

U.L. v. Cateret, Old Bridge 1985

- Zoning Board Resolution

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Be it Resolved, by the Zoning Board of the Township of Old Bridge, County of Middlesex,

New Jersey, that:

WHEREAS, Edward J. Rondinelli, hereinafter applicant, has made Application No. 40-85Z to the Zoning Board of Adjustment for approval of a General Development Plan for a Class I Planned Development, as well as Variances from the density requirements of the Zoning Ordinance to allow 100% medium density residential including eightplexes, quadruplexes and townhouses, with waiver of staging requirements on premises known as Blocks 2000.11 - 2000.18, 2000.21, 2000.22, 2150; and

WHEREAS, a public hearing was held on said application by the Board on August 15, 1985 and September 5, 1985; and

WHEREAS, the Board after carefully considering the evidence presented to it by or on behalf of the applicant, by or on behalf of the adjoining property owners and the general public has made the following findings of fact:

1. Applicant proposes a Class I Planned Development encompassing 139 acres with provision for 1.7 million square feet of office, research, and hotel convention space with 400 residential units of medium density.
2. The property is in a PD-1 zone.
3. The applicant has complied with the requirements for a Class I General Development Plan with the exception of densities and staging requirements.
4. Applicant has offered to guarantee completion of 100,000 sq.ft. office building on adjacent site prior to commencing residential construction.
5. Applicant has agreed to post the sum of \$500.00 per residential unit upon completion of each unit dedicated to reclamation of the claypit area. Applicant has agreed to post a bond in the sum of \$200,000 as a performance bond to guarantee the above.
6. Applicant has offered to post \$25,000.00 for the development of recreational facilities within the project.
7. The testimony presented taken as a whole has indicated the following justification for the granting of a Variance for the subject premises as well as the Class I PD General Development Plan.

Special reasons exist which warrant the granting of the Variances sought in that the area is too difficult and expensive to develop under strict compliance with the requirements of the Ordinance due to topographical and other conditions including prior dumping of refuse and mining operations.

(SEAL)

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Zoning Board of the Township of Old Bridge

September 5, 1985

and in the respect a true and correct copy of its minutes.

Lawrence J. Redwood

Secretary of Zoning Board

Be it Resolved, by the Zoning Board of the Township of Old Bridge, County of Middlesex,

New Jersey, that:

Edward J. Rondinelli
App. No. 40-85Z

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The development of this property will benefit the community and will replace an undesirable blighted area with an attractive planned development. The granting of this application will encourage the location and design of public transportation routes. The project will incorporate best features of design and relate the type design and layout of residential commercial and industrial and recreational development to this site.

WHEREAS, the Board has made the following ultimate findings of fact:

1. That the granting of said variance will not adversely affect the value of adjacent and nearby properties.
2. That the granting of said Variance will not alter the essential character of the neighborhood.
3. That the granting of said Variance will not be detrimental to the health, safety and welfare.
4. That the granting of said Variance will be without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Zone Plan and Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Old Bridge this 5th day of September, 1985, on the basis of evidence adduced before it, the aforesaid findings of fact and ultimate findings and conclusions, that this Board does hereby grant Approval of the General Development Plan for Class I PD with variances for residential density and waiver of staging as requested provided that applicant shall connect to public sewer and water and post the sum of \$200,000.00 with the Township in escrow to guarantee reclamation of the claypit area at the rate of \$500.00 per residential unit as well as all other performance guarantees required by Ordinance. Applicant shall also substantially complete the 100,000 square foot office project known as Atrium I prior to construction of any residential units. Applicant shall also erect an appropriate monument to delineate location of any historic site on the property. Applicant shall post the sum of \$25,000 for the creation of recreational facilities for the Township within the project. Applicant shall dedicate the Little League field, Genoa playground, and Biondi Street right of way prior to commencement of construction.

(SEAL)

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Lawrence J. Adewole
Secretary of Zoning Board

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New Jersey, that:

Edward J. Rondinelli
App. No. 40-85Z

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Moved by Mrs. Miller, seconded by Mr. Keelin, and so ordered
by the following roll call vote:

AYES: Mr. Deveny, Mrs. Miller, Mr. Redmond, Mr. Keelin,
Mr. Hasanoeddin.

NAYS: None.

ABSTAIN: None.

ABSENT: None.

No Vote: Mr. Nathanson

(SEAL)

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meeting of the Zoning Board of the Township
of Old Bridge

September 5, 1985

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its minutes.

Lawrence J. Redmond
Secretary of Zoning Board