019-07-29 fire official memo #1 -11-19P Sodano Office Plaza
- 📄 2019-07-29 fire district #3 Meme #1
- 📄 2019-09-03 Planning Memo#1
- 📄 2019-09-05 - Sodano - Engineering Review #1
- 📄 survey
- 📄 Sodano Title Report

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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: #09-19P Mount Hebron Cemetery Association

Meeting Date: September 10, 2019

Category: Applications

Summary:

Major Site Plan Preliminary and Final

Block: 3231 Lot: 13

Proposing to expand the existing Crematorium

Cheesequake-Morristown Road

Zone: EDO-1

George Dougherty, Esquire

Certified Complete: 08-08-2019

Expiration Date: 09-23-2019

Other Agencies Reviewed:

Department Date Received

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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
- 📎 2019-08-13 Fire District #2 Memo #1
- 📎 2019-08-13 Fire Official Memo #1- Mount Hebron Cemetery.msg
- 📎 2019-07-30 Middlesex County Review Letter
- 📎 2019-07-31 freehold soil certification letter
- 📎 site plans