



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

**OLD BRIDGE TOWNSHIP PLANNING BOARD
AGENDA**

October 1, 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. EXTENSION OF TIME

#57-16P Bharat Thakkar - One Year Extension of Time

IV. MINUTES

September 10, 2019

September 24, 2019

V. COUNCIL REFERRAL

An Ordinance Of The Township Of Old Bridge Amending Chapter 250 Of The
Code Of The Township Of Old Bridge, Entitled "Old Bridge Township Land
Development Ordinance" By Amending §250-38.1, "Economic Development
Opportunity District Zoning And Design Standards"; Amending §250-34 And
§250-35 To Change The Zoning Classification Of Certain Properties From The
CN Zoning District To The EDO-1 Zoning District And To Amend The Township
Zoning Map

VI. RESOLUTIONS

#11-19P Sodano Office Plaza LLC - Resolution

COUNCIL REFERRAL: An Ordinance Of The Township Of Old Bridge Amending

Chapter 250 Of The Code Of The Township Of Old Bridge, Entitled "Old Bridge Township Land Development Ordinance" By Amending §250-38.1, "Economic Development Opportunity District Zoning And Design Standards"; Amending §250-34 And §250-35 To Change The Zoning Classification Of Certain Properties From The CN Zoning District To The EDO-1 Zoning District And To Amend The Township Zoning Map

#57-16P Bharat Thakkar - One Year Extension of Time

#14-19P OBMUA - Water Tower

VII. APPLICATIONS

#38-18P RD Management

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

#04-19P Lisa Reale

Minor Subdivision with "C" Variances

Block: 13 Lot: 43

Sunset Avenue

Proposed two lot subdivision

Zone: R5

Todd Cohen, Esquire

Certified Complete: 07-19-2019

Expiration Date: 11-15-2019

#24-19P Raritan Bay Medical Center a Division of HMM Hospitals Corp.

Preliminary and Final Site Plan

Block: 17000 Lot: 28.11; 28.12; 28.111; 28.112

Block: 17012 Lot: 28.14

Ferry Road and U.S. Hwy. 9

Applicant proposes to change out the existing signs on the property to brand their new name and logo

Zone: H

John Giunco, Esquire

Certified Complete: 08-21-2019

Expiration Date: 10-04-2019

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: #57-16P Bharat Thakkar - One Year Extension of Time

Meeting Date: October 1, 2019

Category: Extension of time

Other Agencies Reviewed:

Department **Date Received**

Code Enforcement:

Fire Official:

Police Department

Health Department:

Fire District:

NJDOT:

Freehold Soil:

Middlesex County:

OBMUA:

ATTACHMENTS:

Description

📎 2019-09-20 request for one year extension of time

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: September 10, 2019

Meeting Date: October 1, 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

- 📎 2019-09-10 minutes
- 📎 2019-09-10 transcript Woodhaven Village Section 3
- 📎 2019-09-10 Sodano Transcript

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: September 24, 2019

Meeting Date: October 1, 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

📎 2019-09-24 minutes

📎 2019-09-2 OBMUA Water Tower transcript

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: An Ordinance Of The Township Of Old Bridge Amending Chapter 250 Of The Code Of The Township Of Old Bridge, Entitled "Old Bridge Township Land Development Ordinance" By Amending §250-38.1, "Economic Development Opportunity District Zoning And Design Standards"; Amending §250-34 And §250-35 To Change The Zoning Classification Of Certain Properties From The CN Zoning District To The EDO-1 Zoning District And To Amend The Township Zoning Map

Meeting Date: October 1, 2019

Date:

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

- ▣ Ordinance 2019-15 Amend CN Zone with EDO

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: #11-19P Sodano Office Plaza LLC - Resolution

Meeting Date: October 1, 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 - SODANO OFFICE (A1153038x9D7D2)

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: COUNCIL REFERRAL: An Ordinance Of The Township Of Old Bridge Amending Chapter 250 Of The Code Of The Township Of Old Bridge, Entitled "Old Bridge Township Land Development Ordinance" By Amending §250-38.1, "Economic Development Opportunity District Zoning And Design Standards"; Amending §250-34 And §250-35 To Change The Zoning Classification Of Certain Properties From The CN Zoning District To The EDO-1 Zoning District And To Amend The Township Zoning Map

Meeting Date: October 1, 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

- ▣ RESOLUTION CONSISTENCY ORDINANCE 2019 -15 ZONE MAP (A1156390x9D7D2)

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: #57-16P Bharat Thakkar - One Year Extension of Time

Meeting Date: October 1, 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 - BHARAT THAKKAR EXTENSION OF TIME

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: #14-19P OBMUA - Water Tower

Meeting Date: October 1, 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 THE OAKS- WATER TOWER

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: #38-18P RD Management

Meeting Date: October 1, 2019

Category: Applications

Summary:

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
- 📄 2019-08-13 Foxborough Plaza Site Plan
- 📄 2019-08-21 Foxborough Plaza Truck Turning Plan
- 📄 2019-08-22 Foxborough Plaza Signage Plan
- 📄 2019-09-23 Fire District 3 - Review Memo #2
- 📄 2019-09-23 Traffic Memo 2.RD Management
- 📄 2019-09-24 RD Management - Engineering Review - #2
- 📄 2019-09-24 Twp. Planner Memo #2 - RD Management

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

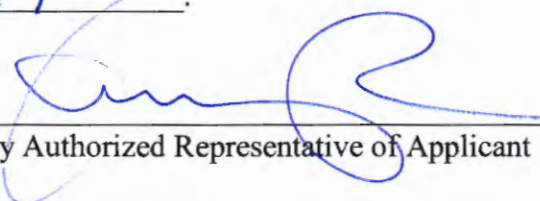
DATE: April 2, 2019

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

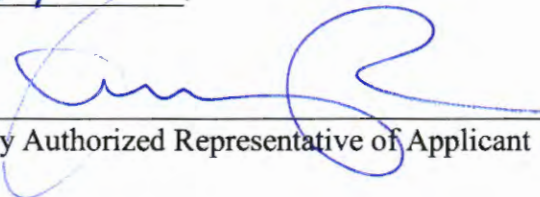
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With Further Notice _____
Without Further Notice

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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

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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

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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: #04-19P Lisa Reale

Meeting Date: October 1, 2019

Category: Applications

Summary:

Minor Subdivision with "C" Variances

Block: 13 Lot: 43

Sunset Avenue

Proposed two lot subdivision

Zone: R5

Todd Cohen, Esquire

Certified Complete: 07-19-2019

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

-  A-7752A-Model.pdf
-  A-7752-Model.pdf
-  application.pdf
-  2019-07-29 Fire Official Memo #1
-  2019-08-21 middlesex county resolution
-  2019-09-05 - Reale - Engineering Review #1
-  2019-09-11 Planner review Memo #1

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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: #24-19P Raritan Bay Medical Center a Division of HMH Hospitals Corp.

Meeting Date: October 1, 2019

Category: Applications

Summary:

Preliminary and Final Site Plan

Block: 17000 Lot: 28.11; 28.12; 28.111; 28.112

Block: 17012 Lot: 28.14

Ferry Road and U.S. Hwy. 9

Applicant proposes to change out the existing signs on the property to brand their new name and logo

Zone: H

John Giunco, Esquire

Certified Complete: 08-21-2019

Expiration Date: 10-04-2019

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
- 📄 2019-08-26 Fire Official Memo #1 - 24-19P Raritan Bay Hospital signage
- 📄 2019-08-26 Fire District #3 Raritan Bay Medical Sign
- 📄 site plan
- 📄 colored architects plans
- 📄 2019-09-25 Planner Memo #1 Raritan Bay Medical Center