

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

July 9, 2024

To:

Township of Aberdeen Clerk's Office
melissa.pfeifer@aberdeennj.org
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 Middlesex County Office of Planning
planning@co.middlesex.nj.us
 Middlesex County Clerk's Office
clerk@co.middlesex.nj.us
 NJ Office of Planning Advocacy
feedback@sos.nj.gov

Re: Ordinance No. 24-13

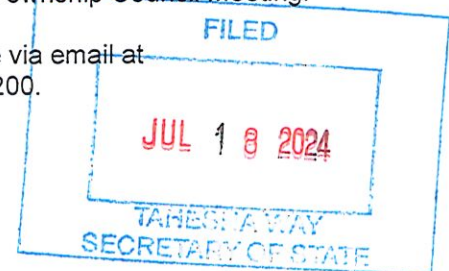
To Whom It May Concern,

Enclosed for your review and appropriate action is a copy of Ordinance 2024-13, 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 §250-60 ENTITLED "OPTIONAL DEVELOPMENT TECHNIQUES GENERALLY," §250-61 ENTITLED "DENSITY TRANSFER OPTION," AND §250-62 ENTITLED "CLUSTER OPTION". Said ordinance was introduced at the June 11, 2024, Old Bridge Township Council Meeting, and finally adopted at the July 9, 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, RMC, CMC, CMR, RPPS
 Township Clerk



TOWNSHIP OF OLD BRIDGE
ORDINANCE NO. 24-13

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 §250-60 ENTITLED "OPTIONAL DEVELOPMENT TECHNIQUES GENERALLY," §250-61 ENTITLED "DENSITY TRANSFER OPTION," AND §250-62 ENTITLED "CLUSTER OPTION"

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 amend §250-60 entitled "Optional development techniques generally," §250-61 entitled "Density transfer option," §250-62 entitled "Cluster option" of the Township Land Development Code pursuant to the recommendations of the Township Planner.

SECTION 2: §250-60 entitled "Optional development techniques generally," §250-61 entitled "Density transfer option," and §250-62 entitled "Cluster option" of the Code of the Township of Old Bridge be and are hereby amended as follows (additions are bolded and underlined; deletions have strikethrough.):

§250-60 Optional development techniques generally.

As an alternative to conventional development the approving board may authorize one of the three alternative development options set forth herein in accordance with the standards herein established.

- A. ~~**Reserved.**~~ Density transfer option. ~~The density transfer option provides for reduced lot sizes in order to preserve a portion of the land in an open undeveloped state. In contrast to a conventional subdivision, the technique concentrates the allowable number of dwellings onto smaller lots occupying a lesser portion of the tract; this technique leaves other portions of the land undeveloped. With a conventional subdivision, some portions of the tract may be undevelopable, and this will reduce the number of dwellings to less than that theoretically possible under the allowable density. With the density transfer option, the allowable density may still not be achieved but would be more achievable than through a conventional subdivision. The density transfer option is intended to be employed on small tracts which contain critical lands and environmental constraints warranted and where development of extensive active recreation areas is not desirable or practicable.~~
- B. Cluster option. **The cluster option is a form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of residential lots or density permitted under conventional zoning and the remaining land is utilized to provide special amenities.** ~~The cluster option expands on the concept of the density transfer option by further reducing lot sizes to provide special amenities. It is intended to be employed to create suitable areas for organized outdoor recreation, a pedestrian path network linking all parts of a development and a closed traffic circulation system. These amenities are to be furnished in addition to protecting special environmental features, covered by the density transfer option. A special density bonus available under the cluster option is intended to encourage the development of housing for adult members of families whose children have moved from their households, and who wish to have a lifestyle which will offer them less maintenance to house and grounds.~~
- C. Planned development option. The planned development option further expands on the ~~density transfer and cluster option~~ by allowing appropriate nonresidential uses to be incorporated into large scale residential development. Planned developments shall be composed of individual residential clusters each of which must individually satisfy the requirements for the cluster option. A Class I Planned Development may provide for convenience commercial facilities to be incorporated into a neighborhood scale residential development. A Class II Planned Development may provide for more extensive nonresidential development to be incorporated into a larger community scale residential development. Both classes may provide for public and quasi-public land uses, but only a Class II Planned Development may provide for a full range of neighborhood and community commercial facilities along with industrial land uses.

§ 250-61 ~~Reserved.~~ Density transfer option.

~~The approving board may authorize the use of reduced lot sizes for density transfer in accordance with the Schedule of Alternative Development Options attached hereto as Appendix H and made a part hereof [1]; provided that where the proposed development meets the following qualifying criteria:~~

- A. ~~The minimum tract size shall be five acres.~~
- B. ~~Allowable dwelling units may not be transferred between differing zones.~~
- C. ~~The total number of lots created shall not exceed the allowable density multiplied by the tract area.~~
- D. ~~Building lots shall conform to the conventional requirements for the alternative standard as if developed in that zone and shall maintain continuing compliance with said zone requirements.~~
- E. ~~All lands remaining outside of public streets, building lots and any other parcels approved for~~

~~special purposes shall be set aside as open space. The boundaries of any open space parcel(s) shall be designed to coincide with adjoining open space parcels, whether existing or proposed, so as to extend and expand upon an overall open space network for the Township. In as much as is reasonably practicable, developments shall be planned taking into account other existing, planned or potential developments, so as to form residential clusters conforming with the requirements of this chapter.~~

§ 250-62 Cluster option.

The approving board may authorize the use of reduced lot sizes for cluster development in accordance with the aforesaid Schedule of Alternative Development Options attached hereto as Appendix H and made a part hereof [1] where a development meets the following qualifying criteria:

A. ~~_____~~ All qualifying criteria for the density transfer option shall be satisfied.

B. A. Each clustershall:

(1) Be restricted to one type of land use or housing type in a contiguous group of not less than ~~60~~ 100 dwelling units;

(2) – (6) *No change*

[1] Appendix H. Schedule of Alternative Development Options. is included at the end of this chapter.

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 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 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.
- 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
	Mr. Accettulli	X			
	Ms. DeCaro	X			
Second	Mr. DePalma	X			
	Mr. Desai	X			
	Mr. Garcia				X
	Mr. Murphy	X			
	Mr. Paskitti	X			
Motion	Dr. Greenberg-Belli	X			
	President Sohor	X			

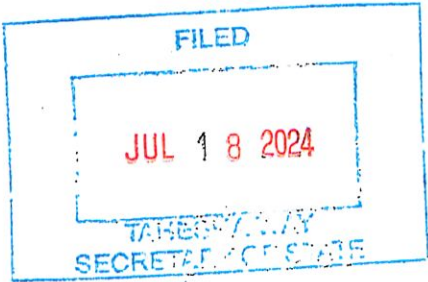
Adopted On First
Reading
Dated: June 11, 2024

Kathryn Hutchinson
Township Clerk

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

Adopted On Second
Reading
Dated: July 9, 2024

Kathryn Hutchinson
Township Clerk



LAND DEVELOPMENT
 250 Attachment 8
 Township of Old
 Bridge Appendix H
 Schedule of Alternative Development Options
 [Amended 12-22-1994 by Ord. No. 73-94; Amended July 9, 2024 by Ord. No. 24-13]

Zone	Zoning Options		Subdivision Limits
	Development Credit Transfer	Cluster Development	Gross Density (dwelling units per acre)
R-120	R-40	R-30	0.3
R-80	R-30	R-20	0.5
R-40	R-20	R-15	0.9
R-30	R-15	R-12	1.2
R-20	R-12	R-9	1.8
R-15	—	—	2.4
R-12	—	—	3.0
R-9	—	—	4.0
R-7	—	—	4.5
R-6	—	—	5.5
R-5	—	—	7.0