

**TOWNSHIP OF OLD BRIDGE
ORDINANCE NO.23-15**

**ORDINANCE OF THE TOWNSHIP OF OLD BRIDGE ADOPTING THE “OLD MATAWAN ROAD 1
REDEVELOPMENT PLAN” AND AMENDING THE TOWNSHIP ZONING MAP**

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 Township of Old Bridge Council Resolution No. 296-2020 dated September 21, 2020, as amended by Resolution No. 340-2020 dated October 5, 2020, (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: twenty-five (25) lots, identified as Block 8000, Lots 13, 15, 16, 17, 18, 19, 20, and 22, Block 8001, Lots 1, 2, and 3, and Block 8002, Lots 1, 2, 3, 4, 5, 6.11, 6.12, 7, 8, 9, 10, 11, 12, and 13 on the Tax Map of the Township of Old Bridge, inclusive of all streets and “paper” streets, private drives, and rights-of-way (hereinafter “Old Matawan Road Redevelopment Area”); and

WHEREAS, the Old Matawan Road Redevelopment Area is located near the northwestern municipal boundary of Old Bridge Township and southeastern boundary of East Brunswick Township and is bounded by Old Matawan Road/County Route 527 to the north and County Route 516 and U.S. Highway 18 to the south, with the total area, measuring approximately 8.38 acres; and

WHEREAS, an area investigation report (hereinafter “Study”) was prepared by Veena Sawant, Township Planner and presented at a public hearing to the Board on December 8, 2020, and the Board having reviewed the Study and after conducting the requisite public hearing, recommended that the Township Council designate the areas as a non-condemnation area in need of redevelopment; and

WHEREAS, on December 14, 2020, the Township Council adopted Resolution No. 423-2020 thereby designating the Old Matawan Road Redevelopment Area as a non-condemnation area in need of redevelopment; and

WHEREAS, Vision Old Bridge III Urban Renewal, LLC (hereinafter “VOB III”) made application to the Old Bridge Redevelopment Agency for purposes of being appointed Conditional Redeveloper for Block 8002, Lot 23 within the Old Matawan Road Redevelopment Area, subject to, among other items, the creation and adoption of a formal redevelopment plan for the subject property by the Township Council; and

WHEREAS, by Resolution 2022-07 adopted March 24, 2022, the Old Bridge Redevelopment Agency appointed VOB III as Conditional Redeveloper for Block 8002, Lot 13; and

WHEREAS, by Resolution 2022-22, the Old Bridge Redevelopment Agency extended the Conditional Redeveloper designation for an additional 180 days to March 19, 2023; and

WHEREAS, by Resolution 2023-05, adopted February 23, 2023, the Old Bridge Redevelopment Agency again extended the VOB III’s Conditional Redeveloper designation to September 15, 2023, to provide additional time for the redevelopment plan to be adopted by Township Council; and

WHEREAS, this redevelopment plan (hereinafter called the “Old Matawan Road 1 Redevelopment Plan” or “Plan”) pertains solely to Block 8002, Lot 13 within the Old Matawan Road Redevelopment Area (hereinafter the “Redevelopment Area”), and is located within the central section of Redevelopment Area and is illustrated in the Township Tax Map sheet 8.11 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 Old Matawan Road 1 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 recitals set forth above are incorporated herein by reference and made a part hereof as though more fully set forth herein at length.
2. The “Old Matawan Road 1 Redevelopment Plan” dated June 13, 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 8002, Lot 13 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 “Old Matawan Road 1 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

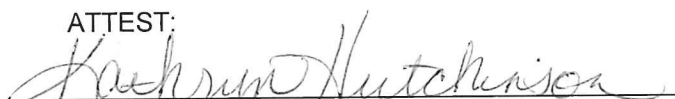
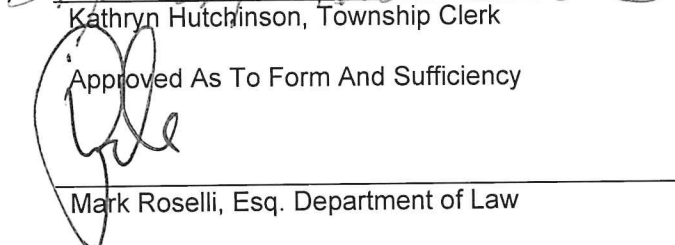
A. Except as set forth at subparagraphs B and C hereof, this Ordinance shall take effect on the earlier of the following dates: (1) on the date the Mayor affixes his/her signature thereto and returns same to the Municipal Council by delivering it to the Municipal Clerk pursuant to N.J.S.A. 40A:69A-41 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.


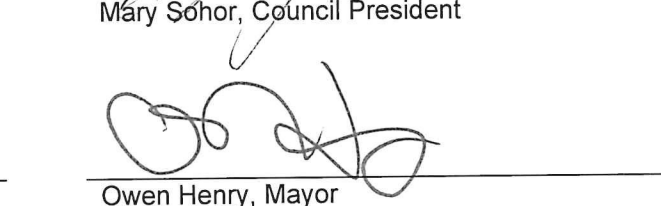
B. If the Mayor vetoes the Ordinance (in the manner set forth at N.J.S.A. 40:69A-41), this Ordinance shall become effective upon the Township Council's vote to override the Mayor's veto.

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.

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

Motion/ Second	Roll Call On Public Hearing and Adoption As Amended				ABSENT	Adopted on First Reading Dated: July 11, 2023
	YAY	NAY	ABSTAIN			
	Ms. DeCaro	X				
Motion	Mr. DePalma	X				
	Mr. Desai				X	
	Mr. Garcia				X	
	Dr. Greenberg-Belli	X				<hr/> Kathryn Hutchinson Township Clerk
	Mr. Murphy				X	
Second	Mr. Paskitti	X				
	Ms. Walker	X				
	President Sohor	X				

ATTEST:

 Kathryn Hutchinson, Township Clerk
 Approved As To Form And Sufficiency

 Mark Roselli, Esq. Department of Law


 Mary Sohor, Council President

 Owen Henry, Mayor



OLD MATAWAN ROAD 1 REDEVELOPMENT PLAN – DRAFT

TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY, NEW JERSEY

June 13, 2023



OLD MATAWAN ROAD 1 REDEVELOPMENT PLAN

A REDEVELOPMENT PLAN FOR BLOCK 8002, LOT 13

WITHIN THE OLD MATAWAN ROAD REDEVELOPMENT AREA

Township of Old Bridge

Middlesex County, New Jersey



PREPARED BY:

Veena M. Sawant, AICP, PP, Township Planner

License No: 33L100632400

The original of this report is prepared in accordance with NJSA 45: 14A-12

Date: June 13, 2023

TOWNSHIP GOVERNING BODY

Mayor Owen Henry

Township Council

Mary Sohor – Council President

Debbie Walker – Council Vice President

Dr. Anita Greenberg-Belli

Kevin Garcia

Erik DePalma

Kiran Desai

Tony Paskitti

John E. Murphy III

Jill DeCaro

TOWNSHIP STAFF

Himanshu Shah – Township Business Administrator

Mark Roselli, Esq. – Township Attorney

Kathryn Hutchinson, RMC – Township Clerk

Nicole Shapiro, PE, PP, CME – Director of Community Development,
Township Engineer

Veena Sawant, AICP, PP – Township Planner

TOWNSHIP PLANNING BOARD

OLD BRIDGE REDEVELOPMENT AGENCY

Dean Marucci, Chairman; Class IV

Barbara Cannon, Vice Chairwoman; Class IV

Kasey Lenning, Secretary; Class II

Mayor Owen Henry; Class I

Steve Mamakas, Mayor Designee; Class I

Councilman Erik DePalma; Class III

Edward Lauer; Class IV

Daniel Joseph Renna; Class IV

Joseph Pedi; Class IV

Tina Masella; Class IV

Keith McIsaac, Alternate #1; Class IV

James Brennan, Alternate #2; Class IV

Joseph Sordillo, Esq. – Planning Board Attorney

Daniel Holihan – Planning Board Vice Secretary

Glenn D' Antuono – Chairman

Ken Farina – Vice Chairman

Anthony Cosentino – Commissioner

Joseph Dunn – Commissioner

Steve Florek, II – Commissioner

Councilman Kevin Garcia – Commissioner

Umang Sheth – Commissioner

Steve Mamakas – Executive Officer

Himanshu Shah – Treasurer

Mayor Owen Henry

Veena Sawant, AICP, PP – Redevelopment Planner

Christopher Dasti, Esq. – Redevelopment Attorney

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1.0: INTRODUCTION

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. 296-2020 dated September 21, 2020, as amended by Resolution No. 340-2020 dated October 5, 2020, (hereinafter the “Resolutions”), the Township Council authorized the Township of Old Bridge Planning Board (hereinafter “Planning Board” or “Board”) to conduct a preliminary area investigation study for the Old Matawan Road Study Area, as defined in the Resolutions. An area investigation report (hereinafter “Study”) was prepared by the Township Planner and presented at a public hearing on December 8, 2020. The Board having reviewed the Study recommended that the Township Council designate the area as a non-condemnation area in need of redevelopment and/or rehabilitation. On December 14, 2020, the Township Council adopted Resolution No. 423-2020, designating the “Old Matawan Road Study Area” as a non-condemnation area in need of redevelopment and rehabilitation. The designated area is located near the municipal boundary between Old Bridge Township and East Brunswick Township and contains twenty-five (25) lots, identified as Block 8000, Lots 13, 15, 16, 17, 18, 19, 20, and 22, Block 8001, Lots 1, 2, and 3, and Block 8002, Lots 1, 2, 3, 4, 5, 6.11, 6.12, 7, 8, 9, 10, 11, 12, and 13 on the Tax Map of the Township of Old Bridge, inclusive of all streets and “paper” streets, private drives, and rights-of-way (hereinafter “Old Matawan Road Redevelopment Area” or “Redevelopment Area”).

This plan (hereinafter “**Old Matawan Road 1 Redevelopment Plan**” or “**Plan**”) pertains to one lot, identified as Block 8002, Lot 13 within the overall Old Matawan Road Redevelopment Area. Block 8002, Lot 13 (hereinafter “**OMR-1 Redevelopment Area**” or “**OMR-1 Area**”) is located in the central area of the Old Matawan Road Redevelopment Area and is illustrated on the Township Tax Map sheet 8.11 of the Township of Old Bridge, inclusive of any and all streets, “paper” streets, private drives, and rights-of-way.

This Plan includes the Township’s vision for the OMR-1 Area and provides a framework for development and redevelopment within the designated

area. The Plan establishes permitted land uses, bulk requirements, and design standards for new development within the OMR-1 Area.

2.0: REDEVELOPMENT AREA OVERVIEW

The overall Old Matawan Road Redevelopment Area is located near the northwestern municipal boundary of Old Bridge Township and southeastern boundary of East Brunswick Township. It is bound by Old Matawan Road/County Route 527 to the north and County Route 516 and U.S. Highway 18 to the south. The total area, measuring approximately 8.38 acres, is comprised of commercial stores, parking lots, office buildings, and single-family residences. William A. Miller Elementary School, Jersey Pride Food Store, and Congregation Beth Ohr Synagogue are within close proximity of the Redevelopment Area.

In the early 1900s, the corridor was primarily a dirt road cutting through natural vegetation. It was not until the 1950s that the area began to be developed with residential and commercial use. At such time, the dwelling units were two-story frame buildings. This Plan pertains exclusively to one parcel, also known as Block 8002, Lot 13 within the Old Matawan Road Redevelopment Area, which contained the former Willis Avenue School. The school was closed by the Board of Education in 1982. In 1985, the Township's Zoning Board of Adjustment approved an application to rehabilitate the two-story school building and add a third floor. The building was remodeled and to be used for medical office use. Additional interior renovations were later completed in 2002. In 2007, a fire broke out and destroyed the top floor of the building. The building was abandoned and left vacant for many years, until 2021, when it was demolished.

2.1: REDEVELOPMENT AREA BOUNDARY

The OMR-1 Area contains 0.96 acres and is located between Old Matawan Road and County Route 516. Details are enumerated in Table 1. Map 1 shows the Old Matawan Road Redevelopment Area. Map 2 shows the OMR-1 Redevelopment Area within the larger Old Matawan Road Study Area.

Table 1: Parcel Information

Site	Block	Lot	Address	Lot Area	Zone
1	8002	13	105 Old Matawan Road	0.96 acres	EDO-1

2.2: EXISTING LAND USE

The OMR-1 Area consists of one lot (Block 8002, Lot 13) that previously contained an abandoned building. In 2021, the building was demolished.

2.3: EXISTING ZONING

The zoning of an area indicates uses that are permitted on a particular property and the subsequent ordinance stipulates standards regarding the building height, lot coverage, setbacks, parking requirements, etc. The zoning ordinance also sets forth standards regarding site design, such as lighting, landscaping, and architectural requirements. Old Bridge is currently zoned into 45 separate districts, seven redevelopment areas, and two special areas.

The OMR-1 Area lies fully within the Economic Development Opportunity (EDO-1) Zone.

The purpose of the EDO-1 Zone is indicated below:

Economic Development Opportunity (EDO-1) Zone

The purpose of the EDO-1 zone (areas having a one-acre minimum lot size) is to permit on a small scale a mix of office, retail, and light industrial uses to allow Old Bridge Township to attain the goals of accommodating market forces, increasing the local ratable base, expanding the local and regional jobs base, providing a more diverse mix of goods and services to residents and businesses within the municipality and region, achieving an improved balance of residential and nonresidential development within

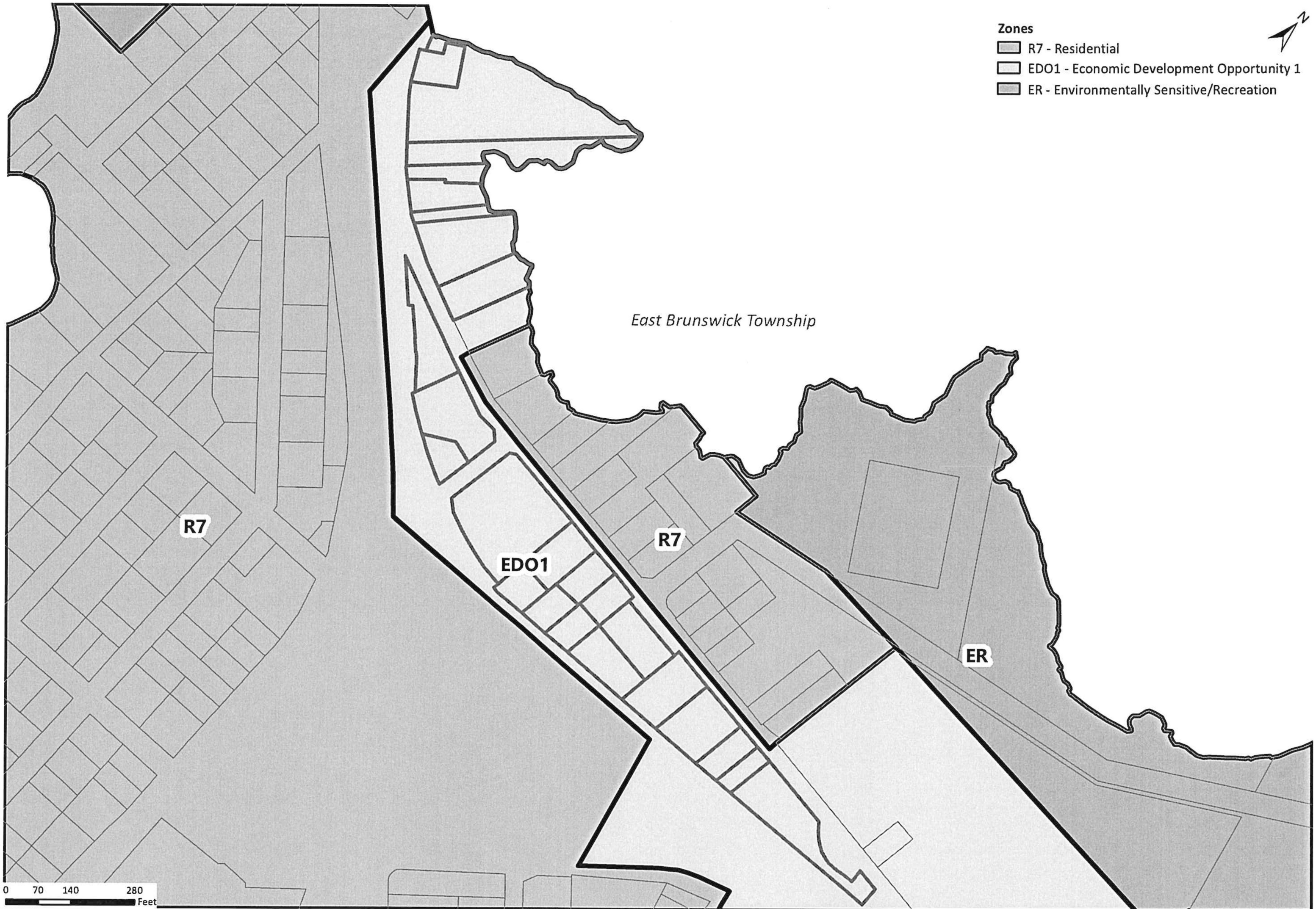
MAP 1: OLD MATAWAN ROAD REDEVELOPMENT AREA



MAP 2: OMR-1 REDEVELOPMENT AREA



MAP 3: EXISTING ZONING



the municipality, and utilizing suitable land for development in a more efficient, functional and aesthetic manner, while controlling and managing highway access and traffic congestion, minimizing impacts on adjacent and nearby residential development, and protecting environmentally sensitive areas.

The EDO-1 Zone permits land uses including retail sales and services; retail food establishment; bank and financial institutions; studio of a teacher of art, music, and dance; art galleries; professional photography studio; health and fitness center under 10,000 square feet; business offices; medical offices; professional offices; personal services; public and private parking areas; restaurants; fast-food restaurants; café and taverns; daycare facilities; animal daycares, kennels, hospitals, and clinics; educational services; mini-warehousing; and wellness center and spa.

Yard and bulk standards for the EDO-1 Zone are shown in Table 2.

Table 2: EDO-1 Zone Yard and Bulk Requirements	
<i>Principal Buildings</i>	
Description	Requirement
Minimum Lot Area	1 acre
Minimum Lot Width	125 feet
Minimum Front Yard Setback	
Along state highways	30 feet
Along Route 34 and Englishtown Road	15 feet
Along all other streets	15 feet
Maximum Front Yard Setback	
Along state highways	50 feet
Along Route 34 and Englishtown Road	50 feet
Along all other streets	50 feet
Minimum Side Yard Setback	25 feet
Minimum Total Combined Side Yard Setback	50 feet
Minimum Rear Yard Setback	50 feet
Maximum Building Height	2 stories / 30 feet
Maximum Floor Area Ratio (FAR)	0.30
Minimum Landscape Area Ratio (LAR)	0.40
<i>Accessory Buildings</i>	
Description	Requirement
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	25 feet
Maximum Building Height	2 stories / 30 feet

3.0: THE REDEVELOPMENT PLAN

3.1: PURPOSE

The Redevelopment Plan sets forth use, bulk, and design standards for the OMR-1 Redevelopment Area. It includes goals and objectives and provides permitted land uses, bulk and area requirements, design standards, and implementation procedures for the orderly development of the subject property. The overarching vision of the plan for the OMR-1 Area is to encourage development of the vacant and underutilized site with uses that provide housing and/or healthcare for ailing, senior, and/or underprivileged populations.

This Redevelopment Plan creates a new zoning district, referred to as the OMR-1 Redevelopment Area Zoning District, also known as the OMR-1 Zone, comprised of approximately 0.96 acres of land containing one lot, identified as Block 8002, Lot 13 on the Township of Old Bridge Tax Map. This Plan serves as a guide for future development and redevelopment within the OMR-1 Zone.

3.2: GOALS AND OBJECTIVES

1. To encourage appropriate development at this location to stimulate the development and redevelopment of underutilized properties in the Old Matawan Road Redevelopment Area.
2. To provide for sustainable and viable land use patterns in this portion of Old Matawan Road Redevelopment Area.
3. To encourage development which advances the purposes of the master plan and underlying zoning, including the provision of senior independent/assisted living, by permitting uses and design standards substantially consistent with those plans.
4. To incentivize private sector development to overcome constraints which have hampered development in this area in the past.
5. To support the economic development goals of the master plan,

especially those which seek to revitalize the community and region in a manner which contributes to diversifying the composition of the local economy and strives for a better balance between housing and jobs.

6. To utilize financial tools authorized in the Local Redevelopment and Housing Law to advance appropriate infrastructure improvements in support of redevelopment by the private sector.

3.3: COMPATIBILITY WITH FEDERAL, STATE, AND LOCAL PLANS

Old Bridge Township Master Plan

On September 22, 2017, Old Bridge Township adopted its Master Plan Reexamination Report, which was last revised on April 28, 2022. The recommendations of the Master Plan Reexamination Report that relate to redevelopment are enumerated below:

- C. 1. a. Current and future redevelopment areas should be examined for their potential to revitalize areas and address future affordable housing obligations. Redevelopment presents an opportunity to utilize vacant, abandoned, or underutilized parcels for creating economic development opportunities as well as inclusionary housing.
- C. 2. e. Current EDO zones have a purpose of encouraging the development of businesses and non-residential uses. The land uses permitted in the EDO-1 and EDO-3 zones should be studied to determine whether they should be expanded to create greater flexibility and diversity that would strengthen the local economy and benefit Old Bridge Township.

Middlesex County Master Plan

Middlesex County's Master Plan was adopted in 1970. The County's Planning Department is currently working on updating the Land Use Element of the Master Plan. Given that an updated Land Use Plan is unavailable, this Redevelopment Plan was reviewed for consistency with the available 1970 Middlesex County Master Plan. The County Master Plan does not have any specific recommendations for the Redevelopment Area and is generally consistent with this Redevelopment Plan.

Surrounding Municipalities

There are eight municipalities that abut Old Bridge Township: East Brunswick Township, Sayreville Borough, Aberdeen Township, Matawan Borough, Manalapan Township, Marlboro Township, Spotswood Borough, and Monroe Township. Due to their distances, seven of the adjoining municipalities have no significant relationship to the OMR-1 Redevelopment Area. The nearest municipality to the OMR-1 Redevelopment Area is East Brunswick Township, which is approximately 0.3 miles northwest of the area. The overall Old Matawan Road Redevelopment Area is adjacent to the Historical Residential / Preservation (HRP) District within East Brunswick Township. The HRP District permits uses that include single-family dwellings, public parks and playgrounds and public recreational and community center buildings and grounds, and cemeteries. The area within the HRP District that directly abuts the Old Matawan Road Redevelopment Area across South River is a park. The redevelopment activity within Old Bridge Township and the uses proposed within this Redevelopment Plan are consistent with East Brunswick Township's Master Plan.

New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan, which was adopted pursuant to the State Planning Act, contains a series of smart growth goals and policies, and mapping that reflects desired

growth patterns within a series of state planning areas. The OMR-1 Redevelopment Area is located within an area that has been designated as a smart growth area by the New Jersey Office of Planning Advocacy. Smart Growth is commonly referred to as growth that preserves the environment, the economy, and the community equally. It attempts to concentrate development into already existing communities when possible. This type of development is also known as infill development. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey are designated as a Smart Growth Area. They are designated by the Department of State, Office of Planning Advocacy, from spatial data relating to the NJ State Development and Redevelopment Plan, and several other master plans.

Regarding the state planning areas, the OMR-1 Redevelopment Area is located within the Metropolitan Planning Area (PA-1). The purpose of this state planning area is stated below:

Metropolitan Planning Area (PA-1)

The purpose of the Metropolitan Planning Area (PA-1) is to provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. This planning area includes a variety of municipalities that range from a large urban center to newer towns that are shaped by commuter rail. The communities in the area have strong ties to major metropolitan centers: the New York/Newark/Jersey City metropolitan region; the Philadelphia/Camden/Trenton metropolitan region; and on a smaller scale, the Easton/Phillipsburg metropolitan region.

This Redevelopment Plan advances several goals and policies identified in the NJ State Development and Redevelopment Plan, that include the following:

- **State Plan Goal 1: Revitalize the State's Cities and Towns** by seeking to improve infrastructure systems through public spending programs, tax incentives and regulatory programs to leverage private investment consistent with the State Plan's visions and goals.
- **State Plan Goal 2: Conserve the State's Natural Resources and Systems** by developing parcels within the Planning Area and thereby guiding growth and development consistent with the State Plan's visions and goals.
- **State Plan Goal 6: Provide Adequate Housing at a Reasonable Cost** by providing adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need.
- **Statewide Policy 3: Public Investment Priorities** by utilizing redevelopment provisions to encourage public investment priorities that highlight public infrastructure improvements consistent with the Township master plan.
- **Statewide Policy 5: Economic Development** by promoting beneficial economic development growth to improve New Jersey's quality of life and standard of living by encouraging economic development through facilitating access to capital, supporting research and development, promoting appropriate education and training, building strategically upon the State's economic and geographic strengths, and influencing the location of employment activities in proximity to affordable and workforce housing, accessible to multi-modal transportation alternatives with facilities that are planned and constructed in environmentally sound ways, and in accordance with the visions and goals of the State Plan.
- **Statewide Policy 7: Housing** by planning for age-restricted housing that is grounded in local master plans that are balanced with housing for a range of ages and physically integrated into or connected to Centers or other areas with facilities and services.

3.4: STATUTORY BASIS FOR THE PLAN

This Plan is prepared pursuant to Section 7 of the LRHL (N.J.S.A. 40A:12A-7), which states that "No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of P.L.1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate."

Pursuant to the requirements of the LRHL, N.J.S.A. 40A:12A-7, this Redevelopment Plan includes an outline of the planning, development, redevelopment, of the Redevelopment Area sufficient to indicate:

- (1) Its relationship to definite local objectives as to appropriate land uses, the density of population, and improved traffic and public transportation, public utilities, recreational, and community facilities and other public improvements.
- (2) Proposed land uses and building requirements in the project area.
- (3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- (4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- (5) Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State

Development and Redevelopment Plan adopted pursuant to the “State Planning Act,” P.L.1985, c.398 (C.52:18A-196 et al.).

- (6) As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate-income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that is to be removed as a result of the implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
 - (7) A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of the implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for the provision of comparable, affordable replacement housing required pursuant to this section.
 - (8) Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential charging network.
- b. A redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
 - c. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the “Municipal Land Use Law,” P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.
 - d. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan, but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by an affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.
 - e. Prior to the adoption of a redevelopment plan, or revision or

amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

- f. The governing body of a municipality may direct the Planning Board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the Planning Board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

Municipal Land Use Law

The area designation and the subsequent preparation of a redevelopment plan would be consistent with the general smart growth approach of encouraging infill development, reusing land, and eliminating underutilization and promoting several purposes of the Municipal Land Use Law. The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) assigns planning and zoning authority to municipalities and establishes the procedural framework for how local governments plan. The Municipal Land Use Law has several purposes, all of which are based upon ensuring the public health, safety, welfare, and morals for communities. Specifically, redevelopment of parcels within the Old Matawan Road Redevelopment Area would promote the following purposes of the Municipal Land Use Law:

- **Purpose a.** *To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare. (N.J.S.A.40:55D-2[a]).*
- **Purpose c.** *To provide adequate light, air and open space. (N.J.S.A.40:55D-2[c]).*
- **Purpose g.** *To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens. (N.J.S.A.40:55D-2[g]).*
- **Purpose l.** *To encourage senior citizen community housing construction. (N.J.S.A.40:55D-2[l]).*
- **Purpose m.** *To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land. (N.J.S.A.40:55D-2[m]).*

4.0: LAND USE PLAN

Bulk requirements and design criteria specific to the OMR-1 Redevelopment Area Zoning District (OMR-1 Zone) are indicated below. Map 4 shows the OMR-1 Zone. These requirements shall supersede the existing land use regulations for the zone on the property(s) included in this Plan. Any design criteria not specifically discussed herein shall be governed by the underlying and current Economic Development Opportunity (EDO-1) Zone requirements set forth in the Township's Land Development Ordinance.

4.1: DEFINITIONS

Studio apartment. A dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.

4.2: PERMITTED USES

The principal uses permitted in the OMR-1 Zone are as follows:

- a. Assisted Living Facilities
- b. Studio Apartments

4.3: PERMITTED ACCESSORY USES

The uses listed below are permitted as accessory uses provided these uses are customarily incidental to the principal use:

- a. Off-street parking and loading, including a parking garage
- b. "Back room" facilities associated with buildings, such as mechanical, loading, transformers, laundry, trash and recycling rooms, or other service-type facilities
- c. Stormwater management facilities
- d. Trash enclosures

- e. Fences and walls
- f. Signs
- g. Administrative offices
- h. Temporary construction trailers
- i. Any other use determined to be customary and incidental to permitted principal uses

4.4: APPLICATION OF LAND DEVELOPMENT ORDINANCE (LDO)

The provisions and requirements of the Old Bridge Township Land Development Ordinance (LDO) shall apply to the OMR-1 Zone, except as otherwise modified herein. Anything not covered under this section shall be governed by applicable regulations elsewhere in the LDO.

4.5: REGULATION OF USES

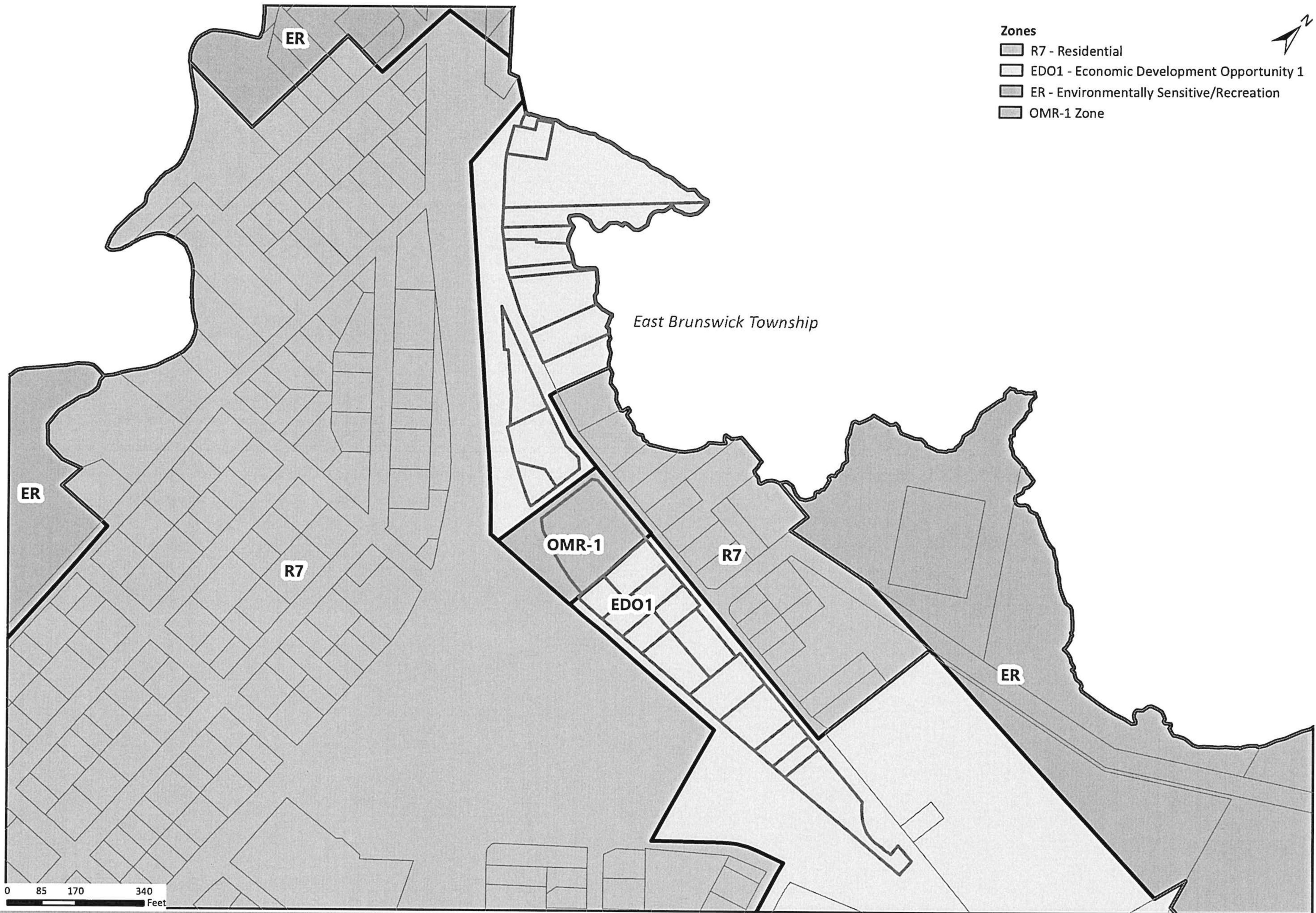
Any use not specifically listed as a permitted use, an accessory use, or a conditional use shall be deemed a prohibited use. This provision shall be liberally construed as protective of the Township's zoning scheme and the public health, safety, morals, and general welfare. Any doubt as to the permitted nature of any use shall be resolved in interpreting the doubtful use as being prohibited.

4.6: GENERAL REGULATIONS

The Old Matawan Road 1 Redevelopment Plan shall comply with the following area, setback, height, and yard requirements:

- a. **Number of Principal Structures.** No more than one principal structure shall be permitted.

MAP 4: OMR-1 REDEVELOPMENT AREA (OMR-1) ZONE



- b. **Building Height.** No building or structure shall exceed the height set forth in the bulk requirements.
- c. **Bulk Requirements.**

Table 3: OMR-1 Zone Yard and Bulk Requirements	
<i>Principal Buildings</i>	
Description	Requirement
Minimum Lot Area	40,000 square feet
Minimum Lot Width	200 feet
Minimum Front Yard Setback	
Along state highways	50 feet
Along all other streets	9 feet
Maximum Front Yard Setback	
Along state highways	150 feet
Along all other streets	50 feet
Minimum Side Yard Setback	9 feet
Minimum Total Combined Side Yard Setback	20 feet
Minimum Rear Yard Setback	50 feet
Maximum Building Height/Stories	4 stories / 50 feet
Maximum Floor Area Ratio (FAR)	1.00
Minimum Landscape Area Ratio (LAR)	0.30
Maximum Dwellings Per Gross Area	50 dwellings / acre

Table 4: OMR-1 Zone Parking Requirements	
Minimum Parking Spaces	Requirement
Assisted living facilities	0.5 per bed
Studio apartments ¹	1.8 per unit
¹ <i>New Jersey Residential Site Improvement Standards (RSIS) does not include a parking requirement for a studio apartment, however, this plan utilizes the comparable RSIS parking requirement for a one-bedroom, garden apartment.</i>	

- d. **Outdoor storage.** No outdoor storage shall be permitted.
- e. **Trash enclosure.** Trash enclosures shall be permitted in any of the yards except for the front yard. Such areas shall be screened by landscaping and a six-foot high fence and/or solid enclosure.
- f. **Signage.** Signage shall comply with all sections of the LDO related to signage.
- g. **Buffers.** There shall be a ten-foot-wide landscape buffer between any property that abuts residential uses or residential zones.

4.7: DESIGN STANDARDS

The following design guidelines shall apply for all new developments in addition to the design standards enumerated in Article X of the LDO. In case of conflicting regulations, these guidelines shall apply.

- a. **Architecture.**
 1. All buildings should have a clearly demarcated primary entrance. This may be achieved by constructing a partially covered and recessed or extruded entrance.
 2. The front façade shall be designed to avoid straight unbroken lines, which may be accomplished by use of projections or recesses and/or colors and finishes.
- b. **Parking and Loading.**
 1. All off-street parking and loading requirements should be in accordance with LDO §250-77.
 2. Every new development shall provide accessible parking in accordance with New Jersey’s Barrier Free Subcode and Americans with Disabilities Act requirements. (N.J.A.C. 5:23-7.1 et seq.)
 3. Parking stalls shall measure 18 feet in length and 9 feet in width.

4. Parking lots, loading areas, and other service areas shall be appropriately screened with landscape buffers to shield any development.
 5. Circulation patterns shall allow fire trucks and other emergency vehicles to safely access and maneuver within the Redevelopment Area.
- c. Landscaping.** All requirements of LDO §250-77 shall apply. Intermediate islands shall be installed within each parking row whenever there are more than 20 parking spaces in the row and subsequently shall be constructed whenever more than 10 parking spaces are intervening in the parking row. Islands constructed to channelize traffic flow within the parking lot shall also be landscaped. Islands shall be located at both ends of each parking row of the truck and/or trailer parking stalls.
- d. Lighting.**
1. Light fixtures attached to the exterior of the building shall be architecturally compatible with the style, materials, colors, and details of the building.
 2. Lighting on site shall be provided at a minimum level to ensure safe pedestrian and vehicular circulation without causing any offsite glare.
 3. Lighting poles shall be no more than 18 feet in height.
 4. The minimum illumination along the pavement and pedestrian walkways within the Redevelopment Area shall be 2.0 footcandles.
 5. The minimum illumination along the intersections within the Redevelopment Area shall be 2.0 footcandles.
- e. Sidewalks.**
1. Sidewalks which are at least five feet wide shall be integrated connecting all parking areas throughout the site.
 2. Sidewalks which are at least five feet wide shall be provided along both sides of all other streets.
 3. Sidewalks which are at least five feet wide shall be provided along the frontage of the site.
 4. The requirements contained herein enumerate general sidewalk requirements. Sidewalks and bikeways along county roads or state highways shall be held to Middlesex County and NJDOT requirements, respectively.
- f. Stormwater Management Standards.** Any development within the Redevelopment Area shall comply with the stormwater management standards enumerated within §250-78 of the LDO.

5.0: CIRCULATION PLAN

Primary access to the site shall be from Old Matawan Road.

6.0: PROJECT REVIEW PROCESS AND AMENDMENTS

6.1: SITE PLAN AND SUBDIVISION APPLICATIONS

In the execution of the Redevelopment Plan, it should be noted that development and subdivision within the OMR-1 Redevelopment Area shall be governed by the requirements set forth under the applicable development regulations of Old Bridge Township. Redevelopment activities shall be in conformance with the adopted Redevelopment Plan which may be amended from time to time in accordance with the law.

Site Plan review, or amendments thereto, as may be required, shall be conducted by the Planning Board of the Township of Old Bridge, pursuant to the provision of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq.

All leases, agreements, deeds, and other instruments from, or between, the Redevelopment Agency, and to, or with a redeveloper(s), shall comply with the applicable provisions of Title 40, Chapter 37A.

6.2: POWERS OF THE PLANNING BOARD

Only uses enumerated within the Redevelopment Plan are permitted, and no use variances shall be granted by the Zoning Board of Adjustment or Planning Board for any development within the OMR-1 Redevelopment Area.

The Old Bridge Township Planning Board may grant deviations from the regulations contained within this Redevelopment Plan as part of site plan review, or any amendments to the final approved site plan, whereby reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar

practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan.

6.3: APPLICABILITY OF OTHER REGULATIONS

For all other regulations not addressed in this Plan, the Old Bridge Township Land Development Ordinance shall apply. In case of conflicting or contradicting regulations, the more stringent regulations and design standards shall apply.

7.0: IMPLEMENTATION OF THE PLAN

7.1: SELECTION OF REDEVELOPERS

This Plan is to be implemented in accordance with the procedure of the Local Redevelopment and Housing Law. Only the redeveloper(s) formally designated by the Old Bridge Redevelopment Agency (OBRA) can undertake redevelopment activity within the Redevelopment Area to which this Plan relates. Redeveloper(s) will be selected based on qualifications including, but not limited to, the following:

- Experience with constructing comparable projects generally;
- Capability to finance the construction of proposed improvements;
- Capability to perform given resources committed to other projects;
- Demonstration of ability to observe project schedules; and
- Ability to provide references for verification.

The Township may conditionally designate a redeveloper to undertake the Redevelopment Plan with which to exclusively negotiate the terms and conditions of a Redevelopment Agreement. The Township's conditional designation of a redeveloper, and the conduct of exclusive negotiations, shall last no longer than 6 months, unless extended by the OBRA. If a Redevelopment Agreement is not executed by both parties within such a period, the Agency may revoke its conditional redeveloper designation and may repeat the process with another redeveloper.

7.2: REDEVELOPER'S OBLIGATION

1. Potential redeveloper(s) will be required to submit the following to the OBRA for review and approval prior to the designation of a Redeveloper(s) and execution of any disposition instrument(s) for any land use parcel(s):
 - Provide a description of the project, and a discussion on how it fulfills the goals and objectives of the Redevelopment Plan;

- Provide a conceptual plan consistent with the Redevelopment Plan;
 - Present a timeline or schedule of the anticipated progression of work and time of completion. The schedule may include but, not be limited to obtaining subdivision approval, acquisition of property if applicable, project design, site plan approval, outside agency approval, and construction;
 - Appropriate financial information to confirm that the Redeveloper has the financial capability to undertake and complete the project; and
 - Such other information that the OBRA may deem reasonable and necessary.
2. An updated estimate of the time of completion shall be required to be set forth in a redevelopment agreement to be executed between a designated redeveloper and the OBRA (the "Redevelopment Agreement").
 3. The Redeveloper(s) shall be responsible for obtaining all permits and approvals from approving boards and outside agencies, including building permits, prior to the commencement of construction.
 4. Any approved site plan shall be consistent with the conceptual plan approved by the OBRA.
 5. The Redeveloper(s) shall begin and complete the development, as approved, in accordance with the approved time schedule or within such additional time as may be provided in the Redevelopment Agreement.
 6. The Redeveloper shall be responsible for all application and review fees incurred by the OBRA or approving board by virtue of having to utilize outside consultants for any part of the application and approval process, permit fees, and all other fees associated with the site plan/subdivision approval.

7.3: STATUTORILY PERMITTED ACTIONS

Upon the adoption of a Redevelopment Plan pursuant to section 7 of P.L. 1992, c. 79 (C.40A: 12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the clearance, planning, development, and redevelopment of the area designated in that Plan. In order to carry out and effectuate the purposes of this act and the terms of the Redevelopment Plan, the municipality or designated redevelopment entity may:

1. Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c. 79 (C.40A:12A-29) and issue bonds.
2. Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to subsection i. of Section 22 of P.L. 1992, c. 79 (C:40A-12-22). This area was designated as an area in need of redevelopment; and hence, it does not give the governmental entity power to take private property for public use. Condemnation is the process in which eminent domain is exercised where it is important to find whether its use is for a public purpose and the valuation of the taken property.
3. Clear any area owned or acquired and install or reconstruct infrastructure.
4. Prepare or arrange by contract for the provision of professional services and the preparation of the site plan by licensed professionals and/ or other consultants for the carrying out of redevelopment projects.
5. Arrange or contract with public agencies or redevelopers.
6. Lease or convey property or improvements without public bidding.
7. Enter upon buildings or property for conduct of investigations or surveys.

7.4: AGREEMENT WITH REDEVELOPER

Agreements with Redeveloper(s) shall note that only those uses established in the Redevelopment Plan shall be constructed, and prohibit, without the approval of the Old Bridge Redevelopment Agency and Township of Old Bridge, where applicable, the sale, leasing, or transferring of the redevelopment project, or portion thereof, without written consent.

7.5: EQUAL OPPORTUNITIES

The land within the Redevelopment Area shall not be restricted on the basis of race, creed, color, or national origin in the sale, use, lease, or occupancy thereof. There shall be a preference for Old Bridge residents when hiring of employees for any development within the Redevelopment Area.

7.6: DISPLACEMENT AND RELOCATION

Block 8002, Lot 13 is currently vacant. No residential or business relocation is anticipated within the OMR-1 Redevelopment Area.

7.7: PLAN DURATION

Upon compliance with the requirements of applicable law, the Township Council, subject to study and recommendation of the Planning Board of the Township of Old Bridge, may amend, revise or modify this Redevelopment Plan at any time, provided that, in respect to any land in the Redevelopment Area previously disposed of for redevelopment in accordance with the provisions of the Redevelopment Plan, the Township Council must first receive the written consent of such purchaser(s), or lessee(s) or their successor(s) in interest(s), whose land(s) in the sole opinion of OBRA would be adversely affected by the amendment,

revision or modification of the Redevelopment Plan.

7.8: PROPERTIES TO BE ACQUIRED

There are no properties to be acquired within the Redevelopment Area except as might be necessary for road widening purposes along the frontage of the property.

7.9: CERTIFICATION OF COMPLETION

A redevelopment project will be certified as being complete by the Township upon final inspection and issuance of a certificate of completion by the Old Bridge Township's Building Department or OBRA. Subsequently, the Township and/or OBRA will issue a Certificate of Completion to the Redeveloper, which will release the Redeveloper from any further obligations under the Redevelopment Agreement for that project.