

**TOWNSHIP OF OLD BRIDGE
ORDINANCE NO. 24-09**

ORDINANCE OF THE TOWNSHIP OF OLD BRIDGE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES LOCATED WITHIN THE TOWNSHIP OF OLD BRIDGE TO THE R-5 ZONING DISTRICT AND AMENDING CHAPTER 250, §250-35 "ZONING MAP" OF THE CODE OF THE TOWNSHIP OF OLD BRIDGE

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 MLUL 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 (the "Reexamination Report"); and

WHEREAS, the Reexamination Report identified that certain residential zones within existing General Development Plan's (GDP) were created without contemplating typical accessory structures, such as decks. Additionally, the underlying zoning districts do not allow residential use requiring homeowners to obtain variance relief for customary and ordinary improvements to their homes, causing undue hardship to the residents; and

WHEREAS, in furtherance of the aforementioned requirements of the MLUL, and in order to achieve the new recommendations in the Reexamination Report, the Old Bridge Township Committee finds that it will be necessary to re-zone those properties listed in the attached Schedule A attached hereto and made a part hereof, from their current zoning to the R-5, Residential zoning district and to amend the Township's Zoning Map accordingly.

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

SECTION 1: CHANGE IN ZONING CLASSIFICATION

The properties located in the Township of Old Bridge and identified in Schedule A attached hereto and made a part hereof be and are hereby rezoned from their current zoning classification to the R-5, Residential Zoning District.

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 R-5, Residential Zoning District.

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. 40:55D-62.1. 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.

- 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 Introduction/First Reading

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

Adopted On First
Reading Dated: April
30, 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				
Motion Mr. Murphy	x			
Second Mr. Paskitti	x			
Dr. Greenberg-Belli	x			
President Sohor	x			

Adopted On Second
Reading Dated: June
11, 2024


x 
Kathryn Hutchinson
Township Clerk

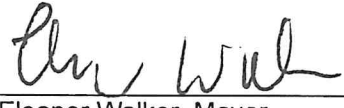
ATTEST:


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

Block Lot	Lot	Current Zoning	Address Number, Street Name	New Zone
7000_22	22	SD3/R120		R5
7111_1	1	SD3/R120	1 Verbena Lane	R5
7111_10	10	SD3/ER	21 Verbena Lane	R5
7111_11	11	SD3/ER	23 Verbena Lane	R5
7111_12	12	SD3/ER	25 Verbena Lane	R5
7111_13	13	SD3/ER	27 Verbena Lane	R5
7111_14	14	SD3	29 Verbena Lane	R5
7111_15	15	SD3	31 Verbena Lane	R5
7111_16	16	SD3	33 Verbena Lane	R5
7111_17	17	SD3	35 Verbena Lane	R5
7111_18	18	SD3	41 Verbena Lane	R5
7111_19	19	SD3	43 Verbena Lane	R5
7111_2	2	SD3/R120	3 Verbena Lane	R5
7111_20	20	SD3	45 Verbena Lane	R5
7111_21	21	SD3	Aster Circle	R5
7111_3	3	SD3/R120	5 Verbena Lane	R5
7111_4	4	SD3/R120	7 Verbena Lane	R5
7111_5	5	SD3/R120	9 Verbena Lane	R5
7111_6	6	SD3/R120	11 Verbena Lane	R5
7111_7	7	SD3	15 Verbena Lane	R5
7111_8	8	SD3/ER	17 Verbena Lane	R5
7111_9	9	SD3/ER	19 Verbena Lane	R5
7112_1	1	SD3	2 Verbena Lane	R5
7112_2	2	SD3	4 Verbena Lane	R5
7112_3	3	SD3	6 Verbena Lane	R5
7112_4	4	SD3	18 Verbena Lane	R5
7112_5	5	SD3	5 Caladium Way	R5
7112_6	6	SD3	3 Caladium Way	R5
7112_7	7	SD3	1 Caladium Way	R5
7113_1	1	SD3	Verbena Lane	R5
7113_2	2	SD3	42 Verbena Lane	R5
7113_3	3	SD3	44 Verbena Lane	R5
7113_4	4	SD3	6 Caladium Way	R5
7119_1	1	SD3	1 Dahlia Lane	R5
7119_10	10	SD3	21 Dahlia Lane	R5
7119_11	11	SD3	23 Dahlia Lane	R5
7119_12	12	SD3	25 Dahlia Lane	R5
7119_13	13	SD3	27 Dahlia Lane	R5
7119_14	14	SD3	29 Dahlia Lane	R5
7119_15	15	SD3	31 Dahlia Lane	R5

SCHEDULE A

Block Lot	LOT	Current Zoning	Address Number, Street Name	New Zone
7119_16	16	SD3	33 Dahlia Lane	R5
7119_17	17	SD3	35 Dahlia Lane	R5
7119_18	18	SD3	37 Dahlia Lane	R5
7119_19	19	SD3	39 Dahlia Lane	R5
7119_2	2	SD3	3 Dahlia Lane	R5
7119_20	20	SD3	41 Dahlia Lane	R5
7119_21	21	SD3	43 Dahlia Lane	R5
7119_22	22	SD3	45 Dahlia Lane	R5
7119_23	23	SD3	47 Dahlia Lane	R5
7119_24	24	SD3	49 Dahlia Lane	R5
7119_25	25	SD3	51 Dahlia Lane	R5
7119_26	26	SD3	53 Dahlia Lane	R5
7119_27	27	SD3	55 Dahlia Lane	R5
7119_28	28	SD3	57 Dahlia Lane	R5
7119_29	29	SD3	59 Dahlia Lane	R5
7119_3	3	SD3	5 Dahlia Lane	R5
7119_30	30	SD3	61 Dahlia Lane	R5
7119_31	31	SD3	63 Dahlia Lane	R5
7119_32	32	SD3	65 Dahlia Lane	R5
7119_33	33	SD3	67 Dahlia Lane	R5
7119_34	34	SD3	69 Dahlia Lane	R5
7119_35	35	SD3	71 Dahlia Lane	R5
7119_36	36	SD3	73 Dahlia Lane	R5
7119_37	37	SD3	75 Dahlia Lane	R5
7119_38	38	SD3	77 Dahlia Lane	R5
7119_39	39	SD3	79 Dahlia Lane	R5
7119_4	4	SD3	7 Dahlia Lane	R5
7119_40	40	SD3	14 Aster Circle	R5
7119_41	41	SD3	12 Aster Circle	R5
7119_42	42	SD3	10 Aster Circle	R5
7119_5	5	SD3	9 Dahlia Lane	R5
7119_6	6	SD3	11 Dahlia Lane	R5
7119_7	7	SD3	15 Dahlia Lane	R5
7119_8	8	SD3	17 Dahlia Lane	R5
7119_9	9	SD3	19 Dahlia Lane	R5
7120_1	1	SD3	26 Dahlia Lane	R5
7120_10	10	SD3	1 Carnation Way	R5
7120_2	2	SD3	28 Dahlia Lane	R5
7120_3	3	SD3	30 Dahlia Lane	R5

SCHEDULE A

Block Lot	LOT	Current Zoning	Address Number, Street Name	New Zone
7120_4	4	SD3	32 Dahlia Lane	R5
7120_5	5	SD3	40 Dahlia Lane	R5
7120_6	6	SD3	9 Carnation Way	R5
7120_7	7	SD3	7 Carnation Way	R5
7120_8	8	SD3	5 Carnation Way	R5
7120_9	9	SD3	3 Carnation Way	R5
7121_1	1	SD3	2 Carnation Way	R5
7121_10	10	SD3	1 Vinca Way	R5
7121_2	2	SD3	4 Carnation Way	R5
7121_3	3	SD3	6 Carnation Way	R5
7121_4	4	SD3	8 Carnation Way	R5
7121_5	5	SD3	10 Carnation Way	R5
7121_6	6	SD3	9 Vinca Way	R5
7121_7	7	SD3	7 Vinca Way	R5
7121_8	8	SD3	5 Vinca Way	R5
7121_9	9	SD3	3 Vinca Way	R5
7122_1	1	SD3	2 Dahlia Lane	R5
7122_10	10	SD3	5 Coleus Drive	R5
7122_11	11	SD3	3 Coleus Drive	R5
7122_12	12	SD3	1 Coleus Drive	R5
7122_2	2	SD3	4 Dahlia Lane	R5
7122_3	3	SD3	2 Vinca Way	R5
7122_4	4	SD3	4 Vinca Way	R5
7122_5	5	SD3	6 Vinca Way	R5
7122_6	6	SD3	8 Vinca Way	R5
7122_7	7	SD3	10 Vinca Way	R5
7122_8	8	SD3	9 Coleus Drive	R5
7122_9	9	SD3	7 Coleus Drive	R5
7123_1	1	SD3	2 Coleus Drive	R5
7123_10	10	SD3	Aster Circle	R5
7123_2	2	SD3	6 Coleus Drive	R5
7123_3	3	SD3	8 Coleus Drive	R5
7123_4	4	SD3	10 Coleus Drive	R5
7123_5	5	SD3	68 Dahlia Lane	R5
7123_6	6	SD3	70 Dahlia Lane	R5
7123_7	7	SD3	72 Dahlia Lane	R5
7123_8	8	SD3	76 Dahlia Lane	R5
7123_9	9	SD3	Aster Circle	R5
7124_1	1	SD3	1 Gazania Drive	R5
7124_10	10	SD3	21 Gazania Drive	R5

SCHEDULE A

	LOT	Address Number, Street Name	New Zone	
7124_11	11	SD3	23 Gazania Drive	R5
7124_12	12	SD3	25 Gazania Drive	R5
7124_13	13	SD3	29 Gazania Drive	R5
7124_14	14	SD3	31 Gazania Drive	R5
7124_15	15	SD3	33 Gazania Drive	R5
7124_16	16	SD3	35 Gazania Drive	R5
7124_17	17	SD3	37 Gazania Drive	R5
7124_18	18	SD3	39 Gazania Drive	R5
7124_19	19	SD3	41 Gazania Drive	R5
7124_2	2	SD3	3 Gazania Drive	R5
7124_20	20	SD3	43 Gazania Drive	R5
7124_21	21	SD3	45 Gazania Drive	R5
7124_22	22	SD3	47 Gazania Drive	R5
7124_23	23	SD3	49 Gazania Drive	R5
7124_24	24	SD3	51 Gazania Drive	R5
7124_25	25	SD3	57 Gazania Drive	R5
7124_26	26	SD3	59 Gazania Drive	R5
7124_27	27	SD3	61 Gazania Drive	R5
7124_28	28	SD3	NO HOME/DETENTION BASIN	R5
7124_29	29	SD3	69 Gazania Drive	R5
7124_3	3	SD3	5 Gazania Drive	R5
7124_30	30	SD3	71 Gazania Drive	R5
7124_31	31	SD3	75 Gazania Drive	R5
7124_32	32	SD3	79 Gazania Drive	R5
7124_33	33	SD3	83 Gazania Drive	R5
7124_34	34	SD3	Gazania Drive	R5
7124_4	4	SD3	7 Gazania Drive	R5
7124_5	5	SD3	9 Gazania Drive	R5
7124_6	6	SD3	11 Gazania Drive	R5
7124_7	7	SD3	15 Gazania Drive	R5
7124_8	8	SD3	17 Gazania Drive	R5
7124_9	9	SD3	19 Gazania Drive	R5
7125_1	1	SD3	2 Gazania Drive	R5
7125_10	10	SD3	11 Impatiens Court	R5
7125_11	11	SD3	9 Impatiens Court	R5
7125_12	12	SD3	7 Impatiens Court	R5
7125_13	13	SD3	5 Impatiens Court	R5
7125_14	14	SD3	3 Impatiens Court	R5
7125_15	15	SD3	1 Impatiens Court	R5

SCHEDULE A

Block Lot	LOT	Current Zoning	Address Number, Street Name	New Zone
7125_16	16	SD3	32 Gazania Drive	R5
7125_17	17	SD3	34 Gazania Drive	R5
7125_18	18	SD3	36 Gazania Drive	R5
7125_19	19	SD3	38 Gazania Drive	R5
7125_2	2	SD3	4 Gazania Drive	R5
7125_20	20	SD3	40 Gazania Drive	R5
7125_21	21	SD3	42 Gazania Drive	R5
7125_22	22	SD3	44 Gazania Drive	R5
7125_23	23	SD3	46 Gazania Drive	R5
7125_24	24	SD3	52 Gazania Drive	R5
7125_25	25	SD3	56 Gazania Drive	R5
7125_26	26	SD3	58 Gazania Drive	R5
7125_27	27	SD3	62 Gazania Drive	R5
7125_28	28	SD3	68 Gazania Drive	R5
7125_29	29	SD3	70 Gazania Drive	R5
7125_3	3	SD3	6 Gazania Drive	R5
7125_30	30	SD3	72 Gazania Drive	R5
7125_31	31	SD3	74 Gazania Drive	R5
7125_32	32	SD3	76 Gazania Drive	R5
7125_33	33	SD3	78 Gazania Drive	R5
7125_34	34	SD3	80 Gazania Drive	R5
7125_35	35	SD3	82 Gazania Drive	R5
7125_36	36	SD3	84 Gazania Drive	R5
7125_4	4	SD3	8 Gazania Drive	R5
7125_5	5	SD3	10 Gazania Drive	R5
7125_6	6	SD3	2 Impatiens Court	R5
7125_7	7	SD3	4 Impatiens Court	R5
7125_8	8	SD3	6 Impatiens Court	R5
7125_9	9	SD3	13 Impatiens Court	R5
7126_1	1	SD3/EDO3	Aster Circle	R5
7126_10	10	EDO3	51 Hibiscus Court	R5
7126_11	11	EDO3	53 Hibiscus Court	R5
7126_12	12	EDO3	55 Hibiscus Court	R5
7126_13	13	EDO3	57 Hibiscus Court	R5
7126_14	14	EDO3	59 Hibiscus Court	R5
7126_15	15	EDO3	61 Hibiscus Court	R5
7126_16	16	EDO3	62 Hibiscus Court	R5
7126_17	17	EDO3	60 Hibiscus Court	R5
7126_18	18	EDO3	58 Hibiscus Court	R5
7126_19	19	EDO3	56 Hibiscus Court	R5

SCHEDULE A

Block Lot	LOT	Current Zoning	Address Number, Street Name	New Zone
7126_2	2	SD3/EDO3	NO HOME/DETENTION BASIN	R5
7126_20	20	EDO3	54 Hibiscus Court	R5
7126_21	21	EDO3	52 Hibiscus Court	R5
7126_22	22	EDO3	50 Hibiscus Court	R5
7126_23	23	EDO3	48 Hibiscus Court	R5
7126_24	24	EDO3	46 Hibiscus Court	R5
7126_25	25	SD3/EDO3	44 Hibiscus Court	R5
7126_26	26	EDO3	42 Hibiscus Court	R5
7126_27	27	EDO3	38 Hibiscus Court	R5
7126_28	28	EDO3	36 Hibiscus Court	R5
7126_29	29	EDO3	34 Hibiscus Court	R5
7126_3	3	SD3	4 Aster Circle	R5
7126_30	30	EDO3	32 Hibiscus Court	R5
7126_31	31	EDO3	30 Hibiscus Court	R5
7126_32	32	EDO3	28 Hibiscus Court	R5
7126_33	33	R20/EDO3	26 Hibiscus Court	R5
7126_34	34	R20	24 Hibiscus Court	R5
7126_35	35	R20	22 Hibiscus Court	R5
7126_36	36	R20	NO HOME/Hibiscus Court	R5
7126_37	37	R20	14 Hibiscus Court	R5
7126_38	38	R20	12 Hibiscus Court	R5
7126_39	39	R20	10 Hibiscus Court	R5
7126_4	4	SD3	2 Aster Circle	R5
7126_40	40	R20	8 Hibiscus Court	R5
7126_41	41	R20	6 Hibiscus Court	R5
7126_42	42	R20	4 Hibiscus Court	R5
7126_43	43	R20	2 Hibiscus Court	R5
7126_5	5	SD3	1 Lobelia Lane	R5
7126_6	6	SD3	3 Lobelia Lane	R5
7126_7	7	SD3/EDO3	5 Lobelia Lane	R5
7126_8	8	EDO3	7 Lobelia Lane	R5
7126_9	9	EDO3	9 Lobelia Lane	R5
7127_1	1	SD3	2 Lobelia Lane	R5
7127_10	10	SD3	7 Viola Way	R5
7127_11	11	SD3	5 Viola Way	R5
7127_12	12	SD3	3 Viola Way	R5
7127_13	13	SD3	1 Viola Way	R5
7127_2	2	SD3	4 Lobelia Lane	R5
7127_3	3	SD3/EDO3	6 Lobelia Lane	R5
7127_4	4	SD3/EDO3	8 Lobelia Lane	R5

SCHEDULE A

Block Lot	LOT	Current Zoning	Address Number, Street Name	New Zone
7127_5	5	SD3/EDO3	10 Lobelia Lane	R5
7127_6	6	SD3/EDO3	12 Lobelia Lane	R5
7127_7	7	SD3/EDO3	13 Viola Way	R5
7127_8	8	SD3/EDO3	11 Viola Way	R5
7127_9	9	SD3	9 Viola Way	R5
7128_9	9	R20/EDO3	41 Hibiscus Court	R5
7128_1	1	R20/SD3	2 Viola Way	R5
7128_10	10	R20/EDO3	39 Hibiscus Court	R5
7128_11	11	EDO3	31 Hibiscus Court	R5
7128_12	12	R20/EDO3	25 Hibiscus Court	R5
7128_13	13	R20/EDO3	21 Hibiscus Court	R5
7128_14	14	R20	19 Hibiscus Court	R5
7128_15	15	R20	17 Hibiscus Court	R5
7128_16	16	R20	15 Hibiscus Court	R5
7128_17	17	R20	11 Hibiscus Court	R5
7128_18	18	R20	9 Hibiscus Court	R5
7128_19	19	R20	7 Hibiscus Court	R5
7128_2	2	R20/SD3	4 Viola Way	R5
7128_20	20	R20	5 Hibiscus Court	R5
7128_21	21	R20	3 Hibiscus Court	R5
7128_22	22	R20	1 Hibiscus Court	R5
7128_3	3	R20/SD3	6 Viola Way	R5
7128_4	4	R20/SD3	8 Viola Way	R5
7128_5	5	R20/SD3	10 Viola Way	R5
7128_6	6	R20/SD3	12 Viola Way	R5
7128_7	7	R20/SD3	14 Viola Way	R5
7128_8	8	R20/SD3/EDO3	43 Hibiscus Court	R5