

File # 35175

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

Kathryn Hutchinson
Township Clerk



MEMORANDUM
EMAIL WITH DELIVERY CONFIRMATION

March 20, 2026

To:

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Re: Adoption of Ordinance No. 26-02

Enclosed for your review and appropriate action is a copy of Ordinance No. 26-02, 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". Said ordinance was introduced on January 13, 2026 and subsequently substantially amended, and reintroduced on February 24, 2026 and finally adopted on March 17, 2026.

If you have any questions, please contact the Township Clerk's Office via email at khutchinson@oldbridge.com or by telephone at 732-721-5600 ext. 2200.

Respectfully,

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

FILED

MAR 24 2026

DR. DALE G. CALDWELL
SECRETARY OF STATE

TOWNSHIP OF OLD BRIDGE
ORDINANCE NO. 26-02

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 §250-50 ENTITLED "ACCESSORY BUILDINGS AND STRUCTURES"

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: PURPOSE

The purpose of this Ordinance is to eliminate and/or amend certain regulations included in §250-50 of the Township Land Development Code entitled "Accessory buildings" pursuant to the recommendations of the Township Planner.

SECTION 2: §250-50 "Accessory buildings and structures" of the Code of the Township of Old Bridge be and is hereby amended as follows (additions are bolded and underlined; deletions have strikethrough.):

§250-50. Accessory buildings and structures.

- A. An accessory building attached to the principal building shall comply in all respects with the yard requirements of the principal building. **One an interior lot, ~~Detached~~ accessory buildings shall be located in the rear yard or to the rear of the front building line of the principal building, and if located in a side yard area, and shall conform to the side yard requirements pursuant to Attachment 5, Appendix E, Schedule of Area, Height, and Yard Requirements. that would otherwise apply to the principal building. Accessory buildings may be installed on a corner lot in that front yard which abuts the street that the house does not face, provided that such accessory building shall not exceed six feet (6') in height, shall not be located within any required sight triangle easement, and shall not obstruct the visibility of vehicular traffic traversing the adjacent roadways. Any accessory building within such front yard that exceeds six feet (6') in height shall require approval from the Zoning Board of Adjustment prior to the issuance of any permit.**
- B. *No change*
- C. For all accessory buildings and structures 150 square feet, or less, in gross floor area and on lots greater than 5,000 square feet, except those buildings intended to house animals, the side yard and rear yard requirements may be reduced to three feet. **Such buildings and structures may also be permitted in the front yard which abuts the street that the house does not face of a corner lot.** All accessory buildings and structures 100 square feet, or less, in gross floor area and on lots less than 5,000 square feet, the side yard and rear yard requirement may be further reduced to one foot provided there are no utilities within the shed.
- D-F *No change*
- G. **Aboveground and in-ground pools on single-family lots are specifically permitted to encroach into the minimum required rear yard or side yard accessory structure setback or front yard which abuts the street that the house does not face of a corner lot, provided that a minimum distance of six feet is provided between the pool wall of an aboveground pool or the pool water of an in-ground pool and the affected property line.**

SECTION 3: 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 4: 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 5: COPIES OF ORDINANCE

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 6: NOTICE

The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S. 40:55D-15. 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 7: 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.

Introduction: January 13, 2026

Reintroduction: February 24, 2026

Adoption: March 17, 2026

OLD BRIDGE CODE

Zone District	Minimum Lot Width* (feet)	Minimum Yard Requirements* (feet)							Maximum Height			
		Principal Buildings			Accessory Buildings				Principal Buildings		Accessory Buildings	
		Front Yard	Side Yard	Total Two Side Yards	Rear Yard	Side Yard	Rear Yard	Stories	Feet	Stories	Feet	
A-F	300	50	50	100	50	50	25	2	30	2	30	
A-R	200	50	50	100	50	50	25	2	30	2	30	
C-N	125	50	25	50	50	50	50	2	30	2	30	
C-C	200	75	25	50	50	50	50	2	30	2	30	
C-R	1000	200	100	250	100	100	100	5	65	5	65	
C-M	500	100	75	200	75	75	75	4	45	4	45	
O-G1	125	50	25	50	50	25	25	2	30	2	30	
O-G2	150	50	25	50	50	25	25	2	30	2	30	
O-G3	200	75	25	50	50	50	50	4	45	4	45	
SD1	100	50	25	50	50	25	50	2	30	2	30	
SD3	200	75	25	50	50	25	25	4	45	4	45	
SD5	300	100	75	200	75	75	75	5	65	5	65	

* Corner lots in residential zones shall provide the minimum front yard building setback requirements for both intersecting streets for the respective zone. Lot width shall be increased by the difference between the front yard and side yard requirements.

Examples: R-120: Minimum corner lot width = 50 feet - 20 feet + 100 feet = 130 feet

R-5: Minimum corner lot width = 20 feet - 9 feet + 50 feet = 61 feet

SMC

LAND DEVELOPMENT

250 Attachment 5

Township of Old Bridge

Appendix E

Schedule of Area, Height and Yard Requirements

Zone District	Minimum Lot Width* (feet)	Minimum Yard Requirements* (feet)							Minimum Noncritical Area	Maximum Height			
		Principal Buildings			Accessory Buildings					Principal Buildings		Accessory Buildings	
		Front Yard	Side Yard	Total Two Side Yards	Rear Yard	Side Yard	Rear Yard	Stories		Feet	Stories	Feet	
R-120	100	50	20	40	100	20	25	40%	2 1/2	35	1 1/2	15	
R-80	100	50	20	40	100	20	25	50%	2 1/2	35	1 1/2	15	
R-40	100	50	20	40	75	20	25	65%	2 1/2	35	1 1/2	15	
R-30	100	50	20	40	75	20	25	65%	2 1/2	35	1 1/2	15	
R-20	100	50	20	40	50	10	10	65%	2 1/2	35	1 1/2	15	
R-15	100	40	15	40	40	10	10	75%	2 1/2	35	1 1/2	15	
R-12	80	35	15	35	45	10	10	75%	2 1/2	35	1 1/2	15	
R-9	75	30	10	25	25	10	10	75%	2 1/2	35	1 1/2	15	
R-7	70	25	10	25	25	10	10	80%	2 1/2	35	1 1/2	15	
R-6	65	25	10	25	25	10	10	80%	2 1/2	35	1 1/2	15	
R-5	50	20	9	15	25	10	10	80%	2 1/2	35	1 1/2	15	