

File # 35117

Township of Old Bridge  
Township Clerk's Office  
One Old Bridge Plaza  
Old Bridge, NJ 08857

Eleanor Walker  
*Mayor*  
Mary Sohor  
*Council President*  
Anita Greenberg- Belli  
*Council Vice President*  
Darin Accettulli  
Jill DeCaro  
Erik DePalma  
Kiran Desai  
Kevin Garcia  
John Murphy, III  
Tony Paskitti



Kathryn Hutchinson  
*Township Clerk*

**MEMORANDUM**  
EMAIL WITH DELIVERY CONFIRMATION

January 16, 2026

To:

Township of Aberdeen Clerk's Office  
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[clerk@co.middlesex.nj.us](mailto:clerk@co.middlesex.nj.us)  
[Nancy.Pinkin@co.middlesex.nj.us](mailto:Nancy.Pinkin@co.middlesex.nj.us)  
NJ Office of Planning Advocacy  
[feedback@sos.nj.gov](mailto:feedback@sos.nj.gov)

Re: Ordinance No.26-01, 26-02 and 26-03

To Whom It May Concern,

Enclosed for your review and appropriate action is a copy of Ordinance # 2026-1, entitled "ORDINANCE ADOPTING THE "ENGLISHTOWN-RACEWAY PARK REDEVELOPMENT PLAN" AND AMENDING THE TOWNSHIP ZONING MAP"

Ordinance 2026-2, entitled "ORDINANCE AMENDING CHAPTER 250 OF THE CODE OF THE TOWNSHIP OF OLD BRIDGE ENTITLED "OLD BRIDGE TOWNSHIP LAND DEVELOPMENT ORDINANCE" BY AMENDING §250-50 ENTITLED "ACCESSORY BUILDINGS AND STRUCTURES"

And

Ordinance 2026-3, entitled ORDINANCE AMENDING CHAPTER 250 OF THE CODE OF THE TOWNSHIP OF OLD BRIDGE ENTITLED "OLD BRIDGE TOWNSHIP LAND DEVELOPMENT ORDINANCE" BY AMENDING §250-49 ENTITLED "APPLICATION OF YARD REGULATIONS"

Said ordinances will be further considered for adoption after a public hearing scheduled for February 3, 2026 2024.

If you have any questions, please contact the Township Clerk's office via email at [khutchinson@oldbridge.com](mailto:khutchinson@oldbridge.com) or by telephone at 732-721-5600 ext. 2200.

Respectfully,

Kathryn Hutchinson, RMC, CMC, CMR, RPPS  
Township Clerk

**FILED**  
JAN 23 2026  
**DR. DALE G. CALDWELL**  
SECRETARY OF STATE

**NOW THEREFORE BE IT ORDAINED** by the Township Council of the Township of Old Bridge, County of Middlesex and State of New Jersey as follows:

**SECTION 1.**

1. The recitals set forth above are incorporated herein by reference and made a part hereof as though more fully set forth herein at length.
2. The "Englishtown-Raceway Park Redevelopment Plan" dated January 13, 2026, and prepared by Township Planner Veena Sawant, PP, AICP, is incorporated herein by reference and made a part hereof and is hereby adopted.
3. The Zoning Map of the Township of Old Bridge relating to Block 23001, Lots 6.12, 7, 9.11 and 10 and Block 23000, Lots 3, 8, 9 and 10.11 on the official Township Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways, is hereby amended to incorporate the provisions of the "Englishtown-Raceway Park Redevelopment Plan" and the redevelopment plan shall supersede applicable provisions of the Township's development regulations.

**SECTION 2.** At least three copies of said full Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

**SECTION 3.** Upon adoption of this Ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of passage thereof and file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S. 40:55D-16 and with the Township Tax Assessor.

**SECTION 4. INCONSISTENT ORDINANCES** All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 5. PARTIAL INVALIDITY** If any section, paragraph, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, clause or provision so adjudged and the remainder shall be deemed valid and effective.

**SECTION 6. EFFECTIVE DATE**

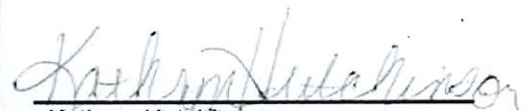
A. Except as set forth at subparagraphs B and C hereof, this Ordinance shall take effect on the earlier of the following dates: (1) on the date the Mayor affixes his/her signature thereto and returns same to the Municipal Council by delivering it to the Municipal Clerk pursuant to N.J.S.A. 40A:69A-41 or (2) on the tenth day following presentment to the Mayor of the Ordinance pursuant to N.J.S.A. 40:69A-41 applicable when the Mayor has failed to return the Ordinance; whichever occurs first.

B. If the Mayor vetoes the Ordinance (in the manner set forth at N.J.S.A. 40:69A-41), this Ordinance shall become effective upon the Township Council's vote to override the Mayor's veto.

C. Notwithstanding any other provision hereof, this Ordinance shall not take effect less than twenty (20) days after its final passage by the Council and approval by the Mayor, where such approval is required, unless the Council shall have also adopted a resolution declaring an emergency and at least two thirds (2/3) of all the members of the council vote in favor of such resolution.

Motion/ Second	Roll Call Introduction				
		YAY	NAY	ABSTAIN	ABSENT
Second	Councilman Accettulli	X			
	Councilman DePalma	X			
	Councilman Desai	X			
	Councilman Merwin	X			
	Councilman Paskitti	X			
	Councilman Razzoli	X			
	Councilman Von Stetten	X			
Motion	Council Vice President Dr. Greenberg-Belli	X			
	Council President Sohor	X			

Introduction/First Reading  
Dated: January 13, 2026

  
Kathryn Hutchinson  
Township Clerk

Motion/ Second	Roll Call Second Reading			
	YAY	NAY	ABSTAIN	ABSENT
Councilman Accettulli				
Councilman DePalma				
Councilman Desai				
Councilman Merwin				
Councilman Paskitti				
Councilman Razzoli				
Councilman Von Stetten				
Council Vice President Dr. Greenberg-Belli				
Council President Sohor				

Adopted On Second Reading  
Dated: February 3, 2026

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Kathryn Hutchinson  
Township Clerk

ATTEST:

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Kathryn Hutchinson, Township Clerk

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Mary Sohor, Council President

Approved As To Form And Sufficiency

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Mark Roselli, Esq. Department of Law

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Eleanor Walker, Mayor

**TOWNSHIP OF OLD BRIDGE  
ORDINANCE NO. 26-01**

**ORDINANCE ADOPTING THE "ENGLISHTOWN-RACEWAY PARK REDEVELOPMENT PLAN"  
AND AMENDING THE TOWNSHIP ZONING MAP**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Law**") authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

**WHEREAS**, pursuant to the LRHL, no parcels of land shall be declared an area in need of redevelopment without the municipality having first authorized its Planning Board by way of Resolution to undertake a preliminary investigation to determine whether the subject parcels meet the statutory criteria of an area in need of redevelopment as defined in the LRHL; and

**WHEREAS**, by way of Resolution No. 25-133, adopted on April 22, 2025, the Council authorized the Township of Old Bridge Planning Board ("Board") to undertake a preliminary investigation of the area consisting of twenty-nine (29) properties, Block 22000, Lot 25.11; Block 23000, Lots 1, 2, 3, 4, 5.11, 5.12, 5.13, 7, 8, 9, 10.11, 10.12 & 11; and Block 23001, Lots 1, 2, 3.11, 3.12, 4, 5, 6.11, 6.12, 7, 8, 9.11, 10, 11, 12.11 and 12.12, located along Englishtown Road, Pension Road, and John Wall Road, ("Raceway Park and Adjacent Parcels Study Area") to determine if the Raceway Park and Adjacent Parcels Study Area, or any portion thereof, meets the criteria set forth in the LRHL and should be designated as an area in need of non-condemnation redevelopment; and

**WHEREAS**, after hearing a presentation by Veena Sawant, AICP, PP, Township Planner, by Resolution adopted on April 24, 2025, the Board authorized the Township Planner to prepare a map of the Raceway Park and Adjacent Parcels Study Area and perform a preliminary investigation of the Raceway Park and Adjacent Parcels Study Area to determine whether the Raceway Park and Adjacent Parcels Study Area is an area in need of non-condemnation redevelopment pursuant to the LRHL; and

**WHEREAS**, Veena Sawant, Township Planner, prepared a preliminary investigation report entitled "Preliminary Investigation for an Area in Need of Redevelopment Raceway Park and Adjacent Parcels" dated December 11, 2025 (the "Area Study"), detailing her investigation, findings and recommendations pertaining to whether the Raceway Park and Adjacent Parcels Study Area should be designated as an area in need of non-condemnation redevelopment; and

**WHEREAS**, a public hearing was scheduled on December 11, 2025; and

**WHEREAS**, on December 11, 2025, Veena Sawant, Township Planner, provided testimony to the Board regarding her investigation, findings and recommendations pertaining to whether the Raceway Park and Adjacent Parcels Study Area should be recommended to be an area in need of non-condemnation redevelopment; and

**WHEREAS**, during the public hearing on December 11, 2025, the Board heard comments from the public regarding whether the Raceway Park and Adjacent Parcels Study Area should be recommended as an area in need of non-condemnation redevelopment; and

**WHEREAS**, the Planning Board, based upon its knowledge of the Township, the Area Study presented by the Township Planner, the testimony presented at the public hearing and the history of uses in this area, determined that Block 22000, Lot 25.11; Block 23000, Lots 1, 2, 3, 4, 5.11, 5.12, 5.13, 7, 8, 9, 10.11, 10.12 & 11; and Block 23001, Lots 1, 2, 3.11, 3.12, 4, 5, 6.11, 6.12, 7, 8, 9.11, 10, 11, 12.11 and 12.12 on the tax map of the Township of Old Bridge, inclusive of all streets and "paper" streets, private drives and rights-of-way is in need of redevelopment and that the lots and the area as a whole would benefit from non-condemnation redevelopment and therefore, recommended same to the Governing Body; and

**WHEREAS**, by Planning Board Resolution adopted on December 11, 2025, the Planning Board formalized its recommendation to the Township Council; and

**WHEREAS**, the Township Council accepted the Planning Board's findings and recommendations and by Resolution No. 25-309 adopted on December 16, 2025, the Township Council designated the Raceway Park and Adjacent Parcels Study Area as an area in need of non-condemnation redevelopment and established a Non-Condensation Redevelopment Area; and

**WHEREAS**, this redevelopment plan (hereinafter called the "Englishtown-Raceway Park Redevelopment Plan" or "Plan") pertains solely to Block 23001, Lots 6.12, 7, 9.11 and 10 and Block 23000, Lots 3, 8, 9 and 10.11 on the tax map of the Township, inclusive of any and all streets, "paper" streets, private drives and right of ways, which are included within the Raceway Park and Adjacent Parcels Study Area and is located in the southern region of the township near its municipal boundaries with Monroe Township and Manalapan Township (hereinafter the "Redevelopment Area"); and

**WHEREAS**, the Township Council of the Township of Old Bridge desires to adopt the Englishtown-Raceway Park Redevelopment Plan and to amend the Township's Zoning Map accordingly, by adoption of this ordinance.