

TOWNSHIP OF OLD BRIDGE  
MIDDLESEX COUNTY, NEW JERSEY  
PUBLIC NOTICE

NOTICE OF SECOND READING OF ZONING ORDINANCE

A Zoning Ordinance, the summary terms of which are included here in, was introduced and passed upon first reading at a meeting of the governing body of the Township of Old Bridge, in the County of Middlesex, State of New Jersey, on September 29, 2016. It will be further considered for final passage, after a public hearing thereon, at a meeting of the governing body to be held in the Township of Old Bridge Municipal Building, 1 Old Bridge Plaza, Old Bridge, New Jersey, on October 10, 2016 at 7:30 pm. During the week prior to and up to and including the date of such meeting copies of the full ordinance will be available at no cost, during regular business hours, at the Township Clerk's Office for members of the general public who shall request same. The Summary of the terms of the zoning ordinance follows:

Title: An Ordinance Of The Township Of Old Bridge Amending Chapter 250 Of The Code Of The Township Of Old Bridge, Entitled "Old Bridge Township Land Development Ordinance" By Amending Various Sections Of Same Pursuant To The 1999-2025 Housing Element And Fair Share Plan Adopted By The Township Planning Board And Establishing The MU-IH Mixed Use Inclusionary Housing Zone.

Purpose(s): The purpose of this Ordinance is to amend various sections of the Township Land Development Ordinance as a result of the New Jersey Superior Court finding that the Council on Affordable Housing's attempts in developing Third Round Rules were invalid and ordered COAH to prepare rules that utilized methodologies similar to First and Second Round Rules for determining a municipality's regional fair share affordable housing obligation. Since COAH failed to do so, the New Jersey Supreme Court established a process for determining regional fair share affordable housing obligations for municipalities and reviewing municipal housing elements and fair share plans to determine whether those plans can be granted approval akin to "COAH substantive certification" by the courts. As part of this process, the Township is adding a new section 250-62 to establish the requirements of a new zoning district referred to as MU-IH - Mixed Use-Inclusionary Housing Zone. The purpose of this zone is to permit an inclusionary development with a mix of commercial and office uses on Block 2150, Lot 4.11 which contains approximately 94 acres along Matawan Road. The inclusionary development will consist of 529 multi-family apartments of which 423 will be market-rate units and 106 will be affordable family rentals (20% set aside). Fifteen percent (15%) of the affordable units will be very low-income affordable units. The Ordinance establishes certain bulk standards for the residential buildings and regulates associated improvements including parking, landscaping, and the percent of open recreation space to be provided. The zone also allows all uses currently permitted in the OG5 Office General Zone and requires phasing of the commercial space with the market rate residential units. The Ordinance also requires a new traffic signal and certain roadway improvements to Matawan Road and the Garden State Parkway ramp at 120, as well as an agreement to address road access, parking and water line infrastructure issues at the adjacent Bridgepoint Community.