

File # 34364

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

Kathryn Hutchinson
Township Clerk

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



MEMORANDUM

EMAIL WITH DELIVERY CONFIRMATION

March 27, 2025

To:

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clerk@co.middlesex.nj.us
Nancy Pinkin@co.middlesex.nj.us
NJ Office of Planning Advocacy
feedback@sos.nj.gov

Re: Ordinance No. 25-12 and Ordinance No. 25-13

To Whom It May Concern,

Enclosed for your review and appropriate action are copies of Ordinance 2025-12 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 §250-12 ENTITLED "REAPPLICATION" and Ordinance 2025-13 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 §250-104 ENTITLED "FEES" AND §250-105 ENTITLED "PROFESSIONAL REVIEW FEES AND ESCROWS". Said ordinances were introduced and passed at the March 25, 2025, Old Bridge Township Council Meeting. Public Hearing and adoption is scheduled for April, 22, 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
Kathryn Hutchinson, RMC, CMC, CMR, RPPS
Township Clerk



TOWNSHIP OF OLD BRIDGE
ORDINANCE NO. 25-12

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 §250-12 ENTITLED "PREAPPLICATION"

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 §250-12 of the Township Land Development Code entitled "Preapplication" pursuant to the recommendations of the Township Planner.

SECTION 2: §250-12 A "Preapplication" of the Code of the Township of Old Bridge be and is hereby amended as follows (additions are bolded and underlined; deletions have strikethrough.):

§250-12 Preapplication Conference and Technical Review Meeting

A. Preapplication conference.

- (1)-(3). *No change*

- (4) The applicant shall not be required to pay a fee for the preapplication conference; ~~provided, however, that the applicant shall~~ and post an escrow fee pursuant to Article XII of this chapter to cover the costs of attendance at the preapplication conference of Township professionals employed by the Township ~~professionals and/or consultants not employed retained by the Township. If requested and paid for by the applicant, a brief written summary of the preapplication conference shall be prepared by the Department of Community Development and provided to the applicant within 15 working days after the final meeting. The fee for such summary shall be that set forth in Article XII of this chapter.~~

- (5) Neither the approving board, the applicant, nor any other participant in the preapplication meeting shall be bound by the determination of the preapplication process.

- (6) Preapplication conferences shall be held on the first and third Wednesday of each month from 9:30AM to 11:30AM.

SECTION 3: §250-12 B "Concept plan review" of the Code of the Township of Old Bridge be and is hereby rescinded and replaced with the following:

B. Technical review meeting.

- (1) Once an application has been certified as complete by the Administrative Officer and a public hearing date is set, the applicant may request a technical review meeting.

- (2) The technical review meeting shall include the Township Engineer, Township Planner, Zoning Officer and any such other officials, employees or Township consultants deemed necessary by the Township Planner. A written request for the scheduling of such a meeting must be made to the appropriate Board Secretary.

- (3) The applicant shall not be required to pay additional fees for a technical review meeting. The cost of attendance at the meeting and/or review of the application and/or application related material by Township professionals and/or consultants retained by the Township shall be charged against the application escrow required to be posted with the Township pursuant to Article XII of this chapter.

SECTION 4: 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 5: 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 6: COPIES OF ORDINANCE

Copies of said full Ordinance are on file in the Office of the Municipal Clerk and are available for inspection and/or for any member of the general public who wants a copy of the ordinance, free of charge, at the Municipal Clerk's Office located in the Township Municipal Building during regular business hours.

SECTION 7: 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 8: 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 Introduction			
	YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli	X		
	Councilwoman DeCaro	X		
	Councilman DePalma	X		
Motion	Councilman Desai	X		
	Councilman Garcia			X
Second	Councilman Murphy	X		
	Councilman Paskitti	X		
	Council Vice President Dr. Greenberg-Belli	X		
	Council President Sohor	X		

Introduction/First Reading
Dated: March 25, 2025


Kathryn Hutchinso
Township Clerk

File # 34365

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Township Clerk's Office
One Old Bridge Plaza
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NJ Office of Planning Advocacy
feedback@sos.nj.gov

Re: Ordinance No. 25-12 and Ordinance No. 25-13

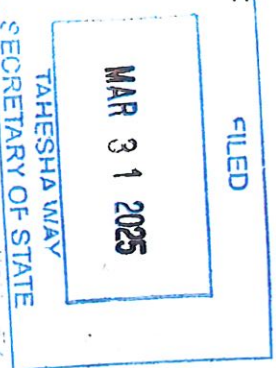
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Respectfully,

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



TOWNSHIP OF OLD BRIDGE
ORDINANCE NO. 25-13

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 §250-104 ENTITLED "FEES" AND §250-105 ENTITLED
"PROFESSIONAL REVIEW FEES AND ESCROWS"

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 the §250-104 entitled "Fees" and §250-105 entitled "Professional review fees and escrows" of the Township Land Development Code pursuant to the recommendations of the Township Planner.

SECTION 2: §250-104 "Fees" of the Code of the Township of Old Bridge be and is hereby amended as follows (additions are bolded and underlined; deletions have strikethrough.):

A. Generally. Every application for development, preapplication conference, application for a land disturbance permit or application for a sign permit shall be accompanied by a check made payable to the Township for the application fees set forth below. Such fees are required to cover the cost of administering and processing the review procedures. An applicant seeking more than one type of approval in an application for development shall pay an aggregate fee equal to the total of all fees or each separate approval requested. Separate fees shall be payable for use variances and bulk variances

B. – K. *No Changes*

L. ~~Concept plan: \$500 plus \$30 per lot or \$55 per acre, whichever is greater~~ Preapplication conference: \$750.

M. – P. *No Changes*

SECTION 3: §250-105 "Professional review fees and escrows" of the Code of the Township of Old Bridge be and is hereby amended as follows (additions are bolded and underlined; deletions have strikethrough.):

§250-105 Professional review fees and escrows

A. (1)-(12) *No Changes*

B. **Escrow deposits for review of development applications.**

(1) Any applicant for development and applicant for a preapplication conference shall post the following initial sums to be held in escrow:

Type of Development Application	Professional Review Escrow Fee

Conceptual review before Planning Board:	
Proposed small scale development (less than 10 acres)	\$1,500
Proposed large scale development (more than 10 acres)	\$3,000

~~Informal technical review—preapplication~~ **Preapplication conference:**

Unless waived by administrative officer, escrow fees will be posted as follows:

Proposed small scale development (less than 10 acres)	\$1,500
Proposed large scale development (more than 10 acres)	\$3,000

(2) *No Changes*

- (3) A developer requesting either a preapplication meeting or concept plan review prior to submitting an application for development shall submit with such request a fee, in addition to that required by ~~§ 250-104~~, in the amount of 30% of the escrow deposit required by this chapter, provided, however, that the combined fee charged under this subsection for a preapplication meeting and a concept plan review in connection with a particular development shall not exceed such 30%. Such fee shall be held in escrow for the uses and purpose described in this ~~§ 250-105~~. The developer shall receive a credit in the amount paid under this ~~§ 250-105~~. The developer shall receive a credit in the amount paid under this subsection for the preapplication conference against the fee charged for application review escrows at the time of filing its application for development.

(4)-(5) *No Changes*

C. – F. *No Changes*

SECTION 4: 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 5: PARTIAL INVALIDITY

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- 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