

Data Input Sheet
Land Development Review Section
Rejection of Application

Application # 012014

Municipality: New Brunswick

Block(s):141

Lot(s): 13.02

Title: Asbury Park Property Management

Receipt Date:3/9/20

Rej. Date: 3/26/20

Action Date: 4/14/20

Reasons for Rejection: 1.

Initials of Planner: JA

Type of Application: SP

Reason For Rejection

- | | |
|--|-------------------------------------|
| 1. Improper Fee Amount or No Fee | <input checked="" type="checkbox"/> |
| 2. Check Made Payable to Wrong Payee | <input type="checkbox"/> |
| 3. Insufficient Number of Plans | <input type="checkbox"/> |
| 4. Plans Not Signed And/Or Sealed | <input type="checkbox"/> |
| 5. Application Form Improperly Filled Out And/Or Not Signed | <input type="checkbox"/> |
| 6. No Application Form(s) Submitted | <input type="checkbox"/> |
| 7. Plans Not Prepared In Accordance With County Standards | <input type="checkbox"/> |
| 8. Traffic Study Not Submitted | <input type="checkbox"/> |
| 9. Drainage Calculation Not Submitted | <input type="checkbox"/> |
| 10. All Conditions of Preliminary Approval Have Not Been Satisfied | <input type="checkbox"/> |
| 11. Authorization of Property Owner Not Submitted | <input type="checkbox"/> |

Type of Application

- | | |
|----------------------|-------------------------------------|
| A. Sketch Plat | <input type="checkbox"/> |
| B. Preliminary Plat | <input type="checkbox"/> |
| C. Final Plat | <input type="checkbox"/> |
| D. Site Plan | <input checked="" type="checkbox"/> |
| E. Exempt Site Plan | <input type="checkbox"/> |
| F. Revised Site Plan | <input type="checkbox"/> |

File Number (If Applicable):

Comments:

NB-SP-230

Data Input Sheet
Land Development Review Section
Rejection of Application

Application # 012003

Municipality: New Brunswick

Block(s):425

Lot(s): 2.03

Title: BLock 425, Lot 2.03

Receipt Date:2/28/20

Rej. Date: 3/26/20

Action Date: 4/14/20

Reasons for Rejection: 1.

Initials of Planner: JA

Type of Application: SP

Reason For Rejection

- | | |
|--|-------------------------------------|
| 1. Improper Fee Amount or No Fee | <input checked="" type="checkbox"/> |
| 2. Check Made Payable to Wrong Payee | <input type="checkbox"/> |
| 3. Insufficient Number of Plans | <input type="checkbox"/> |
| 4. Plans Not Signed And/Or Sealed | <input type="checkbox"/> |
| 5. Application Form Improperly Filled Out And/Or Not Signed | <input type="checkbox"/> |
| 6. No Application Form(s) Submitted | <input type="checkbox"/> |
| 7. Plans Not Prepared In Accordance With County Standards | <input type="checkbox"/> |
| 8. Traffic Study Not Submitted | <input type="checkbox"/> |
| 9. Drainage Calculation Not Submitted | <input type="checkbox"/> |
| 10. All Conditions of Preliminary Approval Have Not Been Satisfied | <input type="checkbox"/> |
| 11. Authorization of Property Owner Not Submitted | <input type="checkbox"/> |

Type of Application

- | | |
|----------------------|-------------------------------------|
| A. Sketch Plat | <input type="checkbox"/> |
| B. Preliminary Plat | <input type="checkbox"/> |
| C. Final Plat | <input type="checkbox"/> |
| D. Site Plan | <input checked="" type="checkbox"/> |
| E. Exempt Site Plan | <input type="checkbox"/> |
| F. Revised Site Plan | <input type="checkbox"/> |

File Number (If Applicable):

Comments:

N/A

Data Input Sheet
Land Development Review Section
Rejection of Application

Application # 012000

Municipality: Piscataway

Block(s):5201

Lot(s): 8, 12, 13, 14, 20.01

Title: 1518 South Washington Avenue

Receipt Date:2/28/20

Rej. Date: 3/26/20

Action Date: 4/14/20

Reasons for Rejection: 1.

Initials of Planner: JA

Type of Application: SP

Reason For Rejection

- | | |
|--|-------------------------------------|
| 1. Improper Fee Amount or No Fee | <input checked="" type="checkbox"/> |
| 2. Check Made Payable to Wrong Payee | <input type="checkbox"/> |
| 3. Insufficient Number of Plans | <input type="checkbox"/> |
| 4. Plans Not Signed And/Or Sealed | <input type="checkbox"/> |
| 5. Application Form Improperly Filled Out And/Or Not Signed | <input type="checkbox"/> |
| 6. No Application Form(s) Submitted | <input type="checkbox"/> |
| 7. Plans Not Prepared In Accordance With County Standards | <input type="checkbox"/> |
| 8. Traffic Study Not Submitted | <input type="checkbox"/> |
| 9. Drainage Calculation Not Submitted | <input type="checkbox"/> |
| 10. All Conditions of Preliminary Approval Have Not Been Satisfied | <input type="checkbox"/> |
| 11. Authorization of Property Owner Not Submitted | <input type="checkbox"/> |

Type of Application

- | | |
|----------------------|-------------------------------------|
| A. Sketch Plat | <input type="checkbox"/> |
| B. Preliminary Plat | <input type="checkbox"/> |
| C. Final Plat | <input type="checkbox"/> |
| D. Site Plan | <input checked="" type="checkbox"/> |
| E. Exempt Site Plan | <input type="checkbox"/> |
| F. Revised Site Plan | <input type="checkbox"/> |

File Number (If Applicable):

Comments:

PI-SP-204

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # CA-S-228 **Type** "C"
Date of Action April 14, 2020

Applicant: HSWA, LLC; 6600 Industrial Highway, Carteret, New Jersey 07008

Title Block of Application: "Minor Subdivision Plan Prepared for 113 & 117 Hermann Street Lot 18 in Block 1604 Borough of Carteret, Middlesex County, New Jersey" Dated November 22, 2019.

Proposed Land Use: Residential

Staff Recommendation: **Classify as "A" Sketch; Waive All Preliminary and Final Plats. Application Does Not Adversely Effect 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 N/A

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

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	\$0.00
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>Hermann 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	<u>Akill</u>	Fee Submitted	<u>No Check</u>
Revised	<u>N/A</u>	Existing # of lots	<u>1</u>
Received	<u>03/16/20</u>	# of New Lots	<u>2</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>3</u>
Total Acres	<u>0.34</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>N/A</u>
Census Tract #	<u>35</u>	Proposed Impervious Coverage	<u>6,089</u>
Zone	<u>R-50</u>	SQ. FT. Existing Building	<u>2,560</u>
Block #	<u>1604</u>	SQ. FT. Proposed Building	<u>3,985</u>
Lot #	<u>18</u>	Land Use	<u>Residential</u>
Plans Prepared By	<u>Paul J. Fletcher, P.E., P.P</u>	Land Use Type	<u>SF</u>

Approval	
Conditional Approval	
Void	
Withdrawal	
Disapproval	
Review	
Reconsideration	
Deed Extension	

Planning Board Staff _____
 Roma Patel, Assistant Planner

Engineering Department Staff _____
 Engineer

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # CA-S-228

Applicant: HSWA, LLC; 6600 Industrial Highway, Carteret, New Jersey 07008

Name of Application: "Minor Subdivision Plan Prepared for 113 & 117 Hermann Street Lot 18 in Block 1604
Borough of Carteret, Middlesex County, New Jersey" Dated November 22, 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-S-1012 **Type** A
Date of Action April 14, 2020

Applicant: Christina & Mark Daniels, 21 Lafayette Ave. Edison, NJ 08837

Title Block of Application: "Minor Subdivision Map Tax Lots 20 & 21 Block 693B; 21 & 23 Lafayette Avenue, Township of Edison, Middlesex County, New Jersey" Dated May 02, 2019.

Proposed Land Use: Residential

Staff Recommendation: **Classify as an "A" Sketch; Waive preliminary and final plats. Application does not adversely affect a County road or 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>Lafayette Avenue</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	N/A	Fee Submitted	\$0.00
Revised	No	Existing # of lots	2
Received	03/06/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	2
Total Acres	3,939 sq ft	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	N/A
Census Tract #	19.03	Proposed Impervious Coverage	N/A
Zone	R-B	SQ. FT. Existing Building	N/A
Block #	693B	SQ. FT. Proposed Building	N/A
Lot #	20 & 21	Land Use	Residential
Plans Prepared By	James J. Heiser, PLS	Land Use Type	SF

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

Planning Board Staff _____
 Roma Patel, Assistant Planner

Engineering Department Staff _____
 Engineer

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-S-1012

Applicant: Christina & Mark Daniels, 21 Lafayette Ave. Edison, NJ 08837

Name of Application: "Minor Subdivision Map Tax Lots 20 & 21 Block 693B; 21 & 23 Lafayette Avenue,
Township of Edison, Middlesex County, New Jersey" Dated May 02, 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # SY-S-119 **Type** C
Date of Action April 14, 2020

Applicant: Czeslaw Banasik, 53 Miara St. Sayreville, New Jersey 08857

Title Block of Application: "Site Improvement Plan for 53 Miara Street in Lot 22.02 in Block 380 Middlesex County"
Dated March 07, 2017

Proposed Land Use: Single Family Residential

Staff Recommendation: **Classify "C" Sketch; Waive Preliminary and Final Plats; Application Does Not Adversely Affect a County Road or 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 _____ N/A

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

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	_____ \$0.00
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 #	_____	# of New Driveways	_____
Non-County Road Name	_____		
Linear Feet of Frontage	_____		
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	_____ \$0.00
Revised	_____ No	Existing # of lots	_____ 1
Received	_____ 02/28/20	# of New Lots	_____ 1
Number of Extensions	_____ 0	Dwelling Units	_____ 2
Total Acres	_____ 2.27	Existing Parking Spaces	_____ N/A
Acres of Open Space	_____ 0.00	Proposed Parking Spaces	_____ N/A
Census Tract #	_____ 73.03	Proposed Impervious Coverage	_____ 31,939
Zone	_____ R-10	SQ. FT. Existing Building	_____ 2,377
Block #	_____ 380	SQ. FT. Proposed Building	_____ 1,500
Lot #	_____ 22.02	Land Use	_____ Residential
Plans Prepared By	_____ Paul J. Fletcher, P.E. P.P	Land Use Type	_____ Single Fam.

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

Planning Board Staff _____
Roma Patel, Assistant Planner

Engineering Department Staff _____
Engineer

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SY-S-119

Applicant: Czeslaw Banasik, 53 Miara St. Sayreville, New Jersey 08857

Name of Application: "Site Improvement Plan for 53 Miara Street in Lot 22.02 in Block 380 Middlesex County" Dated March 07, 2017

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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # CA-64 **Type** Preliminary
Date of Action April 14, 2020

Applicant: Colony Hampshire, JV, LLC c/o The Hampshire Companies, LLC 22 Maple Avenue, Morristown, NJ 07960
Title Block of Application: "Prop. Subdivision & Preliminary and Final Major Site Plan for Hampshire Venture Partners, LLC Proposed Parking Lot Improvements Block 28.01, Lots 1, 2 & 3 700 Blair Road Borough of Carteret, Middlesex County, New Jersey" Dated August 19, 2019

Proposed Land Use: Warehouse

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

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 \$	\$0.00
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III. Drainage N/A

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	\$0.00
Downstream County Drainage Facility:	<u>Homestead Ave. # 1-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>Blair Road</u>
Linear Feet of Frontage	
Linear Feet of New Street	<u># of New Driveways</u>

VIII. Approvals and Other Considerations N/A

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

Planning Area	<u>Akill</u>	Fee Submitted	\$880.00
Revised	<u>No</u>	Existing # of lots	3
Received	<u>03/03/20</u>	# of New Lots	0
Number of Extensions	<u>0</u>	Dwelling Units	N/A
Total Acres	<u>10.93</u>	Existing Parking Spaces	N/A
Acres of Open Space	<u>N/A</u>	Proposed Parking Spaces	105
Census Tract #	<u>35</u>	Proposed Impervious Coverage	404,492
Zone	<u>FBRA</u>	SQ. FT. Existing Building	228,928
Block #	<u>2801</u>	SQ. FT. Proposed Building	0
Lot #	<u>1, 2, 3</u>	Land Use	Industrial
Plans Prepared By	<u>B.A. Bohler, P.E.</u>	Land Use Type	Warehouse

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	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 # CA-64

Applicant: Colony Hampshire, JV, LLC c/o The Hampshire Companies, LLC 22 Maple Avenue, Morristown, NJ 07960

Name of Application: "Prop. Subdivision & Preliminary and Final Major Site Plan for Hampshire Venture Partners, LLC Proposed Parking Lot Improvements Block 28.01, Lots 1, 2 & 3 700 Blair Road Borough of Carteret, Middlesex County, New Jersey" Dated August 19, 2019

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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SB-230

Applicant: Francesco D'Aniello, 36 Haypress Road, South Brunswick NJ 08852

Name of Application: "Preliminary & Final Major Subdivision Plan "Haypress Road" Block 37, Lot 12.14,
Township of South Brunswick, County of Middlesex, New Jersey Tax Map Sheet #13"
Dated for December 30, 2019

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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # PA-33 **Type** Final
Date of Action April 14, 2020

Applicant: Harbortown Terrace, LLC 90 Woodbridge Center Drive, Woodbridge, NJ 07095

Title Block of Application: "Final Plat Harbortown Section 4-A (Tax Map Sheets 44 & 60) Tax Map Lot 1.01 & 1.06 Block 353 Lots 3.01 & 3.02 Block 353.04, Lot 6 Block 353.06 & Lot 1 Block 353.07 City of Perth Amboy, Middlesex County, New Jersey" Dated March 3, 2020 and Revised Through April 7, 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: N/A

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 #	State Street (CR 611)
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	Akil	Fee Submitted	\$725.00
Revised	No	Existing # of lots	6
Received	03/13/20	# of New Lots	5
Number of Extensions	0	Dwelling Units	260
Total Acres	9.30	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	N/A
Census Tract #	41.36	Proposed Impervious Coverage	N/A
Zone	PUD	SQ. FT. Existing Building	N/A
Block #	353/353.04/353.06/353.07	SQ. FT. Proposed Building	N/A
Lot #	1.01, 1.06, 3.01, 3.02/6/1	Land Use	Residential
Plans Prepared By	Richard G. Ruchalski, PLS	Land Use Type	Multi-Family

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 # PA-33

Applicant: Harbortown Terrace, LLC 90 Woodbridge Center Drive, Woodbridge, NJ 07095

Name of Application: "Final Plat Harbortown Section 4-A (Tax Map Sheets 44 & 60) Tax Map Lot 1.01& 1.06 Block 353 Lots 3.01 & 3.02 Block 353.04, Lot 6 Block 353.06 & Lot 1 Block 353.07 City of Perth Amboy, Middlesex County, New Jersey" Dated March 3, 2020 and Revised Through April 7, 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # CA-SP-139

Applicant: Board of Education of the Borough of Carteret 599 Roosevelt Ave., Carteret, NJ 07008

Name of Application: "Permit Plan for Proposed 7th and 8th Grade School Borough of Carteret Middlesex County, New Jersey Block 5002, Lot 1" Dated November 22, 2019 and Revised Through February 5, 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # CA-SP-151 **Type** Site Plan
Date of Action April 14, 2020

Applicant: Colony Hampshire, JV, LLC c/o The Hampshire Companies, LLC 22 Maple Avenue, Morristown, NJ 07960
Title Block of Application: "Prop. Subdivision & Preliminary and Final Major Site Plan for Hampshire Venture Partners, LLC Proposed Parking Lot Improvements Block 28.01, Lots 1, 2 & 3 700 Blair Road Borough of Carteret, Middlesex County, New Jersey" Dated August 19, 2019

Proposed Land Use: Warehouse

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

- | | | | |
|--------------|--|-------------------|---------------------|
| I. | Revised Plans and Resolution Deficiencies | | N/A |
| | 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 | | N/A |
| | Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ _____ | N/A |
| | Downstream County Drainage Facility: <u>Homestead Ave. # 1-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>Blair 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 |
| | B. NJDEP | N/A | D. D&RCC |

Planning Area	<u>Akill</u>	Fee Submitted	\$500.00
Revised	<u>No</u>	Existing # of lots	<u>3</u>
Received	<u>03/03/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	N/A
Total Acres	<u>10.93</u>	Existing Parking Spaces	N/A
Acres of Open Space	<u>N/A</u>	Proposed Parking Spaces	<u>105</u>
Census Tract #	<u>35</u>	Proposed Impervious Coverage	<u>404,492</u>
Zone	<u>FBRA</u>	SQ. FT. Existing Building	<u>228,928</u>
Block #	<u>2801</u>	SQ. FT. Proposed Building	<u>0</u>
Lot #	<u>1, 2, 3</u>	Land Use	<u>Industrial</u>
Plans Prepared By	<u>B.A. Bohler, P.E.</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 # CA-SP-151

Applicant: Colony Hampshire, JV, LLC c/o The Hampshire Companies, LLC 22 Maple Avenue, Morristown, NJ 07960

Name of Application: "Prop. Subdivision & Preliminary and Final Major Site Plan for Hampshire Venture Partners, LLC Proposed Parking Lot Improvements Block 28.01, Lots 1, 2 & 3 700 Blair Road Borough of Carteret, Middlesex County, New Jersey" Dated August 19, 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-SP-528 **Type** Site Plan
Date of Action April 14, 2020

Applicant: RG- Edison Urban Renewal, LLC 92 Headquarters Plaza, North Tower, 9th Floor, Morristown, NJ 07960
Title Block of Application: "RG Edison Warehouse Development Amended Preliminary and Final Site Plan Application Block 124, Lot 20.03 (Formerly Block 124, Lots 2-E-6 & 20.02) Township of Edison, Middlesex County, New Jersey" Dated February 3, 2020

Proposed Land Use: Warehouse

Staff Recommendation: **Site Plan Approval; All required conditions have been received under the prior Site Plan Application**

- 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** Satisfactory
- | | | |
|---|------------------------------|--------------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | Satisfactory |
| Downstream County Drainage Facility: | | \$0.00 |
| | <u>New Durham Road 2-C-6</u> | |
- IV. Receipt of a Municipal Drainage Report** N/A
- V. Agreements**
- | | |
|-------------------------------------|---------------------|
| A. Stormwater Maintenance Agreement | Previously Received |
| B. Developer's Agreement | N/A |
| C. Future Improvements Agreement | N/A |
| D. Sight Triangle Agreement | N/A |
- 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>N.J. Route #27 (Lincoln Highway)</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	1287	Fee Submitted	\$6,600.00
Revised	Yes	Existing # of lots	2
Received	02/20/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	N/A
Total Acres	56.11	Existing Parking Spaces	0
Acres of Open Space	16.90	Proposed Parking Spaces	670
Census Tract #	15.02	Proposed Impervious Coverage	1,726,261
Zone	REDEV	SQ. FT. Existing Building	177,900
Block #	124	SQ. FT. Proposed Building	1,154,000
Lot #	2.E6, 20.02	Land Use	Industrial
Plans Prepared By	<u>Daniel Miola, P.E.</u>	Land Use Type	Warehouse

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 # ED-SP-528

Applicant: RG- Edison Urban Renewal, LLC 92 Headquarters Plaza, North Tower, 9th Floor,
Morristown, NJ 07960

Name of Application: "RG Edison Warehouse Development Amended Preliminary and Final Site Plan
Application Block 124, Lot 20.03 (Formerly Block 124, Lots 2-E-6 & 20.02) Township of
Edison, Middlesex County, New Jersey" Dated February 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # JA-SP-37

Applicant: Jamesburg Fuel, LLC 2456 St. Georges Avenue, Rahway, NJ 07065

Name of Application: "Site Plan for Service Station, Block 7304, Lot 28 232 Gatzmer Avenue Borough of Jamesburg, County of Middlesex, New Jersey" Dated April 15, 2018 and Revised Through January 17, 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 , April 14. 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: April 14. 2020
DATE EXECUTED: April 14. 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # MO-SP-221

Applicant: JSM at Celebrations Monroe Section 2, LLC 1260 Stelton Rd., Piscataway, NJ 08854

Name of Application: "Amended Preliminary & Final Major Site Plan Monroe Parke Section #2-Phase 1 Block 53, Lot 24 Township of Monroe, Middlesex County, New Jersey" Dated September 27, 2019 and Revised Through February 5, 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 , April 14. 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: April 14. 2020
DATE EXECUTED: April 14. 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # NO-EX-129 **Type** Site Plan
Date of Action April 14, 2020

Applicant: PSE&G - Noreen Merainer, 4000 Hadley Road, South Plainfield, NJ 07080

Title Block of Application: "North Brunswick 69/13KV PSE&G Substation Location is Block 91, Lot 23. 1112 12th Street, North Brunswick Township, 08902, Middlesex County, NJ" and dated December 19, 2019

Proposed Land Use: Telecommunications

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 | | | |
| 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 | | |
| 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 | 12th, 13th, and 14th Street | | |
| 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	Return
Revised	No	Existing # of lots	1
Received	03/03/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	3.06	Existing Parking Spaces	0
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	61.03	Proposed Impervious Coverage	32,717
Zone	C-1	SQ. FT. Existing Building	22,707
Block #	91	SQ. FT. Proposed Building	10,417
Lot #	3	Land Use	PQP
Plans Prepared By	Andrew A. Brown	Land Use Type	Telecommunications

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-129

Applicant: PSE&G - Noreen Merainer, 4000 Hadley Road, South Plainfield, NJ 07080

Name of Application: "North Brunswick 69/13KV PSE&G Substation Location is Block 91, Lot 23. 1112 12th Street, North Brunswick Township, 08902, Middlesex County, NJ" and dated December 19, 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-SP-301 **Type** Site Plan
Date of Action April 14, 2020

Applicant: "RD Management- F, 810 Seventh Avenue, 10th Floor, New York, NY 10091.

Title Block of Application: "Preliminary& Final Site Plan Foxborough Plaza Lot 53, Block 16004 Township of Old Bridge Middlesex County, New Jersey" Dated Janauary 30, 2020.

Proposed Land Use: Retail

Staff Recommendation: **Conditional Site Plan Approval; Subject to Receipt of the Following:**
See below (I-B, V-A, VIII)

- | | | | |
|--------------|--|---------------------------|---------------|
| I. | Revised Plans and Resolution Deficiencies | | |
| | A. Section 11-6 Site Plan Details | | N/A |
| | B. Section 11-7 Design Standards | <u>.11 Drainage</u> | Required |
| | C. Other | | N/A |
| II. | Performance Guarantee | | N/A |
| | Statutory Auth. N.J.S.A. 40:27-6.6 | Amount \$ | <u>\$0.00</u> |
| III. | Drainage | | Sufficient |
| | Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | <u>\$0.00</u> |
| | Downstream County Drainage Facility: | <u>Old Amboy Rd.</u> | |
| IV. | Receipt of a Municipal Drainage Report | | N/A |
| V. | Agreements | | |
| | A. Stormwater Maintenance Agreement | | Required |
| | 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 | | |
| | Length of Dedication | | |
| | Length of Easement | | |
| | Pavement Width | | |
| | Total Square Feet | | |
| | Width of Dedication | | |
| | Width of Easement | | |
| | Date Deed Is Due | | |
| VII. | Road Opening Permit | | N/A |
| | County Road Name and # | | |
| | Non-County Road Name | <u>State Route 18</u> | |
| | Linear Feet of Frontage | | |
| | Linear Feet of New Street | <u># of New Driveways</u> | |
| VIII. | Approvals and Other Considerations | | Required |
| | A. MCMEC | Required | |
| | B. NJDEP | Submission | |
| | C. NJDOT | | Submission |
| | D. D&RCC | | N/A |

Planning Area	<u>Rt 18</u>	Fee Submitted	<u>\$2,330.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>03/13/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>9.20</u>	Existing Parking Spaces	<u>0</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>183</u>
Census Tract #	<u>78.04</u>	Proposed Impervious Coverage	<u>192,092</u>
Zone	<u>EDO-3</u>	SQ. FT. Existing Building	<u>0</u>
Block #	<u>16004</u>	SQ. FT. Proposed Building	<u>34,520</u>
Lot #	<u>53</u>	Land Use	<u>Commercial</u>
Plans Prepared By	<u>Gregory Ploussas, P.E. P.P.</u>	Land Use Type	<u>Retail</u>

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 # OB-SP-301

Applicant: "RD Management- F, 810 Seventh Avenue, 10th Floor, New York, NY 10091.

Name of Application: "Preliminary& Final Site Plan Foxborough Plaza Lot 53, Block 16004 Township of Old Bridge Middlesex County, New Jersey" Dated Janauary 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PI-SP-334 **Type** Site Plan
Date of Action April 14, 2020

Applicant: Amneal Pharmaceuticals, LLC 400 Crossing Blvd. 3rd Fl. Bridgewater, NJ 08807

Title Block of Application: "Site Plan 41-49 Colonial Drive Tax Lot 4, Block 4801 Tax Map Sheet 48 Township of Piscataway, Middlesex County, New Jersey" Dated June 4, 2019 and Revised Through December 19, 2019

Proposed Land Use: Warehouse

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

- | | | | |
|--------------|---|-----------------------|---------------------|
| I. | Revised Plans and Resolution Deficiencies | | N/A |
| | 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>Centennial Avenue # 2-C-611</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>Colonial Drive</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 |
| | B. NJDEP | N/A | D. D&RCC |

Planning Area	1287	Fee Submitted	\$500.00
Revised	No	Existing # of lots	1
Received	03/18/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	6.27	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	N/A
Census Tract #	6.03	Proposed Impervious Coverage	N/A
Zone	LI-5	SQ. FT. Existing Building	115,644
Block #	4801	SQ. FT. Proposed Building	N/A
Lot #	4	Land Use	Industrial
Plans Prepared By	<u>Michael T. Lanzafama, PE</u>	Land Use Type	Warehouse

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 # PI-SP-334

Applicant: Amneal Pharmaceuticals, LLC 400 Crossing Blvd. 3rd Fl. Bridgewater, NJ 08807

Name of Application: "Site Plan 41-49 Colonial Drive Tax Lot 4, Block 4801 Tax Map Sheet 48 Township of Piscataway, Middlesex County, New Jersey" Dated June 4, 2019 and Revised Through December 19, 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 , April 14, 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: April 14, 2020

DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PI-SP-275 **Type** Site Plan
Date of Action April 14, 2020

Applicant: SH 729-744, LLC 6467 Main Street, Williamsville, NY 14221

Title Block of Application: "Life Storage Piscataway, NJ Store # 737 500 Stelton Rd. Piscataway, NJ 08854" Dated December 27, 2019 and Revised Through February 3, 2020

Proposed Land Use: Self Storage

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

I. Revised Plans and Resolution Deficiencies

A. Section 11-6 Site Plan Details	<u>L-Details, P-Survey</u>	<u>Required</u>
B. Section 11-7 Design Standards	<u>.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>N/A</u>
Downstream County Drainage Facility:		

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

Required

County Road Name and #		<u>Stelton Road (CR 529)</u>	
Non-County Road Name		_____	
Linear Feet of Frontage	<u>185</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>I-287</u>	Fee Submitted	<u>\$500.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>03/25/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>N/A</u>
Total Acres	<u>7.04</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>0</u>
Census Tract #	<u>6.03</u>	Proposed Impervious Coverage	<u>N/A</u>
Zone	<u>GB</u>	SQ. FT. Existing Building	<u>3,286</u>
Block #	<u>5301</u>	SQ. FT. Proposed Building	<u>N/A</u>
Lot #	<u>4.01</u>	Land Use	<u>Commercial</u>
Plans Prepared By	<u>Mark Dean, AI</u>	Land Use Type	<u>Storage</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 # PI-SP-275

Applicant: SH 729-744, LLC 6467 Main Street, Williamsville, NY 14221

Name of Application: "Life Storage Piscataway, NJ Store # 737 500 Stelton Rd. Piscataway, NJ 08854" Dated December 27, 2019 and Revised Through February 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 , April 14, 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: April 14, 2020

DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PI-SP-325 **Type** Site Plan
Date of Action April 14, 2020

Applicant: Skiles Avenue and Sterling Drive Urban Renewal Operations LLC d/b/a Powerback Rehab Piscataway, 101 East State Street Kennett Square, PA 19348
Title Block of Application: "Skiles Avenue Medical Home- Powerback Rehab Piscataway; Township of Piscataway, Middlesex County, New Jersey Block 10402, Lot 2.04; Tax Map Sheet No. 104" Dated February 28, 2013 and Revised through February 19, 2016

Proposed Land Use: Medical

Staff Recommendation: **Conditional Site Plan Approval; Subject to Receipt of the Following:**
See below (I-B, V-A,VIII)

I.	Revised Plans and Resolution Deficiencies		
	A. Section 11-6 Site Plan Details		N/A
	B. Section 11-7 Design Standards	<u>.11 Drainage</u>	Required
	C. Other		N/A
II.	Performance Guarantee		N/A
	Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$	<u>\$0.00</u>
III.	Drainage		Sufficient
	Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	<u>\$0.00</u>
	Downstream County Drainage Facility:	<u>Knightsbridge Rd. 2-C-630</u>	
IV.	Receipt of a Municipal Drainage Report		N/A
V.	Agreements		
	A. Stormwater Maintenance Agreement		Required
	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		
	Length of Dedication		
	Length of Easement		
	Pavement Width		
	Total Square Feet		
	Width of Dedication		
	Width of Easement		
	Date Deed Is Due		
VII.	Road Opening Permit		N/A
	County Road Name and #		
	Non-County Road Name	<u>Skiles Avenue</u>	
	Linear Feet of Frontage		
	Linear Feet of New Street	<u># of New Driveways</u>	
VIII.	Approvals and Other Considerations		Required
	A. MCMEC	Required	
	B. NJDEP	N/A	
	C. NJDOT		N/A
	D. D&RCC		N/A

Planning Area	<u>1287</u>	Fee Submitted	<u>\$500.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>02/28/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>3.45</u>	Existing Parking Spaces	<u>112</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>0</u>
Census Tract #	<u>7.02</u>	Proposed Impervious Coverage	<u>91,930</u>
Zone	<u>SNF</u>	SQ. FT. Existing Building	<u>86, 897</u>
Block #	<u>10402</u>	SQ. FT. Proposed Building	<u>N/A</u>
Lot #	<u>2.04</u>	Land Use	<u>Medical</u>
Plans Prepared By	<u>Julius T. Szalay</u>	Land Use Type	<u>Nursing Facility</u>

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 # PI-SP-325

Applicant: Skiles Avenue and Sterling Drive Urban Renewal Operations LLC d/b/a Powerback Rehab Piscataway, 101 East State Street Kennett Square, PA 19348

Name of Application: "Skiles Avenue Medical Home- Powerback Rehab Piscataway; Township of Piscataway, Middlesex County, New Jersey Block 10402, Lot 2.04; Tax Map Sheet No. 104" Dated February 28, 2013 and Revised through February 19, 2016

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 , April 14, 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: April 14, 2020

DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PI-SP-375

Applicant: SW Investors, LLC 1315 Stelton Road, Piscataway, NJ 08854

Name of Application: "Preliminary and Final Site Plan for SW Investors, LLC Proposed Wawa Food Market and Fueling Station Block 5203, Lots 1.01, 5.02, 16.01, 19.01; Tax Map Sheet # 52, 451 Stelton Road- Full Trent Place Vacation, Township of Piscataway, Middlesex County, New Jersey" Dated April 11, 2019 and Revised Through March 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 , April 14, 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;

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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: April 14, 2020

DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PL-SP-88 **Type** Site Plan
Date of Action April 14, 2020

Applicant: Centrica Business Solutions c/o Mr. John Ryder, 7484 Candlewood Road, Suite T-W, Hanover, Maryland 21076
Title Block of Application: "Minor Site Plan of Solar Array Project For The Children's Hospital of Philadelphia Block 1701, Lot 4.02 Plainsboro Township, Middlesex County, New Jersey" Dated for March 5, 2020

Proposed Land Use: Solar Panels

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 | | N/A |
| | Amount \$ | \$0.00 |
- III. Drainage**
- | | | |
|---|--------------------------|------------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | | Sufficient |
| Downstream County Drainage Facility: | Amount \$ | \$0.00 |
| | #4-C-088 Plainsboro Road | |
- 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 | | Plainsboro Road | |
| 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	N/A	Fee Submitted	\$500.00
Revised	No	Existing # of lots	1
Received	03/16/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	13.70	Existing Parking Spaces	133
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	86.01	Proposed Impervious Coverage	<200
Zone	PM	SQ. FT. Existing Building	0
Block #	1701	SQ. FT. Proposed Building	0
Lot #	4.02	Land Use	Commercial
Plans Prepared By	Brian R. Penny P.E.	Land Use Type	Solar Panels

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 # PL-SP-88

Applicant: Centrica Business Solutions c/o Mr. John Ryder, 7484 Candlewood Road, Suite T-W, Hanover, Maryland 21076

Name of Application: "Minor Site Plan of Solar Array Project For The Children's Hospital of Philadelphia Block 1701, Lot 4.02 Plainsboro Township, Middlesex County, New Jersey" Dated for March 5, 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 , April 14, 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: April 14, 2020

DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-SP-202 **Type** Site Plan
Date of Action April 14, 2020

Applicant: PAG New Jersey cS, LLC, 21 Pottstown Pike, Chester Springs, PA 19425

Title Block of Application: "Preliminary/Final Site Plan for Carsense South Brunswick, Township of South Brunswick, Middlesex County, New Jersey Block 96, Lot 145.11" Dated for February 18, 2020

Proposed Land Use: Commercial

Staff Recommendation: **Conditional Site Plan Approval: Subject to receipt of the following:**
See (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 \$ | _____ |
| | | | \$0.00 |
| III. | Drainage | | Sufficient |
| | Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | _____ |
| | Downstream County Drainage Facility: <u>#4-C-112 County Route 552</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>US Highway 1</u> | |
| | Linear Feet of Frontage | _____ | |
| | Linear Feet of New Street | _____ | # of New Driveways |
| VIII. | Approvals and Other Considerations | | Required |
| | A. MCMEC | _____ | Required |
| | B. NJDEP | _____ | Required |
| | C. NJDOT | _____ | |
| | D. D&RCC | _____ | |

Planning Area	N/A	Fee Submitted	\$6,780.00
Revised	No	Existing # of lots	1
Received	03/03/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	N/A
Total Acres	28.42	Existing Parking Spaces	862
Acres of Open Space	0.00	Proposed Parking Spaces	678
Census Tract #	84.03	Proposed Impervious Coverage	804,762
Zone	C-2	SQ. FT. Existing Building	173,314
Block #	96	SQ. FT. Proposed Building	56,408
Lot #	145.11	Land Use	Commercial
Plans Prepared By	Scott Turner, 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 # SB-SP-202

Applicant: PAG New Jersey cS, LLC, 21 Pottstown Pike, Chester Springs, PA 19425

Name of Application: "Preliminary/Final Site Plan for Carsense South Brunswick, Township of South Brunswick, Middlesex County, New Jersey Block 96, Lot 145.11" Dated for February 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-SP-258 **Type** Site Plan
Date of Action April 14, 2020

Applicant: Federation Realty LLC, 149 Black Horse Lane, North Brunswick, NJ 08902

Title Block of Application: "Preliminary & Final Minor Site Plan Prepared for Federation Logistics; 149 Black Horse Lane Block 91; Lot 14.02, South Brunswick Township, Middlesex County, New Jersey"
Dated on November 1, 2019.

Proposed Land Use: Office/ Warehouse

Staff Recommendation: **Conditional Site Plan Approval; Subject to Receipt of the Following:**
See below (I-B, V-A, VIII)

I.	Revised Plans and Resolution Deficiencies		
	A. Section 11-6 Site Plan Details		N/A
	B. Section 11-7 Design Standards	<u>.11 Drainage</u>	Required
	C. Other		N/A
II.	Performance Guarantee		N/A
	Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$	<u>\$0.00</u>
III.	Drainage		Sufficient
	Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	
	Downstream County Drainage Facility:	<u>Black Horse Ln. 4-C-009</u>	
IV.	Receipt of a Municipal Drainage Report		N/A
V.	Agreements		
	A. Stormwater Maintenance Agreement		Required
	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		
	Length of Dedication		
	Length of Easement		
	Pavement Width		
	Total Square Feet		
	Width of Dedication		
	Width of Easement		
	Date Deed Is Due		
VII.	Road Opening Permit		N/A
	County Road Name and #		
	Non-County Road Name	<u>Progress Road</u>	
	Linear Feet of Frontage		
	Linear Feet of New Street	<u># of New Driveways</u>	
VIII.	Approvals and Other Considerations		Required
	A. MCMEC	Required	
	B. NJDEP	N/A	
	C. NJDOT		N/A
	D. D&RCC		N/A

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$500.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>03/13/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>7.28</u>	Existing Parking Spaces	<u>35</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>0</u>
Census Tract #	<u>85.01</u>	Proposed Impervious Coverage	<u>N/A</u>
Zone	<u>Gen. Industrial</u>	SQ. FT. Existing Building	<u>135,822</u>
Block #	<u>91</u>	SQ. FT. Proposed Building	<u>0</u>
Lot #	<u>14.02</u>	Land Use	<u>Mixed Use</u>
Plans Prepared By	<u>Gregory J. Redington, P.E.</u>	Land Use Type	<u>Office/ Warehouse</u>

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 # SB-SP-258

Applicant: Federation Realty LLC, 149 Black Horse Lane, North Brunswick, NJ 08902

Name of Application: "Preliminary & Final Minor Site Plan Prepared for Federation Logistics; 149 Black Horse Lane Block 91; Lot 14.02, South Brunswick Township, Middlesex County, New Jersey"
Dated on November 1, 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SP-SP-6

Applicant: 1335 Associates, LLC 1879 Morris Avenue, Union, NJ 07083

Name of Application: "1335 West 7th Street Tax Map Lot 29 Block 3 Borough of South Plainfield, Middlesex County, New Jersey" Dated February 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 , April 14. 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: April 14. 2020
DATE EXECUTED: April 14. 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-SP-693 **Type** Site Plan
Date of Action April 14, 2020

Applicant: DFT Two, LLC 1404 Oak Tree Road, Suite 201, Iselin NJ 08830

Title Block of Application: "Proposed MultiFamily Use for DFT Two, LLC 17 Jansen Avenue, Woodbridge, New Jersey 07095, Block 396.03 Lots 17.01 Situated in Township of Woodbridge, Middlesex County New Jersey" Dated for March 6, 2020

Proposed Land Use: Multi-Family

Staff Recommendation: **Site Plan Approval; application does not adversely impact 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
		\$0.00

III. Drainage Sufficient

Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	Sufficient
Downstream County Drainage Facility:		\$0.00
	<u>#1-C-532 George Frederick Plaza</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>Jansen Avenue</u>	
Linear Feet of Frontage			
Linear Feet of New Street		<u># of New Driveways</u>	

VIII. Approvals and Other Considerations N/A

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

Planning Area	<u>Metropark SPA</u>	Fee Submitted	\$600.00
Revised	<u>No</u>	Existing # of lots	1
Received	<u>03/13/20</u>	# of New Lots	0
Number of Extensions	<u>0</u>	Dwelling Units	5
Total Acres	<u>0.25</u>	Existing Parking Spaces	2
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	10
Census Tract #	<u>26.04</u>	Proposed Impervious Coverage	5,253
Zone	<u>R-1-R</u>	SQ. FT. Existing Building	2,019
Block #	<u>396.03</u>	SQ. FT. Proposed Building	5,447
Lot #	<u>17.01</u>	Land Use	Residential
Plans Prepared By	<u>Angelo J. Valetutto, P.E.</u>	Land Use Type	Multi-Family

Approval	
Conditional Approval	
Void	
Withdrawal	
Disapproval	
Review	
Reconsideration	
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 # WO-SP-693

Applicant: DFT Two, LLC 1404 Oak Tree Road, Suite 201, Iselin NJ 08830

Name of Application: "Proposed MultiFamily Use for DFT Two, LLC 17 Jansen Avenue, Woodbridge, New Jersey 07095, Block 396.03 Lots 17.01 Situated in Township of Woodbridge, Middlesex County New Jersey" Dated for March 6, 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-SP-694 **Type** Site Plan
Date of Action April 14, 2020

Applicant: Yamini Rastogi, 80 Coolidge Avenue, Carteret, NJ 07008

Title Block of Application: "Proposed Professional Office Use for Yamini Rastogi 514 Rahway Avenue Woodbridge New Jersey 07095 Block 563.28 Lot 11 Situated in Township of Woodbridge Middlesex County New Jersey" Dated for January 8, 2020

Proposed Land Use: Office

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

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details	<u>L-Details</u>		Required
B. Section 11-7 Design Standards	<u>.7 Sidewalk, .8 Curbing, .11 Drainage</u>		Required
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 \$	Sufficient \$0.00
Downstream County Drainage Facility:	<u>#1-C-623 Melbourne Ct.</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			
			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			
			Required
County Road Name and #		<u>Rahway Avenue CR #604</u>	
Non-County Road Name		_____	
Linear Feet of Frontage	47		
Linear Feet of New Street	0	# of New Driveways	0
VIII. Approvals and Other Considerations			
			N/A
A. MCMEC	_____	C. NJDOT	_____
B. NJDEP	_____	D. D&RCC	_____

Planning Area	<u>N/A</u>	Fee Submitted	\$550.00
Revised	<u>No</u>	Existing # of lots	1
Received	<u>02/25/20</u>	# of New Lots	0
Number of Extensions	<u>0</u>	Dwelling Units	0
Total Acres	<u>0.13</u>	Existing Parking Spaces	3
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	5
Census Tract #	<u>29.01</u>	Proposed Impervious Coverage	4,116
Zone	<u>B-2</u>	SQ. FT. Existing Building	2,350
Block #	<u>563.28</u>	SQ. FT. Proposed Building	0
Lot #	<u>11</u>	Land Use	Commercial
Plans Prepared By	<u>Angelo J. Valetutto, P.E., P.P.</u>	Land Use Type	Office

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 # WO-SP-694

Applicant: Yamini Rastogi, 80 Coolidge Avenue, Carteret, NJ 07008

Name of Application: "Proposed Professional Office Use for Yamini Rastogi 514 Rahway Avenue Woodbridge
New Jersey 07095 Block 563.28 Lot 11 Situated in Township of Woodbridge Middlesex
County New Jersey" Dated for January 8, 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-SP-690 **Type** Site Plan
Date of Action April 14, 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 January 29, 2020

Proposed Land Use: Recycling Facility

Staff Recommendation: **Grant Applicant's Request for an Extension to the May 12, 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: Smith Street # 1-C-519

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>Smith Street (CR 656)</u>		
Non-County Road Name	_____		
Linear Feet of Frontage	<u>268</u>		
Linear Feet of New Street	<u>N/A</u>	# of New Driveways	<u>1</u>

VIII. Approvals and Other Considerations

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

Planning Area	<u>Akill</u>	Fee Submitted	<u>\$500.00</u>
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>2</u>	Dwelling Units	<u>N/A</u>
Total Acres	<u>3.17</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>N/A</u>
Census Tract #	<u>32.04</u>	Proposed Impervious Coverage	<u>N/A</u>
Zone	<u>Keasbey-9 Redevelopment</u>	SQ. FT. Existing Building	<u>N/A</u>
Block #	<u>41.03</u>	SQ. FT. Proposed Building	<u>N/A</u>
Lot #	<u>1.012</u>	Land Use	<u>I</u>
Plans Prepared By	<u>David J. Samuel, PE, PP</u>	Land Use Type	<u>M</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 # 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 January 29, 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 , April 14, 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: April 14, 2020
DATE EXECUTED: April 14, 2020