

CA - Old Bridge

10/21/87

Old Bridge Zoning Board final
site plan

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OLD BRIDGE TOWNSHIP ZONING BOARD
OCT. 21, 1987

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Mr. Gorman indicated it was impractical to put one illuminated sign on the three sided canopy. The two smaller signs would be less intrusive. If the sign is on one side it will have double size letters.

The Board agreed to table the matter until November 12th in order to look at the signs at another location. The applicant would be returning on the 12th of Nov. for site plan approval, variance for sideyard which they have to advertise for, and the issue regarding the signs. Use variance and waivers for EIA and Aquifer Recharge approved. Resolution to be prepared for the next meeting.

Motion was heard and seconded for continuance to November 12, 1987 and supported ALL IN FAVOR.

FINAL SITE PLAN

ED RONDINELLI
Block 2150, Lot 4.13
App. NO. 40-85Z

Mark Breitman, Esq. appearing on behalf of the applicant.
Mr. Ed Rondinelli, present.

Resolution of Preliminary Site Plan approval with waivers and variances as approved on September 30, 1987, was memorialized and read into the record. Mr. Breitman indicated the Resolution should read Daleron Investments, Ltd.

Memo from Henry D. Bignell, Township Planner, dated Oct. 21, 1987:

This Department has reviewed the most recent submission by the applicant for the Bridge Point at Metro Park South project. The date of the plan is January 6, 1987, revised through October 12, 1987. The following are this Department's comments:

1. The Landscape Plan still does not meet with the approval of this department. It does not provide the necessary plantings along the buffer areas. It is suggested that the applicant meet with this Department to solve these problems. (Item #1; 9-30-87 report to Board).
2. The Lighting Plan submitted to this Department on October 16, 1987 does not meet the requirements of the Land Use Ordinance. All areas of illumination should be highlighted and these plans should be sealed by a licensed architect.

This Department reserves the right to make additional comments upon review of the testimony given at the Public Hearing.

Henry D. Bignell
Township Planner

Memo from Harvey P. Goldie, Township Engineer, dated Oct. 21, 1987:

Please be advised that the Engineering staff had met, once more, with Mr. Rondinelli and his engineer and, once again, we tried to convey to them that the plans for final approval must be a complete set of plans. This means that the plans which will be approved by the Board must be Final Construction Plans by which a project can be built. Although Mr. Rondinelli has agreed to his in the past, we have yet to see such a set of plans.

This office has spent countless manhours in meetings and review time, only to find that we still do not have a plan which can be accepted for construction purposes. Plans were received today which hopefully address our concerns, but since they were submitted at 2:45 P.M. there was not sufficient time for review.

We therefore cannot recommend approval at this time as the latest plans that were reviewed were not up to acceptable standards for construction.

Respectfully submitted,
Harvey P. Goldie
Township Engineer

Mrs. Settlecowski stated the Board does not give Final Approval unless everything is on the plans as requested by the Engineer and the Planner.

In view of the above memos, application continued to November 12, 1987, the applicant and his engineers to meet with the Township officials at a meeting to be set up in order to iron out all problems and Final Construction Plans to be finalized.

Meeting adjourned: 12 a.m.

Respectfully submitted,

Dina Miller
Secretary

M. Landau