

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

November 22, 2024

To:

Township of Aberdeen Clerk's Office
melissa.pfeifer@aberdeennj.org
 Township of East Brunswick Clerk's Office
clerk@eastbrunswick.org
tlawful@eastbrunswick.org
 Borough of Hemletta Clerk's Office
M.Hallerman@helmettaboro.com
 Jamesburg Borough Clerk's Office
jamesburg@jamesburgborough.org
 Borough of Matawan Clerk's Office
Karen.Wynne@matawanborough.com
 Township of Manalapan Clerk's Office
clerk@mtnj.org
 Marlboro Township Clerk's Office
clerk@marlboro-nj.gov
 Borough of Sayreville Clerk's Office
jessica@sayreville.com

Monroe Township Clerk's Office
crobbins@monroetwp.com
 City of South Amboy Clerk's Office
clerk@southamboynj.gov
 Borough of South River Clerk's Office
aguglietti@southrivernj.org
ahager@southrivernj.org
 Borough of Spotswood Clerk's Office
clerk@spotswoodboro.com
jservis@spotswoodboro.com
 Middlesex County Office of Planning
planning@co.middlesex.nj.us
 Middlesex County Clerk's Office
clerk@co.middlesex.nj.us
Nancy.Pinkin@co.middlesex.nj.us
 NJ Office of Planning Advocacy
feedback@sos.nj.gov

Re: Ordinance No.24-16

To Whom It May Concern,

Enclosed for your review and appropriate action is a copy of Ordinance 2024-16 entitled,

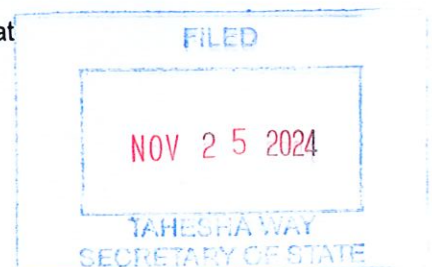
"ORDINANCE OF THE TOWNSHIP OF OLD BRIDGE TO REZONE CERTAIN PROPERTIES FROM OG1 - GENERAL OFFICE ZONING DISTRICT TO THE EDO1 - ECONOMIC DEVELOPMENT OPPORTUNITY ZONING DISTRICT AND TO AMEND §250-35 ENTITLED "ZONING MAP" ACCORDINGLY". Said ordinance was introduced at the October 8, 2024, Old Bridge Township Council Meeting, and finally adopted at the November 18, 2024, Old Bridge Township Council Meeting.

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

Respectfully,

Kathryn Hutchinson

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



**TOWNSHIP OF OLD BRIDGE
ORDINANCE NO. 24-16**

**ORDINANCE OF THE TOWNSHIP OF OLD BRIDGE TO REZONE CERTAIN PROPERTIES FROM
OG1 - GENERAL OFFICE ZONING DISTRICT TO THE EDO1 - ECONOMIC DEVELOPMENT
OPPORTUNITY ZONING DISTRICT AND TO AMEND §250-35 ENTITLED "ZONING MAP"
ACCORDINGLY**

WHEREAS, it is the intent and purpose of the Municipal Land Use Law (the "MLUL") to encourage municipal action to guide the appropriate use or development of all lands in the State, in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, pursuant to N.J.S.A. 40:55D-62(a), reasonable consideration must be given to the character of each district and its suitability to particular uses, and appropriate uses must be encouraged; and

WHEREAS, N.J.S.A. 40:55D-89 further provides that the governing body shall at least every ten years provide for a general reexamination of its master plan and development regulations by the planning board; and

WHEREAS, the Township of Old Bridge Planning Board (hereinafter the "Board") previously adopted a Master Plan Reexamination Report dated September 22, 2017, last amended on April 28, 2022 (hereinafter "Reexam Report"); and

WHEREAS, as part of the amended reexamination report, the Board made specific recommendations that "identified that with changing market trends and development needs, the structure of the current General Office Zones shall be evaluated for alternate non-residential uses. The OG Zones were once areas where small, moderate, and large office-plexes were to be developed due to ease of access to highways and commuters access points. Few of the zones, however, were ever developed with office use"; and

WHEREAS, the Township Council of the Township of Old Bridge finds that it is necessary and in the public interests to make certain amendments to the Land Use Ordinance based upon the recommendation of the Reexam Report as it relates to the re-zoning of those properties identified herein from the OG-1 zoning district to the EDO-1 zoning district, as that determinate was derived from a thorough analysis of the area, including existing conditions, related traffic concerns, existing roadway infrastructure, etc., compatibility with surrounding land uses in within the Township, and the neighboring municipalities; and the ability of the region to accommodate the current permitted uses; and

WHEREAS, in furtherance of the aforementioned requirements of the MLUL, and in order to achieve the recommendations in the Reexam Report regarding that structure of the evaluation of the Township's OG-1 zoning district for alternate non-residential uses, the Old Bridge Township Council finds that it will be necessary to re-zone the properties identified in Schedule A attached hereto and made a part hereof from their current OG-1 zoning to EDO-1 zoning and to amend the Township's Zoning Map accordingly.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Old Bridge, in the County of Middlesex, State of New Jersey, that the zoning classification of the properties identified on Schedule A attached hereto and made a part hereof be and are hereby changed and §250-35, entitled "Zoning Map" be and is hereby amended as follows:

SECTION 1. CHANGE IN ZONING CLASSIFICATION

The real property located in the Township of Old Bridge and identified in Schedule A attached hereto and made a part hereof be and are rezoned from their current OG-1 Office General zoning classification to the EDO-1 Economic Development Opportunity zoning classification.

SECTION 2. AMENDMENT TO § 250-35 "Zoning Map"

§250-35, "Zoning Map," of the Code of the Township of Old Bridge is hereby amended to reflect the zoning classification change to the properties set forth in Schedule A attached hereto and made a part hereof to the EDO-1 Economic Development Opportunity zoning classification.

SECTION 3. 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 4. 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 5. 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 6. 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 all entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-62.1, as applicable. 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. 40:55D-16 and with the Township Tax Assessor.

SECTION 7. 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 presentment 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. In addition, in accordance with the provisions of §250-35(B)(1)(a) of the Township's Land Development Ordinance, this Ordinance amending the Township's zoning map shall not take effect until the Zoning Map has been amended in accordance with the provisions of §250-35 of the Township's Land Development Ordinances.
- 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.

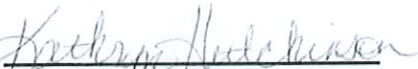
Motion/ Second	Roll Call To Adopt On Adoption/Second Reading				
		YAY	NAY	ABSTAIN	ABSENT
Second	Mr. Accettulli	X			
	Ms. DeCaro				X
	Mr. DePalma	X			
	Mr. Desai			X	
	Mr. Garcia	X			
	Mr. Murphy	X			
Motion	Mr. Paskitti	X			
	Dr. Greenberg-Belli	X			
	President Sohor	X			

Adopted On First Reading
Dated: October 8, 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
	Mr. Murphy				x
Motion	Mr. Paskitti	x			
	Dr. Greenberg-Belli	x			
	President Sohor	x			


Adopted On Second Reading
Dated: November 18, 2024

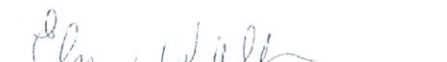

Kathryn Hutchinson
Township Clerk

ATTEST:


Kathryn Hutchinson, Township Clerk


Mary Sohor, Council President

Approved As To Form And Sufficiency

Mark Roselli, Esq. Department of Law


Eleanor Walker, Mayor

SCHEDULE A

NO.	BLOCK	LOT	ADDRESS NUMBER	STREET ADDRESS	PROPERTY LOCATION
1	18060	1	55	HWY 516	55 HWY 516
2	18060	8	59	HWY 516	59 HWY 516
3	18060	28	69	HWY 516	69 HWY 516
4	18060	27	79	HWY 516	79 HWY 516
5	18066	48	111	HWY 516	111 HWY 516
6	18066	49.11	123	HWY 516	123 HWY 516
7	18066	52.11	125	HWY 516	125 HWY 516
8	15574	1.11	N/A	HWY 516	HWY 516
9	15574	1.11^C0001	2101	HWY 516	2101 HWY 516
10	15574	1.11^C0002	2101	HWY 516	2101 HWY 516
11	15574	3	83C	HWY 516	83C HWY 516
12	15574	222.14	2117	HWY 516	2117 HWY 516
13	15574	222.13	N/A	HWY 516	HWY 516
14	15574	222.12	2	WORTH PLACE	2 WORTH PLACE
15	15567	222	1	WORTH PLACE	1 WORTH PLACE
16	15567	42	2309	HWY 516	2309 HWY 516
17	15567	39	2315	HWY 516	2315 HWY 516
18	15567	38	2319	HWY 516	2319 HWY 516
19	15567	36.11	2331	HWY 516	2331 HWY 516
20	15567	35.19	2433	HWY 516	2433 HWY 516
21	15567	35.18	2455	HWY 516	2455 HWY 516
22	15567	35.17	2477	HWY 516	2477 HWY 516
23	15567	35.16	2501	HWY 516	2501 HWY 516
24	15567	35.14	2515	HWY 516	2515 HWY 516