

ML

Old Bridge

3-Jan-86

Twp. of Old Bridge Planning
Board Summaries of Action
and cover letter.

Page = 9

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THE STATE UNIVERSITY OF NEW JERSEY

RUTGERS

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School of Law-Newark • Constitutional Litigation Clinic
 S.I. Newhouse Center For Law and Justice
 15 Washington Street. Newark • New Jersey 07102-3192 • 201/648-5687

January 3, 1986

Frederick Mezey, Esq.
 PO Box 238,
 New Brunswick, NJ 08903

Thomas Norman, Esq.
 30 Jackson Road
 Medford, NJ 08055

Jerome Convery, Esq.
 151 Route 516, Box 872
 Old Bridge, NJ 08857

Dear Messrs. Mezey, Norman, and Convery:

I see from the minutes of the December 19 Planning Board meeting that Oakwood's application for site plan approval of a temporary sales office will be heard by the Planning Board on January 16. Although we have no objection to approval of a temporary sales office, this step indicates that the project is now in full swing. You will recall that the Court's Order of May 31, 1985 precludes issuance of more than 120 building permits for market units until there is a Court-approved phasing plan for construction of the lower income units. In the ensuing 7 months, we have had no proposal from Oakwood for such a phasing plan. Indeed, the only contact we have had was a telephone conversation that I initiated with Mr. Mezey in December, which indicated that very little thought had been given as of that date to the need to modify the original site plan to accomplish the goal.

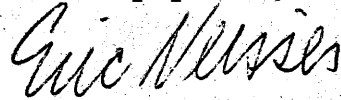
See Attached;

- (1) Summary of Action, Old Bridge Township Planning Bd, Regular meeting 11/26/85
 (2) Summary of Act K*, Old Bridge Twp. Planning Bd, Special Meeting 12/10/85

The tentative Consent Order with the Township sets March 31 of this year for agreement on a phasing plan or in the alternative a Master recommendation by April 30. I know that it is in the developer's interest to maintain maximum flexibility and thus look forward to receiving a specific written proposal for phasing in the very near future. In order to advance the discussion, I suggest that one way of assuring adequate phasing while permitting more limited modifications of the builder's initial site plan might be to provide for an immediate cash contribution by Oakwood, in lieu of construction of some of the required lower-income units, to be paid before issuance of the 121st building permit.

I look forward to hearing from you soon.

Sincerely yours,

A handwritten signature in cursive script that reads "Eric Neisser".

Eric Neisser

From the desk of ●

Jn. om. ai. aNoxman

rec'd 12/30

DEAR ERIC:

HERE'S YOUR CHRISTMAS GIFT FROM THE
PLANNING BOARD.

TOM



TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY . NJ.

SUMMARY OF ACTION

OLD BRIDGE TOWNSHIP PLANNING BOARD

REGULAR MEETING

NOVEMBER 26, 1985

I Minutes: 10-23-85 Approved
10-30-85

II APPLICATIONS:

- #33-85P WHISPERING PINES PLAZA Request for Preliminary Site
Block 9000, Lot 7A Plan Approval with a waiver
Route 516 of Aquifer Recharge Capability
RETAIL STORES & OFFICES Assessment, continued to
December 10, 1985.
- #106-185P GILA ROSENSTRAUS Request for a Minor Subdivision
Block 15006, Lots 6 & 8 Prel./Final Site Plan and Con-
Access Ramp of Route 9 ditional Use Approvals with
SHOPPING CENTER bulk variances for insufficient
lot area and rear yard setback
with waivers of Aquifer Recharge
Capability Assessment and
Environmental Impact Assessment,
continued to December 10, 1985.
- #108-85P DONALD THOMAS CONST. CO. Request for Prel./Final Site
Block 13000, Lots 8 & 8A Plan Approval with bulk
Route 9 variances for insufficient
MINI-WAREHOUSE STORAGE & side and rear yard setbacks
MANAGER'S APARTMENT with waivers of Aquifer
Recharge Capability Assessment
and Environmental Impact Assess-
ment, approved.
- #113-85P CHRIS WANG Request* for Prel./Final Site
Block 11232, Lot 13B Plan and Conditional Use
Route 34 Approval with a bulk variance
SHOPPING CENTER for inadequate areage, continued
to December 10, 1985.

Summary of Action
Planning Board ^ November 26, 1985

APPLICATIONS: (Cont'd.)

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|---|---|
| #118-85P OAKS AT GLENWOOD - ^{Amoy}
Block 7000, Lot 1A
(1735) UNITS &
COMMERCIAL AREA | Request for General Develop-
ment Plan Approval, continued
to December 10, 1985. ^* |
| #110-85P FLOWER TIME, INC.
Block 14262.11, Lot 1
Route 516/Cottrell Rd.
GARDEN & CRAFTS CENTER | Request for Prel./Final,
Site Plan Approval with a
waiver of Aquifer Recharge
Assessment and Conditional Use
Approval, continued to
December 10, T\$85. |
| #112-85P BROWN'S PLAZA
Block 11232, Lots 6 & 8
Route 34 & Amboy Ave.
SHOPPING CENTER | Request for Preliminary Site
Plan Approval with waiver of
Planning Requirements (map
size), Aquifer Recharge
Assessment, Environmental
Impact Assessment, continued
to December 10, 1985. \-^ |

Mary M. Brown, Secretary



TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY, N.J.

SUMMARY OF ACTION

OLD BRIDGE TOWNSHIP PLANNING BOARD

REGULAR MEETING

DECEMBER 10, 1985

I Minutes: 11-12-85

Approved

II APPLICATIONS:

#33-85P WHISPERING PINES PLAZA
Block 9000, Lot 7A
Route 516
RETAIL STORES & OFFICES

Request for Preliminary Site Plan Approval with a waiver of Aquifer Recharge Capability Assessment, continued to December 19, 1985.

//106-85P GILA ROSENSTRAUS
Block 15506, Lots 6 & 8
Access Ramp of Route 9
SHOPPING CENTER

Request for a Minor Subdivision, Prel./Final Site Plan and Conditional Use Approvals with bulk variances for insufficient lot area and rear yard setback with waivers of Aquifer Recharge Capability Assessment and Environmental Impact Assessment, continued to December 19, 1985. ^**~

//113-85P CHRIS WANG
Block 11232, Lot 13B
Route 34
SHOPPING CENTER

Request for Preliminary/Final Site Plan and Conditional Use Approval with a bulk variance for inadequate acreage, continued to January 16, 1986

#118-85P OAKS AT GLENWOOD
Block 7000, Lot 1A *Brunetti*
(1735) UNITS &
COMMERCIAL AREA

Request for General Development Plan Approval, continued to January 16, 1986.

//110-85P FLOWER TIME, INC.
Block 14262.11, Lot 1
Route 516/Cottrell Road
GARDEN & CRAFTS CENTER

Request for Prel./Final Site Plan Approval with a waiver of Aquifer Recharge Assessment and Conditional Use Approval, continued to December 19, 1985.

Summary of Action - Planning Board
December 10, 1985

APPLICATIONS: (Cont'd.)

//122-85P BROWN'S PLAZA
Block 11232, Lots 6 & 8
Route 34 & Amboy Road
SHOPPING CENTER

Request for Preliminary Site Plan
Approval with waiver of Planning
Requirements (map size), Aquifer
Recharge Assessment, Environmental
Impact Assessment, continued to
December 19, 1985. ^

Mary M. Brown, Secretary



TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY, N.J.

SUMMARY OF ACTION

OLD BRIDGE TOWNSHIP PLANNING BOARD

REGULAR MEETING

DECEMBER 19, 1985

I Approval of Minutes: November 26, 1985 -

Carried to January 16, 1986

II Correspondence:

Art Riporti - Extension of Time - 6 months - Withdrawn

III Minor Subdivision:

#127-85P William Volkert
Block 43, Lots 666-672
Woodland Ave.

Continued to January 30, 1986

IV APPLICATIONS:

#136-85P JOSEPH WEITMAN
Block 13002, Lot 2
Norman Lane
(1) SF DWELLING

Request for Minor Subdivision
Approval with a variance for
insufficient lot frontage and
sideyard setbacks continued
to January 30, 1986. "

#141-85P JOHN MURTAGH
Block 18030, Lot 3
Englishtown Rd.
(2) DUPLEX HOMES

Request for Minor Subdivision
Approval with variance for
insufficient lot frontage,
approved.

#33-85P WHISPERING PINES PLAZA
Block 9000, Lot 7A
Route 516
RETAIL STORES & OFFICES

Request for Prel. Site Plan
Approval with a waiver of
Aquifer Recharge Capability
Assessment, denied.

#106-85P GILA ROSENSTRAUS
Block 15506, Lots 6 & 8
Access Ramp of Rt. 9
SHOPPING CENTER

Request for Minor Subdivision,
Prel./Final Site Plan and
Conditional Use Approvals with
variances for insufficient
lot area and rear yard setback
with waivers of Aquifer Recharge
Capability Assess. & EIA, cont.

SUMMARY OF ACTION - Planning Board
December 19, 1985

APPLICATIONS: (Cont'd.)

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| #44-85P | E.S.K. BUILDERS
Bl. 4230, Lot 13
Route 34
SHOPPING CENTER | Request for Prel./Final Site Plan Approval and Conditional Use, continued to January 30, 1986. |
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| #110-85P | FLOWER TIME, INC.
Bl. 14262.11, Lot 1
Route 516/Cottrell Rd.
GARDEN & CRAFTS CENTEE | Request for Prel./Final Site Plan Approval with waiver of Aquifer Recharge Assessment, (Conditional Use), continued to January 16, 1986 |
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|----------|---|---|
| #112-85P | BROWN'S PLAZA
Bl. 11232, Lots 6 & 8
Route 34 & Amboy Rd.
SHOPPING CENTER | Request for Prel.Site Plan Approval with waiver of Planning Requirements (map size), Aquifer Recharge Assessment, EIA, (Conditional Use), continue to January 30, 1986. |
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| #139-85P | OAKWOOD AT OLDHI2QE ←
<u>Bl. 13264, Lot 11</u>
Rt. 9 & Inverness Dr.
TEMPORARY SALES OFFICE | <u>Re st for Prel./Final Site Plan Approval, continued to JatmaryTBi 1986.</u> |
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|---------|---|---|
| #38-84P | IRV CYZNER
Bl. 500A, Lot 54F
Bordentown Ave.
OFFICE BUILDING | Request for Final Site Plan Approval with waivers of Sight Line Triangle, Drainage Calculations, Aquifer Recharge and EIA, continued to January 16/86 |
|---------|---|---|
- | | | |
|---------|--|---|
| #14-84P | JAY OKUN
Bl. 8005, Lots 13 & 14
Route 516
OFFICE BUILDING | Request for Final Site Plan Approval with waiver of microfilm, continued to January 30, 1986. |
|---------|--|---|

Mary M. Brown, Secretary