

Eleanor Walker  
*Mayor*  
Mary Sohor  
*Council President*  
Anita Greenberg-Belli  
*Council Vice President*  
Darin Accettulli  
Jill DeCaro  
Erik DePalma  
Kiran Desai  
Kevin Garcia  
John Murphy, III  
Tony Paskitti

Township of Old Bridge  
Township Clerk's Office  
One Old Bridge Plaza  
Old Bridge, NJ 08857



Kathryn Hutchinson  
*Township Clerk*

**MEMORANDUM**  
EMAIL WITH DELIVERY CONFIRMATION

September 16, 2024

To: Township of Aberdeen Clerk's Office  
[melissa.pfeifer@aberdeenni.org](mailto:melissa.pfeifer@aberdeenni.org)  
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[lawful@eastbrunswick.org](mailto:lawful@eastbrunswick.org)  
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Borough of Sayreville Clerk's Office  
[jessica@sayreville.com](mailto:jessica@sayreville.com)

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[crobbins@monroetwp.com](mailto:crobbins@monroetwp.com)  
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Middlesex County Clerk's Office  
[clerk@co.middlesex.nj.us](mailto:clerk@co.middlesex.nj.us)  
NJ Office of Planning Advocacy  
[feedback@sos.nj.gov](mailto:feedback@sos.nj.gov)

Re: Ordinance No. 24-14

To Whom It May Concern,

Enclosed for your review and appropriate action is a copy of Ordinance 2024-14, entitled:  
"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 VARIOUS SECTIONS OF SAME". Said ordinance was introduced at the August 13, 2024, Old Bridge Township Council Meeting, and finally adopted at the September 10, 2024, Old Bridge Township Council Meeting.

If you have any questions, please contact the Township Clerk's office via email at [khutchinson@oldbridge.com](mailto:khutchinson@oldbridge.com) or by telephone at 732-721-5600 ext. 2200.

Respectfully,

Kathryn Hutchinson, RMC, CMC, CMR, RPPS  
Township Clerk





TOWNSHIP OF OLD BRIDGE  
ORDINANCE NO. 24-14

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 VARIOUS SECTIONS OF SAME

BE IT ORDAINED by the Township Council of the Township of Old Bridge, County of Middlesex and State of New Jersey as follows:

**SECTION 1: PURPOSE**

The purpose of this Ordinance is to rezone certain properties in the Township of Old Bridge pursuant to the recommendations of the Township Planner and in accordance with the Township's Master Plan and pursuant to the recommendations of the Planning Board as set forth in the 2022 Master Plan Reexamination Report Amendment adopted by the Board on April 28, 2022.

**SECTION 3: AMENDMENT TO ARTICLE VIIA INCLUSIONARY HOUSING DISTRICTS.**

Article VIIA entitled "Inclusionary Housing Districts" of the Code of the Township of Old Bridge is hereby amended as follows (additions are underlined; deletions have strikethrough):  
**§250-58.1-58.5. No change**

**§250-58.6. Apartment Family 1. AF-1 District Zoning and Design Standards.**

A. Establishment. There is hereby permitted and created an Apartment Family 1 Zone (AF-1) District as shown on the Official Zoning Map of the Township of Old Bridge, County of Middlesex, State of New Jersey. The Official Zoning Map of the Township of Old Bridge is hereby amended to include the AF-1 District and is incorporated herein by reference. The AF-1 District shall apply to Block 7106, Lots 1-3; Block 7107, Lots 1-3; Block 7109, Lots 1-4; Block 7110, Lots 1-2; Block 7114, Lots 1-4; Block 7115, Lot 1, Block 7116, Lots 1-2; Block 7117, Lots 1-2; Block 7118, Lots 1-3; Block 7103, Lot 1-4; Block 7104, Lot 1 and 2; Block 7105, Lot 1-4; Block 7108, Lots 1-6, and any prior zoning for these lots is hereby changed accordingly. The zoning in this section shall not be construed or interpreted to affect the permitted uses, permitted accessory uses, bulk requirements and/or any other requirements of any other zone in the Township.

B. Purpose. The purpose of this zone is to permit inclusionary development containing a mix of townhouse, stacked townhouse, quadraplex, and multifamily dwellings within the AF-1 District, which is part of an approved General Development Plan (GDP), Oaks at Glenwood, and the Township's second round affordable housing obligation<sup>1</sup>. The AF-1 District only addresses the residential component of the approved GDP. This zone contains approximately 237 acres of land located to the west of New Jersey State Highway (NJSH) Route 9. The inclusionary development will consist of 1,056 dwellings, of which 918 dwellings will be market-rate family rental units and 138 dwellings will be affordable family rentals. Thirteen percent of the affordable units will be very-low- income affordable units.

C. Definitions.

Dwelling. Multifamily. A building used and designed as a residence for five (5) or more households living independently of each other and separated by either vertical, horizontal or both vertical and horizontal construction.

Dwelling. Quadraplex. Four (4) attached dwellings in one (1) structure in which each unit has two (2) exterior exposures and separated by both vertical and horizontal construction.

Dwelling. Stacked Townhouse. A multifamily residential building with eight to 12 attached dwelling units consolidated into a single structure. Each dwelling unit shares at least one common wall. Dwelling units are mixed vertically; however, no more than one unit is permitted above another unit.

Dwelling. Townhouse. A dwelling consisting of more than three attached single-family residences, constructed in a continuous row, in a development within which each residential unit is primarily a vertical construction unit, and does not meet the definition of a quadraplex and/or multifamily dwelling. Each dwelling unit must have its own internal parking space for at least one car.

D. Permitted principal uses:

A maximum 1,056 rental unit inclusionary development shall be permitted of which 918 dwellings units shall be market rate family and 138 dwelling units shall be affordable family units. The market rate units shall be multi-family, quadraplex, stacked townhouse, and/or townhouse dwellings as defined in §250-58.6C. Definitions of the Township Land Development Ordinance. Affordable units may be permitted as either stacked townhouses, quadraplexes or multifamily dwellings. A residential dwelling in a multifamily structure may

<sup>1</sup> This ordinance does not supersede the prior GDP approval, including the extended vesting schedule that exists thereunder.



include a leasing/administrative office. All dwellings shall be designed as complete individual living units containing a kitchen, at least one full bathroom and the bedroom mix in accordance with these regulations. Affordable housing units shall comply with the affordable housing regulations set forth in Article IX of the Land Development Ordinance, provided they do not conflict with any provisions of this ordinance.

**E. Permitted accessory uses in accordance with Chapter 250 Land Development Ordinance:**

- (1) Refuse and recycling enclosures:
- (2) Recreational facility:
- (3) Other recreational amenities such as basketball courts, tot lots, dog run and play area and similar uses intended to be used by the residents of the entire inclusionary housing development and their guests:
- (4) Leasing/Administrative office and/or Property management office:
- (5) Private garages, attached, to be used by occupants of the inclusionary housing development in this zone:
- (6) Garage buildings, detached:
- (7) Roadways, driveways and utilities:
- (8) Public walking trails/paths through open space areas providing connection to the adjacent commercial uses:
- (9) Off-street parking facilities:
- (10) Fencing:
- (11) Signs: and,
- (12) Other uses customarily incidental and accessory to the principal use.

**F. Bulk, area, yard and height requirements.**

Table 1	
Bulk Requirements for Principal Buildings	
Requirement	Size
Minimum lot area	6 acres
Minimum Landscape Area Ratio	0.55
Maximum Building Coverage	0.20
Minimum Recreation Space**	16.69 acres*
Wetlands/open**	91.74 acres
Maximum density	10 du/acre
*Excluding nature trails, paths and bikeways	
** For the entire inclusionary development	

**G. General Requirements:**

(1) The area shall be developed with a mix of multi-family, townhouse, stacked townhouse, and quadplexes dwellings not to exceed a total of 124 residential buildings containing a total of 1,056 units, excluding accessory structures such as garage buildings, clubhouse and cabana.

**(2) Permitted Principal Uses**

**(a) Residential Building Requirements:**

- [1] **Dwellings, Quadplexes.**
  - i. Number of buildings: Not to exceed a total of 12 buildings.
  - ii. Number of units: 48 units.
  - iii. Minimum distance between two adjacent quadplexes: 65 feet.
  - iv. A minimum front yard setback of 12 feet is required.
  - v. All buildings shall have a minimum setback of 35 feet from a public street.
  - vi. Minimum side yard setback: 10 feet.
  - vii. A loft, den or office space, if included, shall be counted as a bedroom, except in case of units built prior to the adoption of this ordinance.
  - viii. A basement shall be utilized only for storage and recreational use and shall not contain a bedroom space and/or full bath.
  - ix. Maximum number of bedrooms per unit: three (3) bedrooms
  - x. Maximum number of 3-bedroom units: Not to exceed 28 units.



- xi. Maximum Building Height: 2 ½ stories and 38 feet

[2] Dwelling, Stacked Townhouses.

- i. Number of buildings: Not to exceed a total of six (6) buildings.
- ii. Number of units per building: minimum of eight (8) and maximum of 16 units.
- iii. Number of units: 60 units
- iv. Maximum number of bedrooms per unit: three (3) bedrooms.
- v. Maximum number of 3-bedroom units: Not to exceed 12 units.
- vi. A loft, den or office space, if included shall be counted as a bedroom.
- vii. Maximum Building Height: 2 ½ stories and 38 feet.

[3] Dwelling, Townhouses.

- i. Number of buildings: Not to exceed a total of 93 buildings.
- ii. Number of units per building: minimum of three (3) and maximum of eight (8).
- iii. Number of units: 564 units
- iv. Minimum distance between two buildings: 65 feet
- v. Maximum number of bedrooms per unit: three (3) bedrooms.
- vi. All townhouse units may be 3-bedroom.
- vii. A loft, den or office space, if included on the second floor of a unit, shall be counted as a bedroom.
- viii. Each townhouse shall contain a minimum of one garage space and one parking space within the driveway that fronts the dwelling unit.
- ix. Maximum Building Height: 2 ½ stories and 38 feet.
- x. A privacy fence shall be permitted along the extension of the party wall on to the rear side of the dwelling and shall be perpendicular to the building. Such a fence shall be six (6) feet in height and eight (8) feet in length and shall be made of wood.

[4] Dwelling, Multifamily.

- i. Number of buildings: Not to exceed a total of 13 buildings.
- ii. Maximum number of units: 384 units including 156 one-bedroom units and 228 two-bedroom units. No 3-bedroom units shall be permitted.
- iii. Minimum distance between two adjacent buildings: 75 feet.
- iv. A minimum front yard setback of 25 feet is required along Schulmeister Road and White Oak Lane and 100 feet along Aster Circle.
- v. The minimum side yard setback shall be 30 feet.
- vi. The minimum setback from any lot line separating a non-residential use or zone shall be 80 feet.
- vii. Maximum Building Height: three (3) stories and 45 feet, except for buildings that front on Schulmeister Road which shall be four (4) stories and 55 feet.

(3) Permitted Accessory Structures/uses Requirements:

- (a) Recreation facility (Block 7114, Lot 4).
  - [1] A recreational facility shall include a minimum of 10,000 square feet club house and may include such amenities as a swimming pool and cabana, tennis/pickleball courts, and similar and may be located on a separate lot within the development.
  - [2] Minimum lot size: 4 acres.
  - [3] Minimum setback (from lot line): 10 feet
  - [4] Minimum front yard setback (from lot line): 100 feet.
  - [5] Minimum landscape area ratio of 0.45.
  - [6] Maximum building coverage of 0.08.
  - [7] Maximum building height of 40 feet.
  - [8] Minimum parking requirement of 1 space for every 100 square ft of the recreational building area.
- (b) Detached Garage Buildings.
  - [1] A maximum of ten (10) garage buildings, each containing up to nine parking stalls, shall be permitted and must be distributed throughout the multi-family dwelling development area to provide coverage to the development area.
  - [2] A maximum building height of 15 feet.
  - [3] A minimum setback of 30 feet from any property line.
- (c) Dog Park/Run.
  - [1] Such structures/uses shall be setback a minimum of 50 feet from the lot line.



- 121 Fencing around the dog park shall be a minimum of four (4) feet and shall not exceed eight (8) feet and shall be chain-link or similar open material.
- (d) Basketball court.  
111 A minimum setback of 50 feet from any property line.
- (e) Tot lots.  
111 A minimum of five (5) tot lots shall be provided and shall be distributed throughout the development.
- (f) Other accessory structures.  
111 Mechanical equipment.  
i. Ground-mounted mechanical equipment shall be screened by a solid barrier and/or landscaping or as required by a public utility entity.  
ii. Any rooftop mechanical equipment visible from any street level shall be suitably screened.
- 14 Fences. No fences shall be permitted within the development, except as otherwise permitted by § 250-58.6 G(3)x above, and around the recreational amenities, detention basins, or otherwise required for safety or by other governmental approvals.
- 15 Patio.  
(a) Patios shall not project further than 10 feet from the rear building wall in any dwelling unit.  
(b) Patios shall be limited to grade level hardscaping including but not limited to concrete, paver block and similar material. Wood platforms shall not be permitted.
- 16 Refuse and recyclables.  
(a) Each multifamily complex must provide bins and/or compactors in a convenient location or locations in a common area as drop-offs for storing recyclables until collection occurs. The holding area shall provide for truck access and loading and shall be suitably screened from view and set back from property lines.  
(b) All refuse storage holding areas shall be provided with a screen on all sides not to exceed eight (8) feet and can be roofed. A roof or evergreen tree plantings shall be provided to obscure view from upper stories of adjacent buildings.  
(c) The structure or area for garbage and recycling storage shall include materials, color and design of the principal building.
- 17 Outdoor storage.  
Storage of equipment, goods, and materials shall be limited to the confines of the building. Any outdoor storage is prohibited.
- 18 Buffers:  
(a) A minimum twenty (20) foot landscape buffer shall be required along any public street when the building does not face such street.  
(b) There shall be a thirty (30)-foot wide landscape buffer between any development that abuts non-residential uses or zone.
- 19 Inclusionary Housing requirements  
(a) There shall be a total of 1,056 rental units, of which no more than 918 shall be market-rate family dwelling units and at least 138 dwelling units shall be affordable to very-low, low and moderate-income households.  
(b) Affordable units shall be included in all building types within the development.  
(c) Affordable residential units located on the first floor must be accessible in conformance with applicable law and regulations.  
(d) Four-story buildings shall contain affordable units and shall be served by one or more elevators for the use of residents and visitors.  
(e) The affordable housing units shall be administered by an experienced affordable housing administrator. Of the 138 affordable units, the developer may institute a veteran's preference for up to 50% of the units in accordance with state law. All costs for the administration of the affordable housing units shall be paid by the developer. The developer shall provide any requested information regarding the affordable units' compliance with this section within 30 days of the Township's request.  
(f) Each affordable unit created in this zone shall remain subject to a deed restriction containing affordability controls for a period of fifty (50) years, determined separately for each dwelling unit and commencing on the first date that a certified household occupies a unit, and shall be terminated thereafter in accordance with N.J.A.C. §5:26.11 (e), or such other applicable successor regulations or laws.
- 110 Signage  
(a) At the main entrance to the development, one freestanding sign, which may



- (b) state the name of the development, and the street address. Such a sign shall not exceed 60 feet in area and six (6) feet in height.
- (c) At each entrance, other than the main entrance, one freestanding sign, which may state the name of the development, and the street address. Such a sign shall not exceed 20 square feet in area or four (4) feet in height.
- (d) At the sales or rental office of the development, one freestanding sign, which may be externally illuminated, advertising the office. Such a sign shall not exceed eight (8) square feet in area or four (4) feet in height.
- (e) Nonilluminated directional signs identifying points of ingress and egress, parking areas and similar locations in such numbers as approved by the approval board. Such signs shall not exceed four (4) square feet in area or three (3) feet in height.

**H. Design standards.**

In addition to the design standards otherwise set forth in Article X of the Land Development Ordinance, the following design standards shall apply to all developments in the AF-1 Zoning District. Where standards contained herein conflict with the standards otherwise set forth in Article X, the standards herein shall govern.

**(1) Orientation and spacing of buildings:**

- (a) All buildings shall front on a public and/or private street.
- (b) Buildings shall be designed with architectural treatments so that every facade that can be easily seen from any street or public area will not contain a blank wall space greater than 40 feet in length.
- (c) The clubhouse building shall be oriented towards Aster Circle and may contain parking along the frontage of the building.

**(2) Site lighting:**

- (a) Site lighting shall comply with §250-75 of the Land Development Ordinance.
- (b) Light fixtures attached to the exterior of the building shall be architecturally compatible with the style, materials, colors and details of the building.
- (c) Streetlights shall be decorative and blend with the overall characteristics of the development. Box-type and cobra-head-type shall be prohibited.

**(3) Sidewalks:**

Sidewalks, which are at least four (4) feet wide, shall be provided throughout the site along both sides of the street

**(4) Off-street parking and loading.**

- (a) Off-street parking and loading shall be in accordance with §250-77, with the exception of: (1) the dimensional standards for 90-degree stall angles under §250-77(A)(1)(a); (2) the island parking lengths under §250-77(A)(1)(f); and (3) the loading requirements under §250-77(B).
- (b) Parking facilities may be located in any yard space including the front yard but shall not be closer than ten (10) feet from the property line.
- (c) Parking shall be in compliance with the Residential Site Improvement Standards (RSIS).

**(5) Architectural treatment.**

- (a) The principal building facades shall consist of any combination of brick, finished masonry, stone, Hardie® Plank or similar material, wood, and vinyl approved by the Planning Office.
- (b) Variation in the mass of the building is encouraged. This may be achieved by using various architectural strategies that may include setbacks, voids in the building facade, or varied building material to reduce the effect of the massing in all or some of the facades of the building.
- (c) Side and rear yard elevations should receive architectural treatments comparable to the front facade.
- (d) Upper floors shall be coordinated with the ground floor through the usage of common themes, materials, and colors.
- (e) Utility hook-ups may be installed on building facades in clusters not to exceed two (2) meters. Any utility cluster which exceeds two meters must be installed either in the building or in an attached utility closet/room.

**SECTION 5: INCONSISTENT ORDINANCES**

All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 6: PARTIAL INVALIDITY**

If any section, paragraph, clause or provision of this ordinance shall be adjudged invalid, such adjudication



shall apply only to the section, paragraph, clause or provision so adjudged and the remainder shall be deemed valid and effective.

**SECTION 7: COPIES OF ORDINANCE**

At least three copies of said full Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

**SECTION 8: NOTICE**

The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of passage thereof and file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:55D-16 and with the Township Tax Assessor.

**SECTION 9: EFFECTIVE DATE**

- A. Except as set forth at subparagraphs B and C hereof, this Ordinance shall take effect on the earlier of the following dates: (1) on the date the Mayor affixes his/her signature thereto and returns same to the Municipal Council by delivering it to the Municipal Clerk pursuant to N.J.S.A. 40A:69A-41 or (2) on the tenth day following presentation to the Mayor of the Ordinance pursuant to N.J.S.A. 40:69A-41 applicable when the Mayor has failed to return the Ordinance; whichever occurs first.
- B. If the Mayor vetoes the Ordinance (in the manner set forth at N.J.S.A. 40:69A-41), this Ordinance shall become effective upon the Township Council's vote to override the Mayor's veto.
- C. Notwithstanding any other provision hereof, this Ordinance shall not take effect less than twenty (20) days after its final passage by the Council and approval by the Mayor, where such approval is required, unless the Council shall have also adopted a resolution declaring an emergency and at least two thirds (2/3) of all the members of the council vote in favor of such resolution.

Motion/ Second	Roll Call To Adopt On Adoption/Second Reading			
	YAY	NAY	ABSTAIN	ABSENT
Second	Mr. Accettulli	X		
	Ms. DeCaro	X		
	Mr. DePalma	X		
	Mr. Desai	X		
	Mr. Garcia	X		
Motion	Mr. Murphy			X
	Mr. Paskitti	X		
	Dr. Greenberg-Belli	X		
	President Sohor	X		

Adopted On First Reading  
Dated: August 13, 2024

  
Kathryn Hutchinson  
Township Clerk

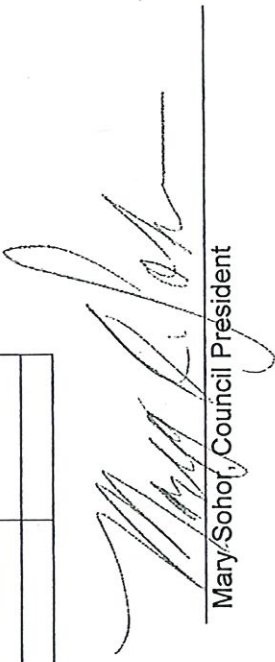
Motion/ Second	Roll Call To Adopt On Adoption/Second Reading			
	YAY	NAY	ABSTAIN	ABSENT
Second	Mr. Accettulli	X		
	Ms. DeCaro		X	
	Mr. DePalma	X		
	Mr. Desai		X	
	Mr. Garcia	X		
Motion	Mr. Murphy			X
	Mr. Paskitti	X		
	Dr. Greenberg-Belli	X		
President Sohor	X			

Adopted On Second Reading  
Dated: September 10, 2024

  
Kathryn Hutchinson  
Township Clerk

ATTEST:

  
Kathryn Hutchinson, Township Clerk

  
Mary Sohor, Council President

Approved As to Form And Sufficiency  
  
Mark Rosell Esq. Department of Law

  
Eleanor Walker, Mayor

