

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 15, 2025

To:

Aberdeen Township Clerk's Office  
[melissa.pfeifer@aberdeennj.org](mailto:melissa.pfeifer@aberdeennj.org)  
East Brunswick Township Clerk's Office  
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[tlawful@eastbrunswick.org](mailto:tlawful@eastbrunswick.org)  
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Middlesex County Office of Planning  
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Middlesex County Clerk's Office  
[countyclerk@co.middlesex.nj.us](mailto:countyclerk@co.middlesex.nj.us)  
[Nancy.Pinkin@co.middlesex.nj.us](mailto:Nancy.Pinkin@co.middlesex.nj.us)  
NJ Office of Planning Advocacy  
[feedback@sos.nj.gov](mailto:feedback@sos.nj.gov)

Re: Ordinance No. 25-21

To Whom It May Concern,

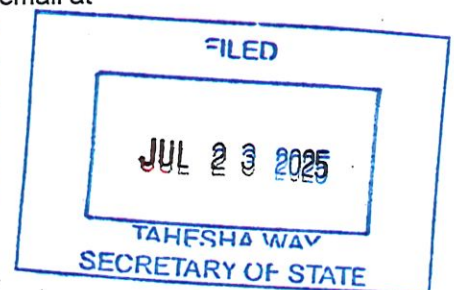
Enclosed for your review and appropriate action is a copy of Ordinance 25-21 entitled, "ORDINANCE OF THE TOWNSHIP OF OLD BRIDGE AMENDING THE "REDEVELOPMENT PLAN FOR THE INTERSECTION OF JAKE BROWN ROAD AND HWY 9 AND THE INTERSECTION OF WHITE OAK LANE AND JAKE BROWN ROAD"

Said ordinance was introduced and passed at the July 15, 2025, Old Bridge Township Council Meeting. Public Hearing and adoption is scheduled for August 12, 2025..

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. 25-21**

**ORDINANCE OF THE TOWNSHIP OF OLD BRIDGE AMENDING THE "REDEVELOPMENT PLAN  
FOR THE INTERSECTION OF JAKE BROWN ROAD AND HWY 9 AND THE INTERSECTION OF  
WHITE OAK LANE AND JAKE BROWN ROAD"**

**WHEREAS**, at the November 19, 2020 Old Bridge Redevelopment Agency (the "Agency") meeting, at the request of Segme Old Bridge, LLC (hereinafter "Segme") and following a formal presentation by Segme, the Agency adopted a motion recommending the Township Council direct the Planning Board to conduct an investigation of the real property commonly known as Block 7000, Lots 4.11 and 4.14, Block 8005, Lots 3, 5, and 5.11, Block 9000, Lots 9, 12.22, 29, 30, 41.12, 41.13, 42.11, 42.13, 42.14 and 42.15, Block 10254, Lots 7 and 9, Block 10259, Lots 1.11 and 3 on the official Township Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways (the "Redevelopment Area"), to determine whether the Study Area met the criteria set forth in N.J.S.A. 40A:12A-1 et seq., of the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6; and

**WHEREAS**, on November 19, 2020, the Old Bridge Redevelopment Agency also designated Segme, or an entity to be formed by it, as "Conditional Redeveloper" for the Redevelopment Area; and

**WHEREAS**, on May 12, 2022, the Agency adopted Resolution No. 2022-09, designated Segme as the unconditional redeveloper and authorized the signing of a Redevelopment Agreement with Segme; and

**WHEREAS**, by Ordinance 2021-18 adopted on September 14, 2021, the Township Council adopted the "Redevelopment Plan – The Intersection of Jake Brown Road and Hwy 9 and the Intersection of White Oak Lane and Jake Brown Road" dated August 10, 2021, and prepared by Township Planner Veena M. Sawant, PP, AICP (hereinafter the "Redevelopment Plan"), in accordance with Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

**WHEREAS**, subsequent thereto, Township Planner Veena Sawant, after discussion with representatives from Segme, determined that it was necessary to further amend the Redevelopment Plan to address Sections 1.02, 2.1, 4.3 and 4.4 of the Redevelopment Plan; and

**WHEREAS**, on May 10, 2022, the Township Council adopted Ordinance 2022-11 incorporating the amendments recommended by the Township Planner; and

**WHEREAS**, Township Planner, after consultation with Segme, again recommended that the Redevelopment Plan be amended for purposes of including additional conditional uses and related conditions for the permitted conditional uses, including bulk standards, and additional requirements for signage for development within the EDO-2 Zone included within the Redevelopment Plan, in accordance with the amendments set forth in the amended Redevelopment Plan, a copy of which is attached hereto; and

**WHEREAS**, on May 13, 2025, the Township Council adopted Ordinance 2025-15 incorporating the amendments recommended by the Township Planner; and

**WHEREAS**, the Township Planner has again requested that the Redevelopment Plan be amended by making minor edits to Sections 1.0, 2.1, including Table 01: Parcel Information, 2.3 – Table 02: Zoning, and 4.3 A (7) (d)(3); and

**WHEREAS**, the Township Council of the Township of Old Bridge desires to amend the Redevelopment Plan in accordance with the recommendations of the Township Planner.

**NOW THEREFORE 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.** (a) The "Redevelopment Plan – The Intersection of Jake Brown Road and Hwy 9 and the Intersection of White Oak Lane and Jake Brown Road" dated August 10, 2021, and amended, September 14, 2021, May 10, 2022, and May 10, 2025, and prepared by Township Planner Veena Sawant, PP, AICP, be and is hereby amended in accordance with the "Redevelopment Plan – The Intersection of Jake Brown Road and Hwy 9 and the Intersection of White Oak Lane and Jake Brown Road" as amended August 12, 2025, a copy of which is attached hereto and made a part hereof.

(b) The Zoning Map of the Township of Old Bridge relating to Block 10254, Lot 16 on the official Township Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways, is hereby likewise amended to incorporate the amendment of the "Redevelopment Plan – The Intersection of Jake Brown Road and Hwy 9 and the Intersection of White Oak Lane and Jake Brown Road" referenced herein.

**SECTION 2.** 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 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. 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 Introduction				
		YAY	NAY	ABSTAIN	ABSENT
Motion	Councilman Accettulli	X			
	Councilwoman DeCaro	X			
	Councilman DePalma	X			
	Councilman Desai	X			
	Councilman Garcia	X			
	Councilman Murphy	X			
	Councilman Paskitti	X			
Second	Council Vice President Dr. Greenberg-Belli	X			
	Council President Sohor	X			

Introduction/First Reading  
Dated: July 15, 2025

  
Kathryn Hutchinson  
Township Clerk

Motion/ Second	Roll Call 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: August 12, 2025

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