

MEMORANDUM

TO: Development Review Committee

FROM: Brenda Bleacher/Development Review Secretary

DATE: July 14, 2020

RE: **Return Performance Guarantee** in the amount of \$47,652.00 **and Retain an application fee in the amount of \$500.00** return the cash portion balance in the amount of \$47,152.00; for the site plan application entitled, "Preliminary and Final Major Site for **Investors Bank** Branch Block 3230, Lot 2.15; Tax Map Sheet #3.12 Latest Rev. Dated 09-2014 345 Matawan Road, Township of old Bridge, Middlesex County, New Jersey" and dated November 1, 2016 and revised through April 4, 2018

The above-referenced performance guarantee was required of the applicant on January 10, 2017 to insure the installation of certain required physical improvements along the right-of-way of Cheesquake Morristown and Lawrence Harbor Road (County road #689/626).

The required improvements have been inspected by the Office of Public Works, the Office of Engineer and the County Planning Board Staff and have been found to be adequate and properly installed.

Therefore, we recommend that the Subdivision and Site Plan Review Committee authorize the Board of Chosen Freeholders to **release and return the above performance guarantee to its depositors and retain the application fee.**

Inspected by _____ of the County Planning Board Staff.
Principal Planner

**DEVELOPMENT REVIEW COMMITTEE
MIDDLESEX COUNTY PLANNING BOARD
RESOLUTION
RETURN OF PERFORMANCE GUARANTEE
RETAIN APPLICATION FEE**

WHEREAS, by resolution of the Board of Chosen Freeholders, adopted on December 30, 1969, which resolution empowers the Development Review Committee of the Middlesex County Planning Board to require performance guarantees in connection with Development Review applications; and,

WHEREAS, a performance guarantee was required for a certain site plan application entitled " Preliminary and Final Major Site for Investors Bank Branch Block 3230, Lot 2.15; Tax Map Sheet #3.12 Latest Rev. Dated 09-2014 345 Matawan Road, Township of old Bridge, Middlesex County, New Jersey" and dated November 1, 2016 and revised through April 4, 2018

WHEREAS, the Middlesex County Office of Public Works, Road Supervisor has indicated that the improvements covered by the above guarantee have been completed in accordance with County specifications; and,

WHEREAS, the Middlesex County Office of Engineering has certified that all of the improvements required have been completed in accordance with the approved plans and has recommended the return of the above guarantee; and,

WHEREAS, the staff of the Middlesex County Planning Board advises retention of the application inspection fee in the amount of \$500.00; and,

WHEREAS, the Middlesex County Board of Chosen Freeholders has certified the retention of the above improvements, their acceptability and upon the advice of the Office of Engineer has authorized the return and release of the performance guarantee in the amount of \$47,652.00; and,

WHEREAS, Section 5.2 Chapter XI of the Site Plan Review Resolution of the Middlesex County Planning Board authorized the Committee to release the above guarantee;

NOW, THEREFORE, BE IT RESOLVED, that the Development Review Committee of the Middlesex County Planning Board hereby authorizes the County Treasurer to release

and return the above guarantee to its depositors, namely: Investors Bank
101 JFK Pkwy, Short Hills, NJ
Attn: Stephanie Eisenberg

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

DATE ADOPTED: July 14, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-EX-237 **Type** Site Plan
Date of Action August 11, 2020

Applicant: Oak Tree Plaza @ Old Bridge LLC, 4400 Route 9 South, Suite 100, Freehold, NJ 07728

Title Block of Application: "Preliminary and Final Site Plans for Oak Tree Plaza Block 11252.14, Lot 21.11 Tax Map Sheet No. 11 Township of Old Bridge Middlesex County, New Jersey" Dated for October 15, 2019

Proposed Land Use: Mixed-Use

Staff Recommendation: **Exempt Site Plan; application does not adversely affect a County Road or County Drainage Facility**

- I. Revised Plans and Resolution Deficiencies**
- | | |
|-----------------------------------|-------|
| A. Section 11-6 Site Plan Details | N/A |
| B. Section 11-7 Design Standards | _____ |
| C. Other | N/A |
- II. Performance Guarantee**
- | | | |
|------------------------------------|-----------|--------|
| Statutory Auth. N.J.S.A. 40:27-6.6 | Amount \$ | N/A |
| | | \$0.00 |
- III. Drainage**
- | | | |
|---|-----------|--------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | N/A |
| Downstream County Drainage Facility: | N/A | \$0.00 |
- IV. Receipt of a Municipal Drainage Report** N/A
- V. Agreements**
- | | |
|-------------------------------------|-------|
| A. Stormwater Maintenance Agreement | _____ |
| B. Developer's Agreement | _____ |
| C. Future Improvements Agreement | _____ |
| D. Sight Triangle Agreement | _____ |
- VI. Dedication and Reservations of County Road Right-Of-Way** N/A
- | | | | |
|--------------------------|-------|---------------------|-------|
| Distance From Centerline | _____ | Total Square Feet | _____ |
| Length of Dedication | _____ | Width of Dedication | _____ |
| Length of Easement | _____ | Width of Easement | _____ |
| Pavement Width | _____ | Date Deed Is Due | _____ |
- VII. Road Opening Permit** N/A
- | | | | |
|---------------------------|-------|--------------------|-------|
| County Road Name and # | _____ | NJSR #34 | _____ |
| Non-County Road Name | _____ | | |
| Linear Feet of Frontage | _____ | # of New Driveways | _____ |
| Linear Feet of New Street | _____ | | |
- VIII. Approvals and Other Considerations** N/A
- | | | | |
|----------|-------|----------|-------|
| A. MCMEC | _____ | C. NJDOT | _____ |
| B. NJDEP | _____ | D. D&RCC | _____ |

Planning Area	N/A	Fee Submitted	\$2,140.00
Revised	No	Existing # of lots	1
Received	07/28/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	36
Total Acres	6.30	Existing Parking Spaces	0
Acres of Open Space	0.00	Proposed Parking Spaces	164
Census Tract #	79.09	Proposed Impervious Coverage	134,252
Zone	R-30	SQ. FT. Existing Building	2,997
Block #	11252.14	SQ. FT. Proposed Building	30,779
Lot #	21.11	Land Use	Mixed-Use
Plans Prepared By	Sean A. Delany P.E.	Land Use Type	Mixed-Use

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-EX-237

Applicant: Oak Tree Plaza @ Old Bridge LLC, 4400 Route 9 South, Suite 100, Freehold, NJ 07728

Name of Application: "Preliminary and Final Site Plans for Oak Tree Plaza Block 11252.14, Lot 21.11 Tax Map Sheet No. 11 Township of Old Bridge Middlesex County, New Jersey" Dated for October 15, 2019

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , August 11, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: August 11, 2020
DATE EXECUTED: September 8, 2020

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # NB-S-122 **Type** "A" Sketch
Date of Action September 8, 2020

Applicant: Ortho Development, LLC 259 Fresh Ponds Road, Monroe , NJ 08831

Title Block of Application: "Ortho Development, LLC Block 503 Lots 19, 20, 21, 22, 22.01, 22.02 Simplex Avenue, City of New Brunswick, Middlesex County, NJ" Dated September 7, 2019

Proposed Land Use: Residential

Staff Recommendation: **Classify "A" Sketch; application does not adversely affect a County Road or County Drainage Facility**

I. Revised Plans and Resolution Deficiencies

A. Section 10-6.1 Plat Details	_____	N/A
B. Section 10-7 Design Standards	_____	N/A
C. Other	_____	N/A

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.2	Amount \$	_____	N/A
		\$0.00	

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	_____	Sufficient
Downstream County Drainage Facility:		\$0.00	

IV. Receipt of a Municipal Drainage Report

_____ Jersey Avenue # 3-C-175 _____

V. Agreements

A. Stormwater Maintenance Agreement	_____	N/A
B. Developer's Agreement	_____	
C. Future Improvements Agreement	_____	
D. Sight Triangle Agreement	_____	

VI. Dedication and Reservations of County Road Right-Of-Way

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

VII. Road Opening Permit

County Road Name and #	_____		N/A
Non-County Road Name	_____	<u>Simplex Avenue</u>	
Linear Feet of Frontage	_____		
Linear Feet of New Street	_____	# of New Driveways	_____

VIII. Approvals and Other Considerations

A. MCMEC	_____	C. NJDOT	_____
B. NJDEP	_____	D. D&RCC	_____

Planning Area	_____	Fee Submitted	_____
Revised	N/A	Existing # of lots	Return
Received	No	# of New Lots	6
Number of Extensions	08/17/20	Dwelling Units	3
Total Acres	0	Existing Parking Spaces	3
Acres of Open Space	0.39	Proposed Parking Spaces	N/A
Census Tract #	0.00	Proposed Impervious Coverage	N/A
Zone	N/A	SQ. FT. Existing Building	N/A
Block #	R-05	SQ. FT. Proposed Building	N/A
Lot #	503	Land Use	Residential
Plans Prepared By	19, 20, 2, 22, 22.01, 22.02	Land Use Type	Single Family
	Daniel M. Doran, PE, PLS		

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # NB-S-122

Applicant: Ortho Development, LLC 259 Fresh Ponds Road, Monroe , NJ 08831

Name of Application: "Ortho Development, LLC Block 503 Lots 19, 20, 21, 22, 22.01, 22.02 Simplex Avenue,
City of New Brunswick, Middlesex County, NJ" Dated September 7, 2019

WHEREAS the above - noted application has been filed with the Middlesex County Planning Board for Sketch Plat approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # SR-S-142 **Type** "A" Sketch
Date of Action September 8, 2020

Applicant: Gilbert Eleto 76 Price Place South River NJ 08882

Title Block of Application: "Minor Subdivision Plan Rose Street Block 30, Lots 7, 8.01 & 8 Borough of South River Middlesex County, New Jersey" Dated for November 11, 2019

Proposed Land Use: SFR

Staff Recommendation: Classify as an "A" Sketch application does not adversely affect County Road or County Drainage Facility

I. Revised Plans and Resolution Deficiencies

A. Section 10-6.1 Plat Details	_____	N/A
B. Section 10-7 Design Standards	_____	N/A
C. Other	_____	N/A

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.2	Amount \$	_____	N/A
		\$0.00	

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	_____	N/A
Downstream County Drainage Facility:	N/A	_____	\$0.00

IV. Receipt of a Municipal Drainage Report

_____ N/A

V. Agreements

A. Stormwater Maintenance Agreement	_____	N/A
B. Developer's Agreement	_____	
C. Future Improvements Agreement	_____	
D. Sight Triangle Agreement	_____	

VI. Dedication and Reservations of County Road Right-Of-Way

_____ N/A

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

VII. Road Opening Permit

_____ N/A

County Road Name and #	_____
Non-County Road Name	<u>Rose Street</u>
Linear Feet of Frontage	_____
Linear Feet of New Street	_____
	# of New Driveways _____

VIII. Approvals and Other Considerations

A. MCMEC	_____	C. NJDOT	_____
B. NJDEP	_____	D. D&RCC	_____

Planning Area	N/A	Fee Submitted	Return
Revised	No	Existing # of lots	1
Received	08/18/20	# of New Lots	3
Number of Extensions	0	Dwelling Units	3
Total Acres	0.28	Existing Parking Spaces	0
Acres of Open Space	0.00	Proposed Parking Spaces	3
Census Tract #	68	Proposed Impervious Coverage	5,865
Zone	R-75	SQ. FT. Existing Building	N/A
Block #	30	SQ. FT. Proposed Building	3,711
Lot #	7, 8.01, 8	Land Use	Residential
Plans Prepared By	Brent N. Papi JR., PE	Land Use Type	SFR

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 Engineer

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SR-S-142

Applicant: Gilbert Eleto 76 Price Place South River NJ 08882

Name of Application: "Minor Subdivision Plan Rose Street Block 30, Lots 7, 8.01 & 8 Borough of South River Middlesex County, New Jersey" Dated for November 11, 2019

WHEREAS the above - noted application has been filed with the Middlesex County Planning Board for Sketch Plat approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # EB-221 **Type**
Date of Action: September 8, 2020

Applicant: VLS Builders, LLC 9 Braeburn Place, East Brunswick NJ 08816

Title Block of Application: "Preliminary & Final Major Subdivision for Pamela Road Extension Lot 5.29 Block 133.28 Township of East Brunswick, Middlesex County, NJ" Dated for June 30, 2020

Proposed Land Use: SFR

Staff Recommendation: **Grant Applicant's Request for Extension of the previously submitted Subdivision Application for VLS Builders #012120 received on August 6, 2020**

I. Revised Plans and Resolution Deficiencies

A. Section 10-6.2 Plat Details	N/A
B. Section 10-7 Design Standards	N/A
C. Other	N/A

II. Performance Guarantee N/A

Statutory Auth. N.J.S.A. 40:27-6.2	Amount \$	N/A
		\$0.00

III. Drainage N/A

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	N/A
Downstream County Drainage Facility:		\$0.00

IV. Receipt of a Municipal Drainage Report N/A

V. Agreements N/A

A. Stormwater Maintenance Agreement	
B. Developer's Agreement	
C. Future Improvements Agreement	
D. Sight Triangle Agreement	

VI. Dedication and Reservations of County Road Right-Of-Way N/A

Distance From Centerline		Total Square Feet	
Length of Dedication		Width of Dedication	
Length of Easement		Width of Easement	
Pavement Width		Date Deed Is Due	

VII. Road Opening Permit N/A

County Road Name and #		
Non-County Road Name		
Linear Feet of Frontage		
Linear Feet of New Street		# of New Driveways

VIII. Approvals and Other Considerations N/A

A. MCMEC	C. NJDOT
B. NJDEP	D. D&RCC

Planning Area	Fee Submitted
Revised	Existing # of lots
Received	# of New Lots
Number of Extensions	Dwelling Units
Total Acres	Existing Parking Spaces
Acres of Open Space	Proposed Parking Spaces
Census Tract #	Proposed Impervious Coverage
Zone	SQ. FT. Existing Building
Block #	SQ. FT. Proposed Building
Lot #	Land Use
Plans Prepared By	Land Use Type

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 Engineer

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # EB-221

Applicant: VLS Builders, LLC 9 Braeburn Place, East Brunswick NJ 08816

Name of Application: "Preliminary & Final Major Subdivision for Pamela Road Extension Lot 5.29 Block 133.28 Township of East Brunswick, Middlesex County, NJ" Dated for June 30, 2020

WHEREAS the above - noted application has been filed with the Middlesex County Planning Board for subdivision approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # ST-77 **Type** Preliminary
Date of Action September 8, 2020

Applicant: W.Tom Suchcicki, 390 New Brunswick Avenue East Brunswick, NJ 08816

Title Block of Application: "Proposed Major Subdivision Block 68, Lot 27 & Block 86.06 Lot 6; 176 Brooklyn Avenue, Borough of Spotswood, Middlesex County New Jersey" Dated August 9, 2016 and Revised Through June 12, 2020.

Proposed Land Use: Residential

Staff Recommendation: **Conditional Preliminary Approval; Subject to Receipt of the Following:**
See Below (VIII)

I. Revised Plans and Resolution Deficiencies

A. Section 10-6.2 Plat Details	N/A
B. Section 10-7 Design Standards	N/A
C. Other	N/A

II. Performance Guarantee N/A

Statutory Auth. N.J.S.A. 40:27-6.2	Amount \$	N/A
		\$0.00

III. Drainage N/A

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	N/A
Downstream County Drainage Facility:		N/A

IV. Receipt of a Municipal Drainage Report N/A

V. Agreements N/A

A. Stormwater Maintenance Agreement	
B. Developer's Agreement	
C. Future Improvements Agreement	
D. Sight Triangle Agreement	

VI. Dedication and Reservations of County Road Right-Of-Way N/A

Distance From Centerline		Total Square Feet	
Length of Dedication		Width of Dedication	
Length of Easement		Width of Easement	
Pavement Width		Date Deed Is Due	

VII. Road Opening Permit N/A

County Road Name and #	
Non-County Road Name	<u>Brooklyn Avenue</u>
Linear Feet of Frontage	
Linear Feet of New Street	<u># of New Driveways</u>

VIII. Approvals and Other Considerations Required

A. MCMEC		C. NJDOT	
B. NJDEP	Required	D. D&RCC	

Planning Area	<u>Rt 18</u>	Fee Submitted	<u>\$630.00</u>
Revised	<u>No</u>	Existing # of lots	<u>2</u>
Received	<u>08/19/20</u>	# of New Lots	<u>2</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>4</u>
Total Acres	<u>1.50</u>	Existing Parking Spaces	<u>0</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>N/A</u>
Census Tract #	<u>81.02</u>	Proposed Impervious Coverage	<u>16,500</u>
Zone	<u>R-10</u>	SQ. FT. Existing Building	<u>0</u>
Block #	<u>86.06, 68</u>	SQ. FT. Proposed Building	<u>11,576</u>
Lot #	<u>6, 27</u>	Land Use	<u>Residential</u>
Plans Prepared By	<u>Christopher Nusser, P.E.</u>	Land Use Type	<u>Single Family</u>

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	Deed Extension

Planning Board Staff _____ Engineering Department Staff _____

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ST-77

Applicant: W.Tom Suchcicki, 390 New Brunswick Avenue East Brunswick, NJ 08816

Name of Application: "Proposed Major Subdivision Block 68, Lot 27 & Block 86.06 Lot 6; 176 Brooklyn Avenue, Borough of Spotswood, Middlesex County New Jersey" Dated August 9, 2016 and Revised Through June 12, 2020.

WHEREAS the above - noted application has been filed with the Middlesex County Planning Board for subdivision approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # MO-149 **Type** Final
Date of Action September 8, 2020

Applicant: Stratford Developers, LLC 90 Woodbridge Center Drive, Woodbridge, NJ 07095

Title Block of Application: "Final Plat Stratford at Monroe Section 7B Final Plat-Major Subdivision Tax Map Lot 84 Block 13 Tax Map Lot 20 Block 13.01 Tax Map Lot 61 Block 13.02 Monroe Township, Middlesex County, N.J." Dated April 4, 2020

Proposed Land Use: Residential

Staff Recommendation: **Final Plat Approved for Filing:**

I. Revised Plans and Resolution Deficiencies

- A. Section 10-6.2 Plat Details _____
- B. Section 10-7 Design Standards _____
- C. Other _____

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.2 Amount \$ _____

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.2 Amount \$ _____
 Downstream County Drainage Facility: Brickyard Road #5-B-164

IV. Receipt of a Municipal Drainage Report

V. Agreements

- A. Stormwater Maintenance Agreement _____
- B. Developer's Agreement _____
- C. Future Improvements Agreement _____
- D. Sight Triangle Agreement _____

VI. Dedication and Reservations of County Road Right-Of-Way

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

VII. Road Opening Permit

County Road Name and #	<u>Cranbury Station Road (CR# 615)</u>
Non-County Road Name	_____
Linear Feet of Frontage	_____
Linear Feet of New Street	_____
	# of New Driveways _____

VIII. Approvals and Other Considerations

- | | |
|----------------|----------------|
| A. MCMEC _____ | C. NJDOT _____ |
| B. NJDEP _____ | D. D&RCC _____ |

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$2,870.00</u>
Revised	<u>No</u>	Existing # of lots	<u>3</u>
Received	<u>08/18/20</u>	# of New Lots	<u>71</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>67</u>
Total Acres	<u>87.16</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>N/A</u>	Proposed Parking Spaces	<u>N/A</u>
Census Tract #	<u>N/A</u>	Proposed Impervious Coverage	<u>N/A</u>
Zone	<u>PRD-AH</u>	SQ. FT. Existing Building	<u>N/A</u>
Block #	<u>13/13.01/13.02</u>	SQ. FT. Proposed Building	<u>N/A</u>
Lot #	<u>84/20/61</u>	Land Use	<u>Residential</u>
Plans Prepared By	<u>Juan J. Rodriguez, PLS</u>	Land Use Type	<u>Single Family</u>

Approval _____	Disapproval _____
Conditional Approval _____	Review _____
Void _____	Reconsideration _____
Withdrawal _____	Deed Extension _____

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # MO-149

Applicant: Stratford Developers, LLC 90 Woodbridge Center Drive, Woodbridge, NJ 07095

Name of Application: "Final Plat Stratford at Monroe Section 7B Final Plat-Major Subdivision Tax Map Lot 84 Block 13 Tax Map Lot 20 Block 13.01 Tax Map Lot 61 Block 13.02 Monroe Township, Middlesex County, N.J." Dated April 4, 2020

WHEREAS the above - noted application has been filed with the Middlesex County Planning Board for subdivision approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # CR-SP-45 **Type** Site Plan
Date of Action September 8, 2020

Applicant: Amazon.Com Services LLC, 2021 7th Avenue, Seattle, WA 98121

Title Block of Application: "Amended Final Major Site Plan for 343 Half Acre Road" Dated June 20, 2017 and Revised Through July 24, 2020.

Proposed Land Use: Industrial

Staff Recommendation: **Site Plan Approval; Application Does Not Significantly Impact County Road or County Drainage Facilities.**

I. Revised Plans and Resolution Deficiencies

A. Section 11-6 Site Plan Details	N/A
B. Section 11-7 Design Standards	N/A
C. Other	N/A

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$	N/A
		\$0.00

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	Sufficient
Downstream County Drainage Facility:		\$0.00

5-B-172 South River Rd

IV. Receipt of a Municipal Drainage Report

N/A

V. Agreements

N/A

- A. Stormwater Maintenance Agreement
- B. Developer's Agreement
- C. Future Improvements Agreement
- D. Sight Triangle Agreement

VI. Dedication and Reservations of County Road Right-Of-Way

N/A

Distance From Centerline		Total Square Feet	
Length of Dedication		Width of Dedication	
Length of Easement		Width of Easement	
Pavement Width		Date Deed Is Due	

VII. Road Opening Permit

N/A

County Road Name and #	
Non-County Road Name	<u>Half Acre Road</u>
Linear Feet of Frontage	
Linear Feet of New Street	
	# of New Driveways

VIII. Approvals and Other Considerations

N/A

A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	NA	Fee Submitted	\$500.00
Revised	Yes	Existing # of lots	1
Received	08/06/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	117.00	Existing Parking Spaces	NA
Acres of Open Space	0.00	Proposed Parking Spaces	351
Census Tract #	N.A	Proposed Impervious Coverage	1,794,520
Zone	LI	SQ. FT. Existing Building	953,621
Block #	5	SQ. FT. Proposed Building	NA
Lot #	9	Land Use	Industrial
Plans Prepared By	<u>Ralph J. Ordlando, P.E.</u>	Land Use Type	Warehouse

Approval	
Conditional Approval	
Void	
Withdrawal	
Disapproval	
Review	
Reconsideration	
Deed Extension	

Planning Board Staff _____
 Roma Patel, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # CR-SP-45

Applicant: Amazon.Com Services LLC, 2021 7th Avenue, Seattle, WA 98121

Name of Application: "Amended Final Major Site Plan for 343 Half Acre Road" Dated June 20, 2017 and Revised Through July 24, 2020.

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-SP-534 **Type** Site Plan
Date of Action September 8, 2020

Applicant: Federal Business Centers, Inc. 300 Raritan Center Parkway, Edison, New Jersey 08818

Title Block of Application: "Preliminary and Final Site Plan for 1115-1195 King George Post Road New Warehouse Block 390-A, Lot 1.02 Township of Edison, Middlesex County, New Jersey" Dated for August 14, 2020

Proposed Land Use: Warehouse

Staff Recommendation: **Site Plan Approval conditions met under previous submission**

- | | | | |
|--------------|--|------------------------------|---------------------|
| I. | Revised Plans and Resolution Deficiencies | | |
| | A. Section 11-6 Site Plan Details | _____ | N/A |
| | B. Section 11-7 Design Standards | _____ | N/A |
| | C. Other | _____ | N/A |
| II. | Performance Guarantee | | N/A |
| | Statutory Auth. N.J.S.A. 40:27-6.6 | Amount \$ _____ | \$0.00 |
| III. | Drainage | | Sufficient |
| | Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ _____ | \$0.00 |
| | Downstream County Drainage Facility: <u>Woodbridge Avenue #1-B-502</u> | _____ | |
| IV. | Receipt of a Municipal Drainage Report | | N/A |
| V. | Agreements | | N/A |
| | A. Stormwater Maintenance Agreement | _____ | |
| | B. Developer's Agreement | _____ | |
| | C. Future Improvements Agreement | _____ | |
| | D. Sight Triangle Agreement | _____ | |
| VI. | Dedication and Reservations of County Road Right-Of-Way | | N/A |
| | Distance From Centerline | _____ | Total Square Feet |
| | Length of Dedication | _____ | Width of Dedication |
| | Length of Easement | _____ | Width of Easement |
| | Pavement Width | _____ | Date Deed Is Due |
| VII. | Road Opening Permit | | N/A |
| | County Road Name and # | _____ | |
| | Non-County Road Name | <u>King George Post Road</u> | |
| | Linear Feet of Frontage | _____ | |
| | Linear Feet of New Street | _____ | # of New Driveways |
| VIII. | Approvals and Other Considerations | | N/A |
| | A. MCMEC | _____ | C. NJDOT |
| | B. NJDEP | _____ | D. D&RCC |
| | | | N/A |
| | | | N/A |

Planning Area	<u>Akill</u>	Fee Submitted	<u>\$500.00</u>
Revised	<u>0</u>	Existing # of lots	<u>1</u>
Received	<u>08/24/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>N/A</u>
Total Acres	<u>25.82</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>N/A</u>	Proposed Parking Spaces	<u>299</u>
Census Tract #	<u>18.06</u>	Proposed Impervious Coverage	<u>864,909</u>
Zone	<u>Redev</u>	SQ. FT. Existing Building	<u>N/A</u>
Block #	<u>390-A</u>	SQ. FT. Proposed Building	<u>447,025</u>
Lot #	<u>1.02</u>	Land Use	<u>Commercial</u>
Plans Prepared By	<u>Lisa DiGerolamo P.E.</u>	Land Use Type	<u>Warehouse</u>

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-SP-534

Applicant: Federal Business Centers, Inc. 300 Raritan Center Parkway, Edison, New Jersey 08818

Name of Application: "Preliminary and Final Site Plan for 1115-1195 King George Post Road New Warehouse Block 390-A, Lot 1.02 Township of Edison, Middlesex County, New Jersey" Dated for August 14, 2020

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-SP-539 **Type** Site Plan
Date of Action September 8, 2020

Applicant: Edison Shopping Center and New Jersey Partnership 71 Valley Street, Suite 204, South Orange, NJ 07079

Title Block of Application: "Preliminary and Final Site Plan Prepared for Edison Shopping Center 2303 Woodbridge Avenue, Lot 11-E-3 Block 265-FF, Township of Edison, Middlesex County, New Jersey"
Dated May 28, 2020

Proposed Land Use: Retail

Staff Recommendation: **Conditional Site Plan Approval; subject to receipt of the following:
See (I-A, I-B, II, V-B, VI, VII)**

I. Revised Plans and Resolution Deficiencies

A. Section 11-6 Site Plan Details	<u>L-Details, M-Dedication, P-Survey</u>	<u>Required</u>
B. Section 11-7 Design Standards	<u>.4 Driveway, .7 Sidewalk, .8 Curbing, .11 Drainage</u>	<u>Required</u>
C. Other		<u>N/A</u>

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$	<u>Required</u>
		<u>TBD</u>

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	<u>Sufficient</u>
Downstream County Drainage Facility: <u>Meadow Road #1-C-620</u>		<u>\$0.00</u>

IV. Receipt of a Municipal Drainage Report

N/A

V. Agreements

A. Stormwater Maintenance Agreement		
B. Maintenance Agreement		<u>Required</u>
C. Future Improvements Agreement		
D. Sight Triangle Agreement		

VI. Dedication and Reservations of County Road Right-Of-Way

Required

Distance From Centerline	<u>44 ft.</u>	Total Square Feet	<u>TBD</u>
Length of Dedication	<u>TBD</u>	Width of Dedication	<u>TBD</u>
Length of Easement	<u>TBD</u>	Width of Easement	<u>TBD</u>
Pavement Width	<u>TBD</u>	Date Deed Is Due	<u>12/8/2020</u>

VII. Road Opening Permit

Required

County Road Name and #	<u>Woodbridge Avenue (CR 514)</u>		
Non-County Road Name			
Linear Feet of Frontage	<u>470</u>		
Linear Feet of New Street	<u>N/A</u>	# of New Driveways	<u>N/A</u>

VIII. Approvals and Other Considerations

N/A

A. MCMEC	<u>N/A</u>	C. NJDOT	<u>N/A</u>
B. NJDEP	<u>N/A</u>	D. D&RCC	<u>N/A</u>

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$500.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>08/18/20</u>	# of New Lots	<u>N/A</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>N/A</u>
Total Acres	<u>3.28</u>	Existing Parking Spaces	<u>176</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>-9</u>
Census Tract #	<u>N/A</u>	Proposed Impervious Coverage	<u>125,888</u>
Zone	<u>G-B</u>	SQ. FT. Existing Building	<u>23,839</u>
Block #	<u>265-FF</u>	SQ. FT. Proposed Building	<u>3,583</u>
Lot #	<u>11-E-3</u>	Land Use	<u>Commercial</u>
Plans Prepared By	<u>J. Michael Petry, PE</u>	Land Use Type	<u>Retail</u>

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
Jim Lentino, Principal Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-SP-539

Applicant: Edison Shopping Center and New Jersey Partnership 71 Valley Street, Suite 204, South Orange, NJ 07079

Name of Application: "Preliminary and Final Site Plan Prepared for Edison Shopping Center 2303 Woodbridge Avenue, Lot 11-E-3 Block 265-FF, Township of Edison, Middlesex County, New Jersey"
Dated May 28, 2020

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-SP-538

Applicant: 41 Glendale LLC, 1649 49th Street, 1st Floor, Brooklyn, NJ 11204

Name of Application: "Preliminary/ Final Site Plan for Glendale Avenue Warehouse Township of Edison Middlesex County, New Jersey Block 340 Lots 1-B, 1-D, 1-E (Portion), 2-A, & 2-B (Portion) Block 380 Lots 15& 16" Dated December 20, 2019 and Revised Through April 2, 2020.

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # NO-EX-131 **Type** Site Plan
Date of Action September 8, 2020

Applicant: 832 Livingston LLC, 846 Livingston Avenue, North Brunswick, NJ 08902

Title Block of Application: "Use Variance Plan 832 LLC 832 Livingston Avenue Lot 4, Block 127 Township of North Brunswick, Middlesex County, New Jersey" Dated July 20, 2020

Proposed Land Use: Sober Living Residence

Staff Recommendation: **Exempt Site Plan; Application Does Not Affect a County Road or County Drainage Facility.**

- I. Revised Plans and Resolution Deficiencies**
- | | |
|-----------------------------------|-----|
| A. Section 11-6 Site Plan Details | N/A |
| B. Section 11-7 Design Standards | N/A |
| C. Other | N/A |
- II. Performance Guarantee** N/A
- | | | |
|------------------------------------|-----------|-----|
| Statutory Auth. N.J.S.A. 40:27-6.6 | Amount \$ | N/A |
|------------------------------------|-----------|-----|
- III. Drainage** N/A
- | | | |
|---|-----------|-----|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | N/A |
| Downstream County Drainage Facility: | | N/A |
- IV. Receipt of a Municipal Drainage Report** N/A
- V. Agreements** N/A
- | | |
|-------------------------------------|--|
| A. Stormwater Maintenance Agreement | |
| B. Developer's Agreement | |
| C. Future Improvements Agreement | |
| D. Sight Triangle Agreement | |
- VI. Dedication and Reservations of County Road Right-Of-Way** N/A
- | | | | |
|--------------------------|--|---------------------|--|
| Distance From Centerline | | Total Square Feet | |
| Length of Dedication | | Width of Dedication | |
| Length of Easement | | Width of Easement | |
| Pavement Width | | Date Deed Is Due | |
- VII. Road Opening Permit** N/A
- | | |
|---------------------------|--------------------------|
| County Road Name and # | |
| Non-County Road Name | <u>Livingston Avenue</u> |
| Linear Feet of Frontage | |
| Linear Feet of New Street | # of New Driveways |
- VIII. Approvals and Other Considerations** N/A
- | | | | |
|----------|-----|----------|-----|
| A. MCMEC | N/A | C. NJDOT | N/A |
| B. NJDEP | N/A | D. D&RCC | N/A |

Planning Area	N/A	Fee Submitted	No Check
Revised	No	Existing # of lots	1
Received	08/05/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	N/A
Total Acres	0.36	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	4
Census Tract #	61.01	Proposed Impervious Coverage	4,131
Zone	C-1	SQ. FT. Existing Building	1,414
Block #	127	SQ. FT. Proposed Building	2,558
Lot #	4	Land Use	Residential
Plans Prepared By	<u>Frank T. Antisell, P.E.</u>	Land Use Type	Residential

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
 Roma Patel, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # NO-EX-131

Applicant: 832 Livingston LLC, 846 Livingston Avenue, North Brunswick, NJ 08902

Name of Application: "Use Variance Plan 832 LLC 832 Livingston Avenue Lot 4, Block 127 Township of North Brunswick. Middlesex County, New Jersey" Dated July 20, 2020

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # NO-EX-130 **Type** Site Plan
Date of Action September 8, 2020

Applicant: Antonios Gaby 1040 Livingston Avenue, North Brunswick NJ 08902

Title Block of Application: "Use Various Plan Livingston Auto Service 1040 Livingston Avenue Lot 8, Block 135 Township of North Brunswick, Middlesex County, New Jersey" Dated for July 7, 2020

Proposed Land Use: Commercial

Staff Recommendation: **Exempt Site Plan; application does not adversely affect County Road or County Drainage Facility**

- | | | | |
|--|-------------------|---------------------|---------------|
| I. Revised Plans and Resolution Deficiencies | | | |
| A. Section 11-6 Site Plan Details | | | N/A |
| B. Section 11-7 Design Standards | | | N/A |
| C. Other | | | N/A |
| II. Performance Guarantee | | | |
| Statutory Auth. N.J.S.A. 40:27-6.6 | | Amount \$ | N/A
\$0.00 |
| III. Drainage | | | |
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | | Amount \$ | N/A
\$0.00 |
| Downstream County Drainage Facility: | N/A | | |
| IV. Receipt of a Municipal Drainage Report | | | |
| | | | N/A |
| V. Agreements | | | |
| A. Stormwater Maintenance Agreement | | | N/A |
| B. Developer's Agreement | | | |
| C. Future Improvements Agreement | | | |
| D. Sight Triangle Agreement | | | |
| VI. Dedication and Reservations of County Road Right-Of-Way | | | |
| Distance From Centerline | | Total Square Feet | |
| Length of Dedication | | Width of Dedication | |
| Length of Easement | | Width of Easement | |
| Pavement Width | | Date Deed Is Due | |
| VII. Road Opening Permit | | | |
| County Road Name and # | | | N/A |
| Non-County Road Name | Livingston Avenue | | |
| Linear Feet of Frontage | | | |
| Linear Feet of New Street | | # of New Driveways | |
| VIII. Approvals and Other Considerations | | | |
| A. MCMEC | | C. NJDOT | |
| B. NJDEP | | D. D&RCC | |

Planning Area	N/A	Fee Submitted	\$500.00
Revised	No	Existing # of lots	1
Received	08/17/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	0.23	Existing Parking Spaces	10
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	61.03	Proposed Impervious Coverage	9,000
Zone	C-1	SQ. FT. Existing Building	1,235
Block #	135	SQ. FT. Proposed Building	1,040
Lot #	8	Land Use	Commercial
Plans Prepared By	Frank T. Antisell P.E.	Land Use Type	Commercial

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # NO-EX-130

Applicant: Antonios Gaby 1040 Livingston Avenue, North Brunswick NJ 08902

Name of Application: "Use Various Plan Livingston Auto Service 1040 Livingston Avenue Lot 8, Block 135
Township of North Brunswick, Middlesex County, New Jersey" Dated for July 7, 2020

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-SP-184 **Type** Site Plan
Date of Action September 8, 2020

Applicant: Heritage Old Bridge LLC, c/o Brixmor Property Group

Title Block of Application: "Preliminary and Final Major Site Plan for Old Bridge Gateway Shopping Center Situated In: Old Bridge Township Middlesex County, New Jersey" Dated July 24, 2020.

Proposed Land Use: Commercial

Staff Recommendation: **Site Plain Approval; Application Does Not Significantly Impact County Road or County Drainage Facility**

- I. Revised Plans and Resolution Deficiencies**
- | | |
|-----------------------------------|-----|
| A. Section 11-6 Site Plan Details | N/A |
| B. Section 11-7 Design Standards | N/A |
| C. Other | N/A |
- II. Performance Guarantee** N/A
- | | | |
|------------------------------------|-----------|--------|
| Statutory Auth. N.J.S.A. 40:27-6.6 | Amount \$ | N/A |
| | | \$0.00 |
- III. Drainage** Sufficient
- | | | |
|---|----------------------------|------------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | Sufficient |
| Downstream County Drainage Facility: | \$0.00 | \$0.00 |
| | <u>Poorfarm Rd 3-C-204</u> | |
- IV. Receipt of a Municipal Drainage Report** N/A
- V. Agreements** N/A
- | | |
|-------------------------------------|--|
| A. Stormwater Maintenance Agreement | |
| B. Developer's Agreement | |
| C. Future Improvements Agreement | |
| D. Sight Triangle Agreement | |
- VI. Dedication and Reservations of County Road Right-Of-Way** N/A
- | | | | |
|--------------------------|--|---------------------|--|
| Distance From Centerline | | Total Square Feet | |
| Length of Dedication | | Width of Dedication | |
| Length of Easement | | Width of Easement | |
| Pavement Width | | Date Deed Is Due | |
- VII. Road Opening Permit** N/A
- | | |
|---------------------------|----------------------------------|
| County Road Name and # | |
| Non-County Road Name | <u>Erston Road (State Route)</u> |
| Linear Feet of Frontage | |
| Linear Feet of New Street | <u># of New Driveways</u> |
- VIII. Approvals and Other Considerations** N/A
- | | | | |
|----------|-----|----------|-----|
| A. MCMEC | N/A | C. NJDOT | N/A |
| B. NJDEP | N/A | D. D&RCC | N/A |

Planning Area	NA	Fee Submitted	\$800.00
Revised	No	Existing # of lots	1
Received	08/17/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	22.76	Existing Parking Spaces	1,160
Acres of Open Space	0.00	Proposed Parking Spaces	NA
Census Tract #	79.05	Proposed Impervious Coverage	-460
Zone	CR	SQ. FT. Existing Building	251,260
Block #	5000	SQ. FT. Proposed Building	6,425
Lot #	3	Land Use	Commercial
Plans Prepared By	<u>Scott R. Quigley P.E.</u>	Land Use Type	Retail

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	Deed Extension

Planning Board Staff _____
Roma Patel, Assistant Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-SP-184

Applicant: Heritage Old Bridge LLC, c/o Brixmor Property Group

Name of Application: "Preliminary and Final Major Site Plan for Old Bridge Gateway Shopping Center
Situating In: Old Bridge Township Middlesex County, New Jersey" Dated July 24, 2020.

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PI-SP-380

Applicant: Equity Land Group, LLC 1315 Stelton Road, Piscataway, NJ 0854

Name of Application: "521 Stelton Road Block 5302 Lot 1.01 Township of Piscataway Middlesex County New Jersey" Dated for January 30, 2020

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020

DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PL-SP-60 **Type** Site Plan
Date of Action September 8, 2020

Applicant: Trustees of Princeton University E.A. Macmillan Building, Princeton, NJ 08544

Title Block of Application: "Minor Site Plan for Princeton University Art Museum Storage Facility Temporary Building Expansion prepared for The Trustees of Princeton University Block 701, Lot 29 Situated in Plainsboro Township, Middlesex County, New Jersey" Dated June 11, 2020 and Revised Through July 24, 2020

Proposed Land Use: Storage Building

Staff Recommendation: **Site Plan Approval; application does not adversely affect a County Road or County Drainage Facility**

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	Sufficient \$0.00
Downstream County Drainage Facility:	<u>Mapleton Road # 4-C-69</u>		
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			
C. Future Improvements Agreement			
D. Sight Triangle Agreement			
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline		Total Square Feet	
Length of Dedication		Width of Dedication	
Length of Easement		Width of Easement	
Pavement Width		Date Deed Is Due	
VII. Road Opening Permit			
County Road Name and #			N/A
Non-County Road Name	<u>Forrestal Road</u>		
Linear Feet of Frontage			
Linear Feet of New Street		# of New Driveways	
VIII. Approvals and Other Considerations			
A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	\$500.00
Revised	No	Existing # of lots	1
Received	08/17/20	# of New Lots	N/A
Number of Extensions	0	Dwelling Units	N/A
Total Acres	71.70	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	N/A
Census Tract #	N/A	Proposed Impervious Coverage	6,534
Zone	PMUD	SQ. FT. Existing Building	N/A
Block #	701	SQ. FT. Proposed Building	5,000
Lot #	29	Land Use	PQP
Plans Prepared By	<u>Ralph A. Petrella, PE</u>	Land Use Type	Other

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	Deed Extension

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PL-SP-60

Applicant: Trustees of Princeton University E.A. Macmillan Building, Princeton, NJ 08544

Name of Application: "Minor Site Plan for Princeton University Art Museum Storage Facility Temporary Building Expansion prepared for The Trustees of Princeton University Block 701, Lot 29 Situated in Plainsboro Township, Middlesex County, New Jersey" Dated June 11, 2020 and Revised Through July 24, 2020

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PL-SP-87 **Type** Site Plan
Date of Action September 8, 2020

Applicant: West Windsor Plainsboro Regional School District, 321 Village Road East

Title Block of Application: "West Windsor - Plainsboro School District Additions and Renovations to High School North Block 1902, Lot 23" Dated August 18, 2020.

Proposed Land Use: Pubilc Quasi Public- School

Staff Recommendation: **Conditional Site Plan Approval; Subject to the receipt of the following:**
See below (VIII)

- I. Revised Plans and Resolution Deficiencies**
- | | |
|-----------------------------------|-----|
| A. Section 11-6 Site Plan Details | N/A |
| B. Section 11-7 Design Standards | N/A |
| C. Other | N/A |
- II. Performance Guarantee** N/A
- | | | |
|------------------------------------|-----------|--------|
| Statutory Auth. N.J.S.A. 40:27-6.6 | Amount \$ | N/A |
| | | \$0.00 |
- III. Drainage** Sufficient
- | | | |
|---|---------------------------------|------------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | Sufficient |
| Downstream County Drainage Facility: | \$0.00 | \$0.00 |
| | <u>Grovers Mill Rd. 4-B-092</u> | |
- IV. Receipt of a Municipal Drainage Report** N/A
- V. Agreements** N/A
- | | |
|-------------------------------------|--|
| A. Stormwater Maintenance Agreement | |
| B. Developer's Agreement | |
| C. Future Improvements Agreement | |
| D. Sight Triangle Agreement | |
- VI. Dedication and Reservations of County Road Right-Of-Way** N/A
- | | | | |
|--------------------------|--|---------------------|--|
| Distance From Centerline | | Total Square Feet | |
| Length of Dedication | | Width of Dedication | |
| Length of Easement | | Width of Easement | |
| Pavement Width | | Date Deed Is Due | |
- VII. Road Opening Permit** N/A
- | | | | |
|---------------------------|--|------------------------|--|
| County Road Name and # | | | |
| Non-County Road Name | | <u>Grovers Mill Rd</u> | |
| Linear Feet of Frontage | | | |
| Linear Feet of New Street | | # of New Driveways | |
- VIII. Approvals and Other Considerations** Required
- | | | | |
|----------|----------|----------|-----|
| A. MCMEC | Required | C. NJDOT | N/A |
| B. NJDEP | N/A | D. D&RCC | N/A |

Planning Area	NA	Fee Submitted	\$500.00
Revised	No	Existing # of lots	1
Received	08/20/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	89.76	Existing Parking Spaces	NA
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	N.A	Proposed Impervious Coverage	3,030
Zone	R100	SQ. FT. Existing Building	255,741
Block #	1902	SQ. FT. Proposed Building	2,820
Lot #	23	Land Use	PQP
Plans Prepared By	<u>Herbet Seeburger P.E.</u>	Land Use Type	School

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	Deed Extension

Planning Board Staff _____
Roma Patel, Assistant Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PL-SP-87

Applicant: West Windsor Plainsboro Regional School District, 321 Village Road East

Name of Application: "West Windsor - Plainsboro School District Additions and Renovations to High School North Block 1902, Lot 23" Dated August 18, 2020.

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-SP-377 **Type** Site Plan
Date of Action September 8, 2020

Applicant: PDC Atlanta, LLC 9040 Roswell Road, Atlanta GA 30350

Title Block of Application: "Preliminary and Final Site Plan Application Cranbury-South River Road Warehouse Development Township of South Brunswick, Middlesex County, New Jersey Block 19, Lots 2, 3.01, & 3.02 Township of Monroe, Middlesex County, New Jersey, Block 82, Lot 3.01" Dated December 4, 2018

Proposed Land Use: Warehouse

Staff Recommendation: Grant applicant's request for an extension to the October 13, 2020 Development Review Committee Meeting

I. Revised Plans and Resolution Deficiencies

- A. Section 11-6 Site Plan Details _____
- B. Section 11-7 Design Standards _____
- C. Other _____

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.6 Amount \$ _____

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6 Amount \$ _____
 Downstream County Drainage Facility: Ridge Road # 4-C-601

IV. Receipt of a Municipal Drainage Report

V. Agreements

- A. Stormwater Maintenance Agreement _____
- B. Developer's Agreement _____
- C. Future Improvements Agreement _____
- D. Sight Triangle Agreement _____

VI. Dedication and Reservations of County Road Right-Of-Way

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

VII. Road Opening Permit

County Road Name and #	<u>Cranbury-South River Road (CR 535)</u>		
Non-County Road Name	_____		
Linear Feet of Frontage	<u>1,497.00</u>		
Linear Feet of New Street	<u>N/A</u>	# of New Driveways	<u>2</u>

VIII. Approvals and Other Considerations

A. MCMEC	_____	C. NJDOT	_____
B. NJDEP	_____	D. D&RCC	_____

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$20,000.00</u>
Revised	<u>No</u>	Existing # of lots	<u>4</u>
Received	<u>08/20/20</u>	# of New Lots	<u>N/A</u>
Number of Extensions	<u>N/A</u>	Dwelling Units	<u>N/A</u>
Total Acres	<u>85.17</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>35.50</u>	Proposed Parking Spaces	<u>666</u>
Census Tract #	<u>N/A</u>	Proposed Impervious Coverage	<u>2,158,853</u>
Zone	<u>R-30/LI-4</u>	SQ. FT. Existing Building	<u>N/A</u>
Block #	<u>19/82</u>	SQ. FT. Proposed Building	<u>1,281,000</u>
Lot #	<u>2, 3.01, 3.02/3.01</u>	Land Use	<u>Industrial</u>
Plans Prepared By	<u>Daniel Miola, PE</u>	Land Use Type	<u>Warehouse</u>

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SB-SP-377

Applicant: PDC Atlanta, LLC 9040 Roswell Road, Atlanta GA 30350

Name of Application: "Preliminary and Final Site Plan Application Cranbury-South River Road Warehouse
Development Township of South Brunswick, Middlesex County, New Jersey Block 19,
Lots 2, 3.01, & 3.02 Township of Monroe, Middlesex County, New Jersey, Block 82, Lot
3.01" Dated December 4, 2018

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SP-SP-231 **Type** Site Plan
Date of Action September 8, 2020

Applicant: GP Harmon Recycling LLC 133 Peachtree Street NE, Atlanta, Georgia 30303

Title Block of Application: "Preliminary & Final Site Plan for Georgia Pacific Class "A" Recycling Facility Block 480 - Lot 1 South Plainfield Borough, Middlesex County, New Jersey" Dated for August 4, 2020

Proposed Land Use: Warehouse

Staff Recommendation: **Site Plan Approval; application does not adversely affect County Road or County Drainage Facility**

- I. Revised Plans and Resolution Deficiencies**
- | | | |
|-----------------------------------|-------|-----|
| A. Section 11-6 Site Plan Details | _____ | N/A |
| B. Section 11-7 Design Standards | _____ | N/A |
| C. Other | _____ | N/A |
- II. Performance Guarantee**
- | | | | |
|------------------------------------|-----------|--------|-------|
| Statutory Auth. N.J.S.A. 40:27-6.6 | Amount \$ | _____ | N/A |
| | | \$0.00 | _____ |
- III. Drainage**
- | | | | |
|---|-----------|--------|-------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | _____ | N/A |
| Downstream County Drainage Facility: <u>#2-C-639 Coolidge St.</u> | | \$0.00 | _____ |
- IV. Receipt of a Municipal Drainage Report** _____ N/A
- V. Agreements** _____ N/A
- | | |
|-------------------------------------|-------|
| A. Stormwater Maintenance Agreement | _____ |
| B. Developer's Agreement | _____ |
| C. Future Improvements Agreement | _____ |
| D. Sight Triangle Agreement | _____ |
- VI. Dedication and Reservations of County Road Right-Of-Way** _____ N/A
- | | | | |
|--------------------------|-------|---------------------|-------|
| Distance From Centerline | _____ | Total Square Feet | _____ |
| Length of Dedication | _____ | Width of Dedication | _____ |
| Length of Easement | _____ | Width of Easement | _____ |
| Pavement Width | _____ | Date Deed Is Due | _____ |
- VII. Road Opening Permit** _____ N/A
- | | |
|---------------------------|--------------------------------|
| County Road Name and # | _____ |
| Non-County Road Name | <u>Helen Street</u> |
| Linear Feet of Frontage | _____ |
| Linear Feet of New Street | _____ # of New Driveways _____ |
- VIII. Approvals and Other Considerations** _____ N/A
- | | | | |
|----------|-------|----------|-------|
| A. MCMEC | _____ | C. NJDOT | _____ |
| B. NJDEP | _____ | D. D&RCC | _____ |

Planning Area	_____	Fee Submitted	\$500.00
Revised	<u>No</u>	Existing # of lots	1
Received	<u>08/19/20</u>	# of New Lots	0
Number of Extensions	<u>0</u>	Dwelling Units	0
Total Acres	<u>44.61</u>	Existing Parking Spaces	462
Acres of Open Space	<u>11.13</u>	Proposed Parking Spaces	0
Census Tract #	<u>10.02</u>	Proposed Impervious Coverage	0
Zone	<u>M3</u>	SQ. FT. Existing Building	780,758
Block #	<u>480</u>	SQ. FT. Proposed Building	0
Lot #	<u>1</u>	Land Use	Commercial
Plans Prepared By	<u>Mario Iannelli, PE</u>	Land Use Type	Warehouse

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff _____
Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SP-SP-231

Applicant: GP Harmon Recycling LLC 133 Peachtree Street NE, Atlanta, Georgia 30303

Name of Application: "Preliminary & Final Site Plan for Georgia Pacific Class "A" Recycling Facility Block
480 - Lot 1 South Plainfield Borough, Middlesex County, New Jersey" Dated for August
4, 2020

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # WO-SP-683

Applicant: Duke Realty Paddock Street Urban Renewal, LLC 8711 River Crossing Boulevard,
Indianapolis, IN 46240

Name of Application: "Preliminary and Final Major Site Plan Application 2 Paddock Street Woodbridge
Township, Middlesex County, New Jersey" Dated June 12, 2020"

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # WO-SP-107

Applicant: Mack-Cali Woodbridge LLC, c/o Mack-Cali Realty Corp. Harborside 3-210 Hudson St, Jersey City, NJ 07311

Name of Application: "Preliminary and Final Major Site Plan for 581 Main Street Block 192, Lot 10 Tax Map Sheet #25 Woodbridge Township, Middlesex County, New Jersey" Dated September 10, 2019 and Revised Through January 13, 2020

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020

DATE EXECUTED: September 8, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-SP-690 **Type** Site Plan
Date of Action September 8, 2020

Applicant: Recycling Technology Development, LLC PO Box 290 Keasbey, NJ 08832

Title Block of Application: "Township of Woodbridge Middlesex County, New Jersey Bayshore Recycling Entrance Driveway Site Plan Block 41.03, Lot 1.012" Dated June 3, 2020 and Revised Through September 3, 2020

Proposed Land Use: Recycling Facility

Staff Recommendation: **Conditional Site Plan Approval; subject to receipt of the following:**
See (II, VII)

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$		Required TBD
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$		N/A
Downstream County Drainage Facility:	<u>Smith Street # 1-C-519</u>		\$0.00
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			
C. Future Improvements Agreement			
D. Sight Triangle Agreement			
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline		Total Square Feet	
Length of Dedication		Width of Dedication	
Length of Easement		Width of Easement	
Pavement Width		Date Deed Is Due	
VII. Road Opening Permit			
County Road Name and #		<u>Smith Street (CR 656)</u>	Required
Non-County Road Name			
Linear Feet of Frontage	268		
Linear Feet of New Street	N/A	# of New Driveways	1
VIII. Approvals and Other Considerations			
A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	<u>Akill</u>	Fee Submitted	\$500.00
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>02/05/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>7</u>	Dwelling Units	N/A
Total Acres	<u>3.17</u>	Existing Parking Spaces	N/A
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	N/A
Census Tract #	<u>32.04</u>	Proposed Impervious Coverage	N/A
Zone	<u>Keasbey-9 Redevelopment</u>	SQ. FT. Existing Building	N/A
Block #	<u>41.03</u>	SQ. FT. Proposed Building	N/A
Lot #	<u>1.012</u>	Land Use	I
Plans Prepared By	<u>David J. Samuel, PE, PP</u>	Land Use Type	M

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # WO-SP-690

Applicant: Recycling Technology Development, LLC PO Box 290 Keasbey, NJ 08832

Name of Application: "Township of Woodbridge Middlesex County, New Jersey Bayshore Recycling Entrance Driveway Site Plan Block 41.03, Lot 1.012" Dated June 3, 2020 and Revised Through September 3, 2020

WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 8, 2020, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: September 8, 2020
DATE EXECUTED: September 8, 2020