

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

February 12, 2025

To: Township of Aberdeen Clerk's Office
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NJ Office of Planning Advocacy
feedback@sos.nj.gov

Re: Ordinance No. 25-06

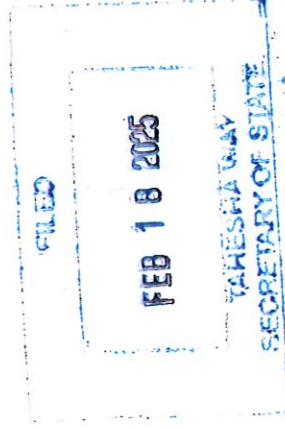
To Whom It May Concern,

Enclosed for your review and appropriate action is a copy of Ordinance 2025-06, entitled, "ORDINANCE ADOPTING THE CROSSROADS REDEVELOPMENT PLAN AMENDMENT DATED FEBRUARY 10, 2025". Said ordinance was introduced and passed at the February 11, 2025, Old Bridge Township Council Meeting and will be further considered for adoption after a public hearing scheduled for March 11, 2025.

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, RMC, CMC, CMR, RPPS
Township Clerk



**TOWNSHIP OF OLD BRIDGE
ORDINANCE NO. 25-06**

**ORDINANCE ADOPTING THE CROSSROADS REDEVELOPMENT PLAN AMENDMENT DATED
FEBRUARY 10, 2025**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

WHEREAS, the Township Council of the Township of Old Bridge (the "Township Council"), by Resolution dated October 23, 2000, directed the Old Bridge Planning Board (the "Planning Board" or "Board") to undertake a preliminary investigation pursuant to the Redevelopment Law to determine whether certain property that included Block 20000, Lots 67.11 and 79; Block 20002, Lots 8.11, 10.11, 14, 15 and 16; Block 21001, Lot 4.11; and Block 21000, Lots 6.11 and 13.12, as shown on the official Tax Map of the Township of Old Bridge (collectively, the "Initial Redevelopment Area") constitutes an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Planner prepared a preliminary investigation report studying the Initial Redevelopment Area, dated December 5, 2000 (the "Planning Report"); and

WHEREAS, a public hearing was conducted by the Board on December 12, 2000, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b) (3); and

WHEREAS, at the public hearing, the Board reviewed the proposed redevelopment area, the Planning Report, in addition to hearing sworn testimony from the Township Planner, who opined that the Initial Redevelopment Area satisfies the criteria set forth in the Redevelopment Law to qualify a property as being an area in need of redevelopment; and

WHEREAS, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Board concerning the potential designation of the Initial Redevelopment Area as an area in need of redevelopment; and

WHEREAS, after completing its investigation and public hearing on the matter, the Board concluded that there was sufficient evidence to support findings that satisfy the criteria set forth in the Redevelopment Law for designating the Initial Redevelopment Area as a redevelopment area and that said designation is necessary for the effective redevelopment of the area comprising such Initial Redevelopment Area; and

WHEREAS, in accordance with the Redevelopment Law, and as memorialized by way of a Resolution adopted on December 12, 2000, the Planning Board recommended to the Township Council that the Initial Redevelopment Area be considered as an area in need of redevelopment; and

WHEREAS, the Township Council considered the Planning Board's recommendation at its regularly scheduled public meeting on August 13, 2001; and

WHEREAS, on August 13, 2001, the Township Council accepted the recommendation of the Planning Board and adopted a Resolution declaring that the Initial Redevelopment Area be and is deemed to be an area in need of redevelopment as per the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, in furtherance of the redevelopment of the Initial Redevelopment Area, the Township Council directed the Old Bridge Township Economic Development Corporation ("Old Bridge EDC") to prepare a redevelopment plan for the Initial Redevelopment Area, pursuant to resolution dated April 12, 2002; and

WHEREAS, pursuant to recommendation from the Old Bridge EDC, the Township Council determined that it would be advantageous to expand the Initial Redevelopment Area and incorporate additional properties as areas in need of redevelopment (the "Additional Redevelopment Area"); and

WHEREAS, the Township Planner prepared a preliminary investigation report studying the Additional Redevelopment Area, dated April 1, 2003 (the "Additional Planning Report"); and

WHEREAS, a public hearing was conducted by the Board on April 2, 2003, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b) (3); and

WHEREAS, in accordance with the Redevelopment Law, and as memorialized by way of a Resolution adopted on April 2, 2003, the Planning Board recommended to the Township Council that the Additional Redevelopment Area be considered as an area in need of redevelopment; and

WHEREAS, the Township Council considered the Planning Board's recommendation at its regularly scheduled public meeting on April 28, 2003; and

WHEREAS, on April 28, 2003, the Township Council accepted the recommendation of the Planning Board and adopted a Resolution declaring that the Additional Redevelopment Area be and is deemed to be an area in need of redevelopment as per the criteria set forth in N.J.S.A. 40A:12A-5 (the

Initial Redevelopment Area and the Additional Redevelopment Area being referred to collectively hereinafter as the "Crossroads Redevelopment Area"); and

WHEREAS, the Old Bridge EDC caused a redevelopment plan to be developed by David G. Roberts, AICP/PP, CLA, which redevelopment plan is dated April 6, 2004 (the "Original Redevelopment Plan"), and contains a detailed development program and design criteria for the Crossroads Redevelopment Area; and

WHEREAS, on September 13, 2004, the Township Council adopted Ordinance No. 20-04 and the Original Redevelopment Plan for the Crossroads Redevelopment Area after conducting the requisite hearings therefor and referral of same to the Planning Board for consistency review pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, on October 23, 2006, the Township Council adopted Ordinance No. 48-2006 and the Amended Redevelopment Plan, dated August 2006, amending the Original Redevelopment Plan for the Crossroads Redevelopment Area (the Original Redevelopment Plan, as amended, the "Crossroads Redevelopment Plan"), after conducting the requisite hearings therefor and referral of same to the Board for consistency review pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Crossroads Redevelopment Plan includes three (3) parcels identified as Block 21000, Lots 6.11, 6.12 and 13.12 on the tax map of the Township of Old Bridge that are currently owned in fee simple by the Township of Old Bridge (the "Plan Amendment Area"); and

WHEREAS, it has been almost two decades since the adoption of the original Crossroads Redevelopment Plan was adopted and the Plan Amendment Area remains vacant and undeveloped; and

WHEREAS, the Township of Old Bridge desires to amend the Crossroads Redevelopment Plan as it relates to the Plan Amendment Area to create a more effective strategy for the redevelopment of the area and to create a plan that will encourage growth within the area and take advantage to the Plan Amendment Area's proximity to state highways; and

WHEREAS, Veena M. Sawant, PP, AICP, Planner for the Township of Old Bridge, prepared an amendment to the Crossroads Redevelopment Plan dated February 10, 2025, which provides for an amendment to the Crossroads Redevelopment Plan for the Plan Amendment Area (hereinafter the "Crossroads Redevelopment Plan Amendment dated February 10, 2025"), a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Township Council of the Township of Old Bridge desires to adopt the Crossroads Redevelopment Plan Amendment dated February 10, 2025 by adoption of this ordinance and to amend the Township's Zoning Map accordingly.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Old Bridge, County of Middlesex and State of New Jersey that the Crossroads Redevelopment Plan Amendment dated February 10, 2025, and prepared by Veena Sawant, PP, be and is hereby adopted.

BE IT FURTHER ORDAINED that the Township's Zoning Map shall amended to reflect and include the Crossroads Redevelopment Plan Amendment dated February 10, 2025 and the zoning subdistrict created therein, and that the Crossroads Redevelopment Plan Amendment dated February 10, 2025 shall supersede any applicable provisions of the Crossroads Redevelopment Plan or other development regulations that apply to Block 21000, Lots 6.11, 6.12 and 13.12 on the tax map of the Township of Old Bridge

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

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.

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.

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.

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 Approve On First Reading			
	YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli			
	Councilwoman DeCaro			
	Councilman DePalma			
	Councilman Desai			
	Councilman Garcia			
	Councilman Murphy			
	Councilman Paskitti			
	Council Vice President Dr. Greenberg-Belli			
	Council President Sohor			

Adopted On First Reading
Dated: February 11, 2025

Kathryn Hutchinson
Township Clerk

Motion/ Second	Roll Call To Adopt On Second Reading			
	YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli			
	Councilwoman DeCaro			
	Councilman DePalma			
	Councilman Desai			
	Councilman Garcia			
	Councilman Murphy			
	Councilman Paskitti			
	Council Vice President Dr. Greenberg-Belli			
	Council President Sohor			

Adopted On Second Reading
Dated: March 11, 2025

Kathryn Hutchinson
Township Clerk

ATTEST:

Kathryn Hutchinson, Township Clerk
Anita Greenberg-Belli, Council Vice President

Approved As To Form And Sufficiency
Eleanor Walker, Mayor

Mark Roselli, Esq. Department of Law

