

CA - Old Bridge

10/21/87

Zoning Board of Twp of Old Bridge
resolution

P-3

CA 002414T

Be it Resolved, by the Zoning Board of the Township of Old Bridge, County of Middlesex, New Jersey, that:

WHEREAS, Daleron Investments, Ltd. & Edward and Alexandria Rondinelli Partnership, hereinafter applicant, has made Application NO. 40-85Z to the Zoning Board of Adjustment for Preliminary Site Plan Approval with Variances for street widths, intersection spacing, driveway locations, slope requirements, sideyards, lighting, buffer widths, sidewalk around retention area, curbing, space between structures, parking space size, design standards for collector roadway, along with temporary waivers for utilities easements, microfilming, Homeowner's Association Documents, on premises known as Block 2150, Lot 4.13; and

WHEREAS, a Public Hearing was held on said application by the Board on June 25, 1987, September 10, 1987 and September 30, 1987; 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. The application has been reviewed by the Middlesex County Site Plan Committee which has made recommendations by letter dated September 14, 1987.
2. The application has been reviewed by the Township Planner who has made recommendations by memo dated September 30, 1987.
3. National standards for 25 mph road require 200' curve radius; 25 mph is desirable as maximum speed through residential area for Alexandria Parkway.
4. 9' x 18' with 2' overhang parking stall is generally accepted as standard except in shopping centers. This will allow for more parking availability.
5. Slope requirement of 1:10 should not necessarily apply to the project's detention area. The Township Engineer has agreed to a 1:5 slope provided a guardrail is erected.
6. Applicant alleges that CAFRA drainage policy would be better served if curbing is not required along Alexandria Parkway.
7. Sidewalks are not necessary in detention area since it will not be used nor encouraged for use as walkway.
8. Aquifer Recharge is not possible due to soil conditions.
9. Collector road is sufficient for vehicular access.

(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

October 21, 1987

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

Lina Miller

Secretary of Zoning Board

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

New Jersey, that:

Ed Rondinelli
App. No. 40-85Z

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10. Setbacks shall be measured from curb and not right of way.
 11. Applicant has agreed to comply with buffering requirements of the Township Planner in order to gain approval of 15' buffer in certain areas. This is necessary to provide for vehicular back up area from garage.
 12. Applicant will increase landscaping to compensate for reduction of 50' buffer to 35' in areas of Buildings 32, 33, and 34.
 13. Windowed walls will be 25'- 60' apart in some locations where 70 feet is required as listed in a letter dated September 25, 1987 from the applicant's architect to Chairwoman T. Settlecowski. Solid walls would be permitted. Windows will be more desirable aesthetically if proper buffering is provided including trees.
 14. The Township Planner has recommended the waivers requested for higher light poles for aesthetics and safety along Alexandria Parkway.
 15. The testimony presented taken as a whole has indicated the following justification for the granting of a Variance for the subject premises:
Strict application of the terms of the Ordinance would result in undue hardship to the applicant and would result in circumstances contrary to good planning concepts in many instances.
- 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.

(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

October 21, 1987

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

Alina Miller
Secretary of Zoning Board

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

New Jersey, that:

Daleron Investments, Ltd. &
Edward & Alexandria Rondinelli Partnership

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NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Old Bridge, this 30th day of September, 1987, on the basis of evidence adduced before it, the aforesaid findings of fact and ultimate findings and conclusions, that this Board does hereby grant Preliminary Site Plan Approval with all variances and waivers enumerated herein with the following requirements:

1. Deed restrictions as to roads remaining private and no parking on roadways.
2. Variance for paving area on Alexandria Road to 30' with a 10' landscaped island and a 10' easement on each side.
3. No C's or O's shall be issued until two means of access are provided.
4. There shall be super elevation of the curve of Alexandria Parkway, which shall be a 25 mph road.
5. Applicant is subject to County, CAFRA and DEP approval, as well as approval from the Army Corp of Engineers regarding the wetlands issue.
6. The applicant shall comply with the request of the Township Historical Commission in their letter dated September 19, 1987.
7. Applicant shall comply with applicable Township Affordable Housing Ordinances.
8. Applicant shall either post a bond in the sum of \$200,000.00 with the Township to guarantee reclamation of the claypit area or the sum of \$500.00 per residential unit in escrow in lieu thereof, as well as all other performance guarantees required by Ordinance.
9. Landscaping Plan is subject to the approval of the Township Planner.
10. Applicant shall comply with the requirements of Municipal Utilities Authority.

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

AYES: Mrs. Holden, Mr. Hasanoeddin, Mrs. Miller, Mrs. Fuchs,
Mrs. Gaughan, Mr. Reinbold, Chairwoman Settlecowski.

NAYS: None.

ABSTAIN: None.

ABSENT: None.

(SEAL)

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October 21, 1987

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

Alina Miller

Secretary of Zoning Board