

**TOWNSHIP OF OLD BRIDGE  
ORDINANCE NO. 2023-12**

**ORDINANCE OF THE TOWNSHIP OF OLD BRIDGE ADOPTING WATER WORKS ROAD 2  
REDEVELOPMENT PLAN**

**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**, pursuant to the statutory powers instituted by the State of New Jersey (C.40:12A-5) and the Township of Old Bridge Council Resolution No. 192-16 dated May 9, 2016, (hereinafter the "Resolution"), the Township Council authorized the Township of Old Bridge Planning Board (hereinafter "Planning Board" or "Board") to conduct a preliminary area investigation study of the following area: fifty-five (55) separate parcels including Block 5001, Lots 1.11, 2.11, 3.11, 4.12, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 5.12, 6, 7.11, 7.12, 7.13, 8, 9, 10, 12.12, 13.12, 13.14, 13.15, 13.16, 13.17, 13.18, 14, 15, 16, 17, 18; Block 5002, Lot 1; Block 6017.11, Lots 1, 2, 6, 7, 8, 9, 10; and Block 6303 Lots 1, 2, 3.11, 3.12, 3.13, 4, 6, 7, 8.12, 8.15, 8.16, 9, 10, 11, 12, 13, and 15 within the northwestern portion of the Township, which total approximately 687.69 acres based on Township tax records (the "Runyon Redevelopment Area"); and

**WHEREAS**, the Runyon Redevelopment Area is located in the northwest portion of the Township and includes frontage along eight (8) roads: Bordentown Avenue, Cheesequake Road, Perrine Road, Manzo Boulevard, Old Waterworks Road, Highway Route 9, Runyon Road, and Manzo Boulevard; and

**WHEREAS**, an area investigation report (hereinafter "Study") was prepared by the Township Planner and presented at a public hearing to the Board to the Board on June 14, 2016, and the Board having reviewed the Study recommended that the Township Council designate the area as a non-condemnation area in need of redevelopment; and

**WHEREAS**, on July 11, 2016, the Township Council adopted a resolution designating the Runyon Redevelopment Area as a non-condemnation area in need of redevelopment; and

**WHEREAS**, HB Warehousing, LLC made application to the Old Bridge Redevelopment Agency for purposes of being appointed Conditional Redeveloper for Block 6303, Lots 9 and 10 within the Runyon Redevelopment Area, subject to the creation and adoption of a formal redevelopment plan for the subject property by the Township Council; and

**WHEREAS**, by Resolution 2022-24 adopted August 25, 2022, the Old Bridge Redevelopment Agency appointed HB Warehousing, LLC as Conditional Redeveloper for Block 6303, Lots 9 and 10; and

**WHEREAS**, by Resolution 2023-03 adopted January 26, 2023, the Old Bridge Redevelopment Agency extended the Conditional Redeveloper designation for an additional 180 days until August 20, 2023; and

**WHEREAS**, this redevelopment plan (hereinafter called the "Water Works Road 2 Redevelopment Plan" or "Plan") pertains solely to Block 6303, Lots 9 and 10 within the Runyon Redevelopment Area (hereinafter the "Redevelopment Area"), and is located within the northwestern section of Runyon Redevelopment Area and is illustrated in the Township Tax Map sheet 6 of the Township of Old Bridge, inclusive of any and all streets, "paper" streets, private drives, and rights-of-way; and

**WHEREAS**, the Township Council of the Township of Old Bridge desires to adopt the Water Works Road 2 Redevelopment Plan and to amend the Township's Zoning Map by adoption of this ordinance.

**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.**

1. The aforementioned recitals are incorporated herein by reference and made a part hereof as though more fully set forth herein at length.
2. The "Water Works Road 2 Redevelopment Plan" dated May 9, 2023, and prepared by Township Planner Veena Sawant, PP, AICP, is incorporated herein by reference and made a part hereof and is hereby adopted.
3. The Zoning Map of the Township of Old Bridge relating to Block 6303, Lots 9 and 10 on the official Township Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways, is hereby amended to incorporate the provisions of the "Water Works Road 2 Redevelopment Plan" and the redevelopment plan shall supersede applicable provisions of the Township's development regulations.

**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.** 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 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. 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.

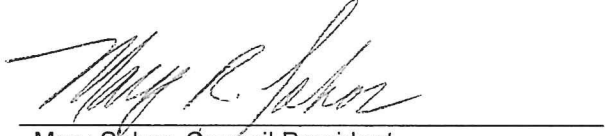
B. If the Mayor vetoes the Ordinance (in the manner set forth at N.J.S.A. 40:69A-41), this Ordinance shall become effective upon the Township Council's vote to override the Mayor's veto.

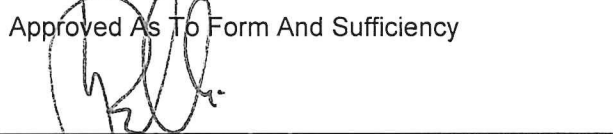
C. Notwithstanding any other provision hereof, this Ordinance shall not take effect less than twenty (20) days after its final passage by the Council and approval by the Mayor, where such approval is required, unless the Council shall have also adopted a resolution declaring an emergency and at least two thirds (2/3) of all the members of the council vote in favor of such resolution.


|                           |                     | <b>Roll Call To Adopt On First Reading</b> |     |         |        | Adopted on First Reading<br>Dated: May 9, 2023 |
|---------------------------|---------------------|--|-----|---------|--------|--|
|                           |                     | YAY  | NAY | ABSTAIN | ABSENT |  |
| <b>Motion/<br/>Second</b> | Ms. DeCaro          |  |     |         | X      | <hr/> Kathryn Hutchinson<br>Township Clerk     |
| <b>Second</b>             | Mr. DePalma         | X  |     |         |        |  |
|                           | Mr. Desai           |  |     | X       |        |  |
|                           | Mr. Garcia          | X  |     |         |        |  |
|                           | Dr. Greenberg-Belli | X  |     |         |        |  |
|                           | Mr. Murphy          |  |     |         | X      |  |
| <b>Motion</b>             | Mr. Paskitti        | X  |     |         |        |  |
|                           | Ms. Walker          | X  |     |         |        |  |
|                           | President Sohor     | X  |     |         |        |  |

|                           |                     | <b>Roll Call To Adopt On Second Reading</b> |     |         |        | Adopted on Second Reading<br>Dated: June 13, 2023 |
|---------------------------|---------------------|---|-----|---------|--------|---|
|                           |                     | YAY   | NAY | ABSTAIN | ABSENT |   |
| <b>Motion/<br/>Second</b> | Ms. DeCaro          | X   |     |         |        | <hr/> Kathryn Hutchinson<br>Township Clerk        |
|                           | Mr. DePalma         | X   |     |         |        |   |
|                           | Mr. Desai           |   |     |         | X      |   |
|                           | Mr. Garcia          | X   |     |         |        |   |
| <b>Motion</b>             | Dr. Greenberg-Belli | X   |     |         |        |   |
|                           | Mr. Murphy          |   |     |         | X      |   |
| <b>Second</b>             | Mr. Paskitti        | X   |     |         |        |   |
|                           | Ms. Walker          | X   |     |         |        |   |
|                           | President Sohor     | X   |     |         |        |   |

ATTEST:  
  
Kathryn Hutchinson, Township Clerk

  
Mary Sohor, Council President

Approved As To Form And Sufficiency  
  
Mark Roselli, Esq. Department of Law

  
Owen Henry, Mayor