

Old Bridge

1985

V.L. v. Carteret

- Changes to Appendix B
Att. Cover letter to Convery

pgs. 12

CA000009BP

John

CA000093P

O & Y OLD BRIDGE DEVELOPMENT COR

760 Highway 18 • East Brunswick, N. J. 08816 • (201) 238-81

November 14, 1985

Jerome Convery, Esquire
151 Route 516
P.O. Box 872
Old Bridge, NJ 08857

Re: Proposal for Settlement

Dear Mr. Convery:

On Tuesday, November 12, 1985, representatives of Woodhaven and representatives of Olympia met with the Township Planner, Mr. Henry Bignell, and the Township's special planning consultant, Mr. Carl Hintz. Although most of the meeting focused upon other issues, there was some discussion of the wording of Appendix B which resulted in minor changes. These changes are shown on the attached sheets dated November 14, 1985. It is suggested that the corresponding amended sheets be inserted in the "blue book" to keep it current.

Very truly yours,

O & Y Old Bridge Development Corp.



Lloyd Brown
Executive Vice President

LB:ew
encs.

cc w/encs: See attached list

LIST OF DISTRIBUTION
OF
CHANGES TO APPENDIX B
DATED NOVEMBER 14, 1985

- Members of Council:

Mayor Russell Azzarello
Edward G. O'Connell
Ray R. Ingram
Eugene R. Dunlop
Hyman Babchin
Barbara Cannon
John J. Maher
Arthur M. Haney
Peter A. Mannino
Thomas J. O'Malley

- Members of Planning Board:

Dr. Joan George
Robert Shupin
James Garland, Jr.
Robert Martinez
Joseph Hoff, Jr.
Philomena Genatempo
Anthony Shober
James Colaprico
R.L. Arrowsmith
Thomas Norman, Planning Board Attorney

- Mary Brown, Township Clerk

- Carl Hintz, Township Planning Consultant

- Eric Neisser, Urban League Attorney

- Carla Lerman, Court Appointed Master

- William Flynn, Esquire

- Woodhaven Village, Inc.:

Sam Halpern
Stewart Hutt, Esquire
Joel Schwartz

- Olympia & York:

Dean Gaver, Esquire
Thomas Hall, Esquire
Andrew Sullivan

PRELIMINARY MAJOR SUBDIVISION

B304 Informal Review

Upon request, the Planning Board shall grant an informal review of a Concept Plan for a Subdivision. Fees shall not be required for such informal review and neither the applicant nor the Board shall be bound by the Concept Plan review.

B305 Simultaneous Processing of Subdivisions

At the option of the applicant, a Preliminary Major Subdivision application and a Final Major Subdivision application may be filed and processed at the same time, pursuant to the appropriate standards for each such approval. Such simultaneous submissions shall not result in any increase in the time required for review. All reviews shall take place concurrently, and the schedule for public hearing and Board decision shall be based on the time permitted for review of a Major Subdivision for preliminary approval, as set forth in Appendix A.

B306 Simultaneous Processing of Site Plans

At the option of the applicant, a Preliminary Major Subdivision application and a site Development Plan application may be filed and processed at the same time, pursuant to the appropriate standards for each such approval. Such simultaneous submission shall not result in any increase in the time required for review. All reviews shall take place concurrently, and the schedule for public hearing and Board decision shall be based on the time permitted for review of a Major Subdivision for preliminary approval, as set forth in Appendix A.

307 Submission Material ALL DRAWINGS SHALL BE ON 24"X36" OR 30"X42" SHEETS.

The Preliminary Subdivision Plan may be prepared by a Professional Engineer, Land Surveyor, Architect, or Professional Planner. The following data is to be presented in preliminary form.

FINAL MAJOR SUBDIVISION

B403 Simultaneous Processing of Subdivisions

Notwithstanding subsection B401, at the option of the applicant, a Preliminary Major Subdivision application and a Final Major Subdivision application may be filed and processed at the same time, pursuant to the appropriate standards for each such approval. Such simultaneous submissions shall not result in any increase in the time required for review. All reviews shall take place concurrently, and the schedule for public hearing and Board decision shall be based on the time permitted for review of a Major Subdivision for Preliminary Approval, as set forth in Appendix A.

B404 Simultaneous Processing of Site Plans

At the option of the applicant, a Final Major Subdivision application and a site Development Plan application may be filed and processed at the same time, pursuant to the appropriate standards for each such approval. Such simultaneous submission shall not result in any increase in the time required for review. All reviews shall take place concurrently, and the schedule for public hearing and Board decision shall be based on the time permitted for review of a Major Subdivision for Preliminary Approval, as set forth in Appendix A.

B405 Proof of Payment of Taxes

The applicant shall provide an Official Tax Search signed by the Township Tax Collector indicating that all taxes have been paid to date, which Tax Search shall be submitted with the application.

B406 Plat[†] for Filing

^{FOR FILING}
B406(a) The Final Plat[†] shall be drawn in ink on linen, mylar, or equivalent material acceptable to the Township Engineer. Drawings should be contained on sheets 24" x 36" or 30" x 42". The Final ~~Subdivision Plan~~ ^{PLAT} shall be drawn at a scale no smaller than one (1) inch equals one hundred (100) feet and shall in all respects comply with the provision of the Map Filing Law, N.J.S.A. 46:23-9.9 et. seq.

FINAL MAJOR SUBDIVISION

B406(b) Each block and lot shown thereon shall be numbered as specified by the Township Tax Assessor through the office of the Township Engineer.

B406(c) The preparation of the Final ~~Subdivision~~ ^{Plan} shall be prepared by a land surveyor currently licensed to practice in the State of New Jersey and shall provide for the legal conveyance of the lots, blocks and parcels shown.

B406(d) The Final ^{Plan} shall show:

(i) all tract survey data dimensioned exactly with reference to monuments, bearings, distances in feet and hundredths, radii, points of curvature and tangency of property lines, lot widths and depths and square footage of all lots;

(ii) the location of all proposed setback lines on each lot;

(iii) location of all existing and proposed monuments tied to the New Jersey State plane coordinate system;;

(iv) the right-of-way of each street, and existing public easements and Township boundaries within two hundred (200) feet of the Subdivision;

(v) all proposed public easements or rights-of-way and the purposes thereof and proposed streets within the proposed Subdivision showing the right-of-way widths and names of streets;

(vi) all parcels proposed for either general or limited public Use, such as parks, playgrounds and building sites identifying the purpose of each (if applicable).

B407 Certifications and Endorsements

B407(a) Statement for signature of the Land Surveyor preparing the plan certifying compliance with Map Filing Law and, if appropriate, certifying that monuments have been set as designated.

B407(b) Statement for signature of the owner consenting to the filing of the plan in the office of the Clerk of Middlesex County.

B407(c) Statement for signature of the Chairman and Secretary of the Approving Board indicating approval of the plan.

B407(d) Statement for signature of the Township Engineer certifying compliance with the Map Filing Law, the provisions of this Court Order and such Municipal Ordinances and Requirements as are applicable thereto.

B407(e) If monuments are to be set at a later date, the map shall contain a statement for signature of the Township Clerk certifying receipt of a bond guaranteeing the setting of such monuments which subsequent monumentation shall be shown on the map and so designated.

FINAL MAJOR SUBDIVISION

B407(f) Statement for signature of the Township Clerk stating that the proper authority has approved the map and that said map complies with the provisions of the Map Filing Law; and designating the day, on or before which, the map is required to be filed under provisions of applicable law.

B408 Tax Map Reference

A separate mylar of the Final Plat at the determined scale of the Official Township Tax Map shall be submitted after the Final Plat has been approved for filing. The scale of said mylar shall be no larger than 1"=50' and no smaller than 1"=600', as shall be determined by the Township Department of Engineering.

B409 Construction ~~Engineering Details~~ DRAWINGS

SUBDIVISION ON 24"x36" OR 30"x42" SHEETS
SUBDIVISION ~~Engineering~~ Construction drawing shall be prepared showing ~~the~~ the proposed improvements, details and ^{THE} subdivision of the land which shall include the ^{OF CONSTRUCTION} following:

- B409(a) All lot lines, rights-of-way, easements, setbacks, special parcels, lot numbers. Certification statements and bearings are not required on the Construction Map. Distances to tenths of a foot are acceptable.
- B409(b) All data required on the Preliminary Major Subdivision Plan as previously cited and as approved by the Approving Board.
- B409(c) Location of existing vegetation and wooded areas to be preserved and the general size and type of the predominant trees.
- B409(d) All existing structures, and indication of those which are to be demolished or removed and the front, rear, and side yard dimensions of those buildings which are to remain.
- B409(e) Proposed contours designated differently from existing contours.
- B409(f) Paving widths and locations, pavement sections and final road profiles including grades in percent, proposed elevations every fifty (50) feet, all vertical curve data, and all utilities.
- B409(g) Sidewalk widths, locations and sections.
- B409(h) The maximum anticipated extent of the areas of cut and fill where grade changes are proposed including those for streets.
- B409(i) Curb radii, and road profiles.

FINAL MAJOR SUBDIVISION

receipt of a favorable report on the application by the County Planning Board or approval of the County Planning Board by its failure to report thereon within the required time period.

B414 Utilities and Stream Encroachments

Prior to the Chairman and Secretary of the Approving Board signing the Final **PLAT** ~~Subdivision Plan~~ as provided in subsection B407(c), the applicant shall provide:

B414(a) A certified letter or copy of Resolution from the Old Bridge Township Sewerage Authority attesting to the Preliminary Approval of the Project's sewerage system.

B414(b) A certified letter or copy of Resolution from the Old Bridge Municipal Utilities Authority attesting to the Preliminary Approval of the project's potable water system.

B414(c) Preliminary approval of the plans for drainage or water course diversion or stream encroachment or certification that none is required by the New Jersey Department of Environmental Protection.

B415 Filing

After approval, the applicant shall file the Final ~~Subdivision Plan~~ ⁺ which shall conform with the Map Filing Law, with the Township Clerk, the Municipal Engineer and the Municipal Tax Assessor. It shall also be filed by the applicant with the Middlesex County Clerk.

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FINAL MAJOR SUBDIVISION

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(i) all tract survey data dimensioned exactly with reference to monuments, bearings, distances in feet and hundredths, radii, points of curvature and tangency of property lines, lot widths and depths and square footage of all lots;

(ii) the location of all proposed setback lines on each lot;

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