

***Township of Old Bridge
Land Development Application***

Office Use Only

Application No. _____ { } Planning Board { } Zoning Board
Date of Submission _____ Received by: _____
Application Fees _____ Check # _____ Escrow Fees _____ Check # _____

A. Applicant (NAME ON CHECK MUST MATCH NAME ON W-9 FORM)

Name Alfieri-Old Bridge Associates, LLC
Street Address c/o Alfieri, LLC, 399 Thornall Street, 15th Floor
City Edison State NJ Zip Code 08837
Tele. # _____ Cell # _____
Email Address malfieri@alfieri.net

B. Owner

Name Same as Applicant
Street Address _____
City _____ State _____ Zip Code _____
Tele. # _____ Cell # _____
Email Address _____

C. Type of Application

Residential

- ☐ minor subdivision
- ☒ major subdivision preliminary/3 lots
- ☐ major subdivision final
- ☐ amended prel/final subdivision
- ☐ minor site plan
- ☒ major site plan preliminary/Phase 1
- ☐ major site plan final
- ☐ amended prel/final site plan
- ☐ waiver of site plan

Non-Residential

- ☐ minor subdivision
- ☐ major subdivision preliminary
- ☐ major subdivision final
- ☐ amended prel/final subdivision
- ☐ minor site plan
- ☐ major site plan preliminary
- ☐ major site plan final
- ☐ amended prel/final site plan
- ☐ waiver of site plan

General Development

- ☐ phase 1 - G.D.P. Plan
- ☐ phase 2 - preliminary
- ☐ amended G.D.P.

Variances

- ☐ C:40:55D-70A
- ☐ C:40:55D-70B
- ☒ C:40:55D-70C PHASING
- ☐ C:40:55D-70D

Tax Map Sheet 2

Block: 2150 Lot: 4.11, 5.12 and 6.13

E. Previous Appeals or Activity

☐ No ☒ Yes (if yes, date) See files relating to Application Nos. 66-03C, 98-04Z, 57-05Z & 85-05Z.

Please describe On February 3, 2009 the Board approves all the above described Applications but reimposes previously waived staging requirements and imposes significant off-tract road improvements and affordable housing obligations. On March 30, 2017 Alfieri enters into a Settlement Agreement with, inter alia, the Township in which Alfieri agrees to build, inter alia, a 529 unit mixed-use inclusionary development and certain substantial road improvements, for which the rezoning is now in place

F. Location of Property (street address)

Southeast corner of Matawan Road/CR 626 and New Jersey Garden State Parkway

Type of Road: ☐ Cul-de-sac (50') ☐ light arterial (66')
☐ minor (50') ☐ minor arterial (80')
☐ collector (60') ☐ major arterial (120')

Other: Urban Major Collector

G. Description of proposed use:

Present use: Alfieri acquired title to Lot 4.11 in July 1998 and has spent in excess of \$2,000,000.00 to grade the 90 acre site and install limited site improvements

Proposed use: Residential/Commercial Mixed Use

No. of Lots/units/tract area/density: 5.6 units/Acre

Brief description of application: Create 3 lot subdivision. Site Plan Approval for Phase I 529 Residential Apartments (423 Market Units and 106 COAH), Future Phase II - 60,000 sq. ft. Office (shell only), and Future Phase III - 157,600 sq. ft. Office and 2-Story Bridgepoint Parking Lot Garage Parking. Subdivision - Lot A - Phase I and Entrance Road; Lot B - Remainder of Lot 4.11, Lot C - To be conveyed to Bridge Point Condominium for parking

H. Zone Districts

Residential, Commercial, Industrial & Miscellaneous Classifications			
☐ R5	☐ R80	☐ CN	☐ SD-1
☐ R6	☐ R120	☐ ER	☐ SD-2
☐ R7	☐ AF	☐ OG-1	☐ SD-3
☐ R9	☐ AR	☐ OG-2	☐ SD-5
☐ R12	☐ EDO-1	☐ OG-3	☐ TCD-A
☐ R15	☐ EDO-3	☐ H	☐ TCD-B
☐ R20	☐ CC	☐ IH-1	☐ TCD-C
☐ R30	☐ CM	☐ IH-2	☐ TCD-D
☐ R40	☐ CR	☒ MU-IH	

I. Bulk Requirements – Residential – SEE ZONING CHART ON PAGE 5 OF SUBDIVISION PLAN and PAGE 6 of SITE PLAN

	Required	Existing	Proposed
Lot Area/Tract Area	94 Acres	94.55 Acres	94.55 Acres
Lot Width			
Front Yard			
Rear Yard			
Side Yard (one)			
Side Yard (both)			
Accessory Side Yard			
Accessory Rear Yard			
Non-Critical Area			
Principal building height			
Accessory building height			
Gross floor area			
Landscape area ratio			
Number of parking spaces			

Bulk Requirements – Non-Residential - SEE ZONING CHART ON PAGE 5 OF SUBDIVISION PLAN and PAGE 6 of SITE PLAN

	Required	Existing	Proposed
Lot Area/Tract Area	94 Acres	94.55 Acres	94.55 Acres
Lot Width			
Front Yard			
Rear Yard			
Side Yard (one)			
Side Yard (both)			
Accessory Side Yard			
Accessory Rear Yard			
Non-Critical Area			
Principal building height			
Accessory building height			
Gross floor area			
Landscape area ratio			
Number of parking spaces			

J. Utilities

1. Water

- Will the applicant require new water supply in the street?
- Is Municipal water supply available?
- Is water to be supplied from a well?
- Has an application been made to the Water Authority?
- Has the application been approved? N/A

Yes	No
X	
X	
	X
	X

f. If yes, give status Approved ☐ Denied ☐
 Pending ☐ Date: _____
 Comments: _____

2. **Sewerage**

a. Will the applicant require new sewerage lines in the street?
 b. Will this application require expansion of existing lines?
 c. Will this application require a septic system?
 d. Has an application been made to the Sewerage Authority?
 e. Has the application been approved?
 f. If yes, give status Approved ☐ Denied ☐
 Pending ☐ Date: _____
 Comments: _____

Yes	No
X	
X	
	X
	X
	X

Gas & Electric	Existing	Proposed	Above Ground	Below Ground
Natural Gas		X		X
Propane				
Electric		X		
Comments: _____				

K. **Restrictions or Covenants**

Are there any existing covenants or deed restrictions on the property?

☐ No ☒ Yes Attach copy if yes

SEE AFFORDABLE HOUSING SETTLEMENT AGREEMENT AND AGREEMENT WITH THE BRIDGEPOINTE CONDOMINIUM, BOTH, ON FILE WITH TOWNSHIP

L. **Arguments for Variance (to be completed by applicant)**

SEE ATTACHMENT A

Negative Criteria (to be completed for "D" Variance)

SEE ATTACHMENT A

M. List of Maps, reports, and other material accompanying this application:

SEE ATTACHMENT A

Description of Item Submitted	Latest revision date on Item
1	
2	
3	
4	

N. Witnesses for Applicant

Identifying Letter to precede Name of Witness:

{S} Self/Relative {N} Neighbor {T} Township Employee {E} Expert

Witness		Witness	
1	Radim Kucera	4	Creigh Rahenkamp
2	David Minnow (Residential Component)	5	
3	Karl Pehnke	6	

O. Reports received from Outside Agencies (As related to WMP Amendment and New LOI)

Agency		Date Received	Approved/Denied/Pending
1.	N.J.D.E.P.E.		
2.	Health Department		
3.	Board of Education		
4.	O.B.M.U.A.		
5.	O.B. Sewer Authority		
6.	Traffic & Safety		
7.	Environmental Comm.		
8.	M.C. Planning Board		
9.	N.J.D.O.T.		
10.	Freehold Soil		

P. Disclosure of 10% Ownership Interest of Corporation or Partnership (P.L. 1977, Chapter 336)

(Listed below are names and addresses of all owners of 10% or more of the stock/interest* in the undersigned applicant corporation/partnership:

2001 Michael Alfieri Family Trust Exempt / Michael Alfieri Trustee 399 Thornall Street, 15 th Floor, Edison, NJ 08837	49%
2001 Jennifer Alfieri Family Trust Exempt /Jennifer Frank Trustee 399 Thornall Street, 15 th Floor Edison, NJ 08837	25%
2001 Christine Alfieri-Joseph Family Trust Exempt/Christine Alfieri Joseph Trustee 399 Thornall Street 15 th Floor, Edison, NJ 08837	25%

* Where corporations/partnerships own 10% or more of the stock/Interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders/individual partners exceeding 10% ownership criterion has been listed.

Michael Alfieri 1/6/22
MICHAEL ALFIERI Date

ALFIERI- OLD BRIDGE ASSOCIATES, LLC
Name of Applicant Corporation/Partnership

Q. List of Individuals who Prepared Plans or Reports

ARCHITECT – PHASE I

Name David Minno, AIA, Minno Wasko, Architects and Planners
Street Address 80 Lambert Lane, Suite 105
City Lambertville State NJ Zip Code 08530
Tele. # (609) 397-9009 Fax _____ Cell # _____
E-Mail Address nchiappatta@minnowasko.com

ARCHITECT – PHASE II & III

Name Gerald F. Santucci, AIA
Street Address 399 Thornall Street
City Edison State NJ Zip Code 08837
Tele. # 732-491-4219 Fax 732-491-4299 Cell # 973-985-6565
E-Mail Address jerrysantucci@aol.com

ENGINEER

Name Radim Kucera, P.E., C.M.E – Civil Environmental Engineering, Inc.
Street Address 322 Wall Street
City Princeton State NJ Zip Code 08540
Tele. # (609) 497-1379 Fax _____ Cell # _____
E-Mail Address rkucera@ceenj.com

PLANNER

Name Creigh Rahenkamp & Associates, LLC
Street Address 600 Main Street
City Riverton State NJ Zip Code 08077
Tele. # (844) 277-5260 Fax _____ Cell # _____
E-Mail Address crahenkamp@crplan.net

**REAL ESTATE APPRAISER AND ANALYST OF
CURRENT MARKET CONDITIONS**

Name Jeffrey Otteau, President, Otteau Group, Inc.
Street Address 100 Matawan Road, Suite 320
City Matawan State NJ Zip Code 07747
Tele. # (732) 518-2560 Fax (732) 518-2561 Cell # _____
E-Mail Address jeffrey.otteau@otteau.com

TRAFFIC ENGINEER

Name Karl A Pehnke, P.E., PTOE, Langan Engineering and Environmental Services
Street Address 989 Lenox Drive
City Lawrenceville State NJ Zip Code 08648
Tele. # (609) 282-8000 Fax _____ Cell # _____
E-Mail Address KPehnke@Langan.com

ATTORNEY

Name Frank J. Petrino, Esq., Eckert Seamans Cherin & Mellott, LLC
Street Address 2000 Lenox Drive, Suite 203
City Lawrenceville State NJ Zip Code 08648
Tele. # (609) 989-5029 Fax (609) 392-7945 Cell # _____
E-Mail Address FPetrino@eckertseamans.com