

File # 35152

Eleanor Walker
Mayor
Mary Sohor
Council President
Anita Greenberg- Belli
Council Vice President
Darin Accettulli
Erik DePalma
Kiran Desai
Dave Merwin
Tony Paskitti
Mark Razzoli
Carl Von Stetten

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

February 26, 2026

To:

Township of Aberdeen Clerk's Office
melissa.pfeifer@aberdeennj.org
Township of East Brunswick Clerk's Office
clerk@eastbrunswick.org
tlawful@eastbrunswick.org
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M.Hallerman@helmettaboro.com
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Borough of Matawan Clerk's Office
Karen.Wynne@matawanborough.com
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Borough of Sayreville Clerk's Office
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Monroe Township Clerk's Office
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ahager@southrivernj.org
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jservis@spotswoodboro.com
Middlesex County Office of Planning
planning@co.middlesex.nj.us
Middlesex County Clerk's Office
clerk@co.middlesex.nj.us
Nancy.Pinkin@co.middlesex.nj.us
NJ Office of Planning Advocacy
feedback@sos.nj.gov

Re: Adoption of Ordinance No. 26-03

Enclosed for your review and appropriate action is a copy of Ordinance No. 26-03, 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 ordinance was introduced on January 13, 2026 and finally adopted on February 24, 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 - 3 2026

DR. DALE G. CALDWELL
SECRETARY OF STATE

TOWNSHIP OF OLD BRIDGE PLANNING BOARD

RESOLUTION

**CONSISTENCY REVIEW OF ORDINANCE NO. 2026-03
AMENDING SECTION 250-49 OF THE TOWNSHIP CODE WITH
REGARD TO APPLICATION OF YARD REGULATIONS**

WHEREAS, the governing body of the Township of Old Bridge has referred Ordinance 2026-03 to the Planning Board for consistency review per N.J.S.A. 40:55D-26; and

WHEREAS, the Planning Board at its regular meeting on January 13, 2026 considered Ordinance 2026-03, which amends the application of yard regulation in Section 250-49 of the Township Code; and

WHEREAS, the Planning Board finds that the Township's Comprehensive Master Plan, last reexamined September 22, 2017, as amended, is consistent with the proposed zoning regulations and provide necessary protections for the health, safety and welfare of the Township; and

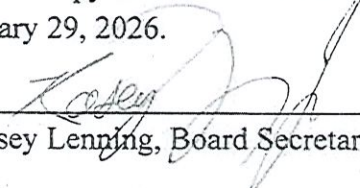
WHEREAS, the Planning Board per N.J.S.A. 40:55D-26 et seq. determines that the proposed changes are consistent with the Township's Master Plan, last reexamined September 22, 2017, as amended; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Old Bridge, County of Middlesex, and State of New Jersey that Ordinance 2026-03 amending the application of yard regulation in Section 250-49 of the Township Code, is determined to be consistent with the Master Plan of the Township of Old Bridge per N.J.S.A. 40:55D-26.

BE IT FURTHER RESOLVED that the Board Vice-Secretary provide an official copy of this resolution to the Township Attorney and the Township Clerk for transmittal to the governing body.

CERTIFICATION

I hereby certify that the above Resolution is a true copy of the Resolution adopted by the Planning Board of the Township of Old Bridge on January 29, 2026.



Kasey Lenning, Board Secretary

**TOWNSHIP OF OLD BRIDGE
ORDINANCE NO. 26-03**

**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"**

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 §250-49 of the Township Land Development Code entitled "Application of yard regulations" pursuant to the recommendations of the Township Planner.

SECTION 2: §250-49 "Application of yard regulations" of the Code of the Township of Old Bridge be and is hereby amended as follows (additions are bolded and underlined; deletions have strikethrough.):

§250-49. Application of yard regulations.

A-E *No change*

F. ~~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 area, provided that a minimum distance of six feet is provided between the pool wall 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

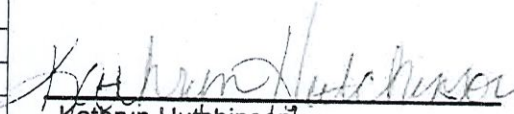
The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S. 40:55D-15. Upon adoption of this Ordinance, after public hearing thereon,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

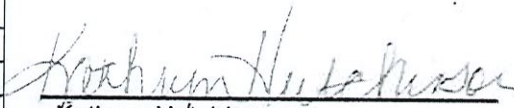
Motion/ Second	Roll Call Introduction				
		YAY	NAY	ABSTAIN	ABSENT
Second	Councilman Accettulli	X			
	Councilman DePalma	X			
	Councilman Desai	X			
	Councilman Merwin	X			
Motion	Councilman Paskitti	X			
	Councilman Razzoli	X			
	Councilman Von Stetten	X			
	Council Vice President Dr. Greenberg-Belli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

Introduction/First Reading
Dated: January 13, 2026

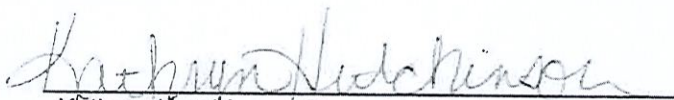

Kathryn Hutchinson
Township Clerk

Motion/ Second	Roll Call Second Reading				
		YAY	NAY	ABSTAIN	ABSENT
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			

Adopted On Second Reading
Dated: February 24, 2026

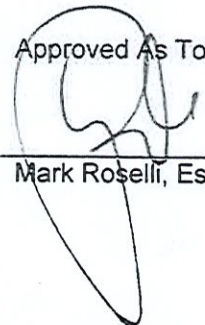

Kathryn Hutchinson
Township Clerk

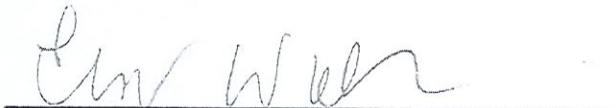
ATTEST:


Kathryn Hutchinson, Township Clerk


Mary Sohor, Council President

Approved As To Form And Sufficiency


Mark Roselli, Esq. Department of Law


Eleanor Walker, Mayor