

MEMORANDUM

TO:Development Review Committee

FROM:Brenda Bleacher/Development Review Secretary

DATE:August 11, 2020

RE: **Return Performance Guarantee** in the amount of \$11,634.00 **and Retain an application fee in the amount of \$500.00** from the 10% cash portion in the amount of \$1,163.00 and return the cash portion balance in the amount of \$663.00; Return the bond in the amount of \$10,471.00 for the site plan application entitled, "Proposed Variance and Site Plan Application **South River Courtyard** Located at Block 271, Lots 1 & 2, Borough of South River, County of Middlesex, State of New Jersey" and dated October 15, 2015 and revised through July 20, 2016

The above-referenced performance guarantee was required of the applicant on February 9, 2016 to insure the installation of certain required physical improvements along the right-of-way of Whitehead Avenue (County road #677).

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

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

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

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

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

WHEREAS, a performance guarantee was required for a certain site plan application entitled " Proposed Variance and Site Plan Application South River Courtyard Located at Block 271, Lots 1 & 2, Borough of South River, County of Middlesex, State of New Jersey" and dated October 15, 2015 and revised through July 20, 2016

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

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

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

WHEREAS, the Middlesex County Board of Chosen Freeholders has certified the retention of the above improvements, their acceptability and upon the advice of the Office of Engineer has authorized the return and release of the performance guarantee in the amount of \$11,634.00; and,

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

NOW, THEREFORE, BE IT RESOLVED, that the Development Review Committee of the Middlesex County Planning Board hereby authorizes the County Treasurer to release and return the above guarantee to its depositors, namely:

Absolute Property Management
1600 Jersey Ave., No. Brunswick NJ 08902
Attn: Arthur Lauri, III

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-S-1000 **Type** "C" Sketch
Date of Action August 11, 2020

Applicant: J. Shear Industries Inc & 41 Glendale LLC, c/o Catherine A. Ruch, PO Box 489 Barneget Light, NJ 08006

Title Block of Application: "Minor Subdivision Plan for Glendale Avenue Warehouse Township of Edison, Middlesex County, New Jersey Block 340, Lots 1-B, 1-D, 1-E, 2-A, 2-B, 3-A, & Block 380, Lots 15 & 16." Dated December 20, 2019 and Revised Through April 2, 2020

Proposed Land Use: Warehouse/Office

Staff Recommendation: **Classify "C" Sketch, Waive Preliminary and Final Plats: Application Does Not Adversely Affect Any County Roads or Drainage Facilities.**

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
------------------------------------	-----------	--------------

III. Drainage _____ N/A

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

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

VIII. Approvals and Other Considerations _____ N/A

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

Planning Area	_____ N/A	Fee Submitted	_____ \$430.00
Revised	_____ No	Existing # of lots	_____ 9
Received	_____ 07/16/20	# of New Lots	_____ 2
Number of Extensions	_____ 0	Dwelling Units	_____ 0
Total Acres	_____ 13.40	Existing Parking Spaces	_____ N/A
Acres of Open Space	_____ 0.00	Proposed Parking Spaces	_____ N/A
Census Tract #	_____ 18.03	Proposed Impervious Coverage	_____ N/A
Zone	_____ L-I	SQ. FT. Existing Building	_____ N/A
Block #	_____ 340 / 380	SQ. FT. Proposed Building	_____ N/A
	_____ 2-A, 2-B, 3-A &		
Lot #	_____ 1-B, 1-D, 1-E, 4/ 15 & 16	Land Use	_____ Industrial
Plans Prepared By	_____ Scott H. Turner, P.E.	Land Use Type	_____ Warehouse

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

Planning Board Staff _____

Engineering Department Staff _____

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-S-1000

Applicant: J. Shear Industries Inc & 41 Glendale LLC, c/o Catherine A. Ruch, PO Box 489 Barneget Light, NJ 08006

Name of Application: "Minor Subdivision Plan for Glendale Avenue Warehouse Township of Edison, Middlesex County, New Jersey Block 340, Lots 1-B, 1-D, 1-E, 2-A, 2-B, 3-A, & Block 380, Lots 15 & 16." Dated December 20, 2019 and Revised Through April 2, 2020

WHEREAS the above - noted application has been filed with the Middlesex County Planning Board for 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 , August 11, 2020, and;

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the 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: August 11, 2020
DATE EXECUTED: August 11, 2020

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-538 **Type** Preliminary
Date of Action: August 11, 2020

Applicant: South Fifth, LLC and Satyapal Pareddy, 279 Reynolds Avenue, Parsippany, NJ 07054

Title Block of Application: Preliminary and Final Major Subdivision Plan New Durham Block 52.D, Lot 1.F, 1.K & 1.L, Edison Township, Middlesex County Prepared by Engineering & Land Planning Associates, Inc. 140 West Main Street, High Bridge, New Jersey 08829" Dated for May 26, 2020

Proposed Land Use: Residential

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

I. Revised Plans and Resolution Deficiencies			
A. Section 10-6.2 Plat Details	F-Survey, G-Details, Q-Dedication		Required
B. Section 10-7 Design Standards	.2 Sidewalk, .4 Curbing, .5 Driveways, .9 Drainage		Required
C. Other			N/A

II. Performance Guarantee			Required
Statutory Auth. N.J.S.A. 40:27-6.2	Amount \$		TBD

III. Drainage			Sufficient
Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$		\$0.00
Downstream County Drainage Facility:	<u>#2-C-006 New Durham Rd. (CR-501)</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			Required
Distance From Centerline	<u>TBD</u>	Total Square Feet	<u>TBD</u>
Length of Dedication	<u>TBD</u>	Width of Dedication	<u>TBD</u>
Length of Easement	<u>TBD</u>	Width of Easement	<u>TBD</u>
Pavement Width	<u>TBD</u>	Date Deed Is Due	<u>11/11/2020</u>

VII. Road Opening Permit			Required
County Road Name and #	<u>New Durham Road #501</u>		
Non-County Road Name			
Linear Feet of Frontage	<u>428</u>		
Linear Feet of New Street		# of New Driveways	<u></u>

VIII. Approvals and Other Considerations			N/A
A. MCMEC	<u></u>	C. NJDOT	<u></u>
B. NJDEP	<u></u>	D. D&RCC	<u></u>

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$1,525.00</u>
Revised	<u>0</u>	Existing # of lots	<u>3</u>
Received	<u>06/30/20</u>	# of New Lots	<u>9</u>
Number of Extensions	<u>1</u>	Dwelling Units	<u>12</u>
Total Acres	<u>2.65</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>15.04</u>	Proposed Impervious Coverage	<u>N/A</u>
Zone	<u>R-B</u>	SQ. FT. Existing Building	<u>N/A</u>
Block #	<u>52.D</u>	SQ. FT. Proposed Building	<u>N/A</u>
Lot #	<u>1.F, 1.K, 1.L</u>	Land Use	<u>Residential</u>
Plans Prepared By	<u>Christopher Nusser, P.E.</u>	Land Use Type	<u>Residential</u>

Approval	<u></u>	Disapproval	<u></u>
Conditional Approval	<u></u>	Review	<u></u>
Void	<u></u>	Reconsideration	<u></u>
Withdrawal	<u></u>	Deed Extension	<u></u>

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 Engineer

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-538

Applicant: South Fifth, LLC and Satyapal Pareddy, 279 Reynolds Avenue, Parsippany, NJ 07054

Name of Application: Preliminary and Final Major Subdivision Plan New Durham Block 52.D, Lot 1.F, 1.K & 1.L, Edison Township, Middlesex County Prepared by Engineering & Land Planning Associates, Inc. 140 West Main Street, High Bridge, New Jersey 08829" Dated for May 26, 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 , August 11, 2020, and;

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # HP-25 **Type** Final
Date of Action August 11, 2020

Applicant: Solop Partnership, LLC 48 Skyview Terrace, Highland Park NJ 08904

Title Block of Application: "Skyview Terrace Borough of Highland Park, Middlesex County, New Jersey Final Map Block 75, Lot 15.02 & 15.06" Dated December 12, 2018 and revised Through July 13, 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 #	_____
Non-County Road Name	<u>Skyview Terrace</u>
Linear Feet of Frontage	_____
Linear Feet of New Street	_____
	# of New Driveways _____

VIII. Approvals and Other Considerations

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

Planning Area	N/A	Fee Submitted	\$635.00
Revised	No	Existing # of lots	2
Received	07/27/20	# of New Lots	3
Number of Extensions	N/A	Dwelling Units	2
Total Acres	5.39	Existing Parking Spaces	N/A
Acres of Open Space	N/A	Proposed Parking Spaces	N/A
Census Tract #	N/A	Proposed Impervious Coverage	N/A
Zone	RA	SQ. FT. Existing Building	N/A
Block #	75	SQ. FT. Proposed Building	N/A
Lot #	15.02, 15.06	Land Use	Residential
Plans Prepared By	Greg A. Gaffney, PLS	Land Use Type	Single 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 # HP-25

Applicant: Solop Partnership, LLC 48 Skyview Terrace, Highland Park NJ 08904

Name of Application: "Skyview Terrace Borough of Highland Park, Middlesex County, New Jersey Final Map Block 75, Lot 15.02 & 15.06" Dated December 12, 2018 and revised Through July 13, 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 , August 11, 2020, and;

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # SP-283 **Type** Final
Date of Action August 11, 2020

Applicant: Starlight Properties, LLC, 2950 Hamilton Boulevard, South Plainfield, NJ 07080

Title Block of Application: "Final Plat Major Subdivision Plan Prepared for Starlight Properties, LLC Proposed Training Facility /Shooting Range Block 528.01, Lot 45.01, Tax Map #50 situated in Borough of South Plainfield, Middlesex County, New Jersey" dated January 29, 2020

Proposed Land Use: Training Facility

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: Durham Road 2-C-38

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

VIII. Approvals and Other Considerations

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

Planning Area	1287	Fee Submitted	\$260.00
Revised	Yes	Existing # of lots	1
Received	08/04/20	# of New Lots	3
Number of Extensions	0	Dwelling Units	N/A
Total Acres	15.09	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	N/A
Census Tract #	10.02	Proposed Impervious Coverage	N/A
Zone	M-2	SQ. FT. Existing Building	N/A
Block #	528.01	SQ. FT. Proposed Building	N/A
Lot #	45.01	Land Use	C
Plans Prepared By	William M. Lund, PE, PLS	Land Use Type	S

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 # SP-283

Applicant: Starlight Properties, LLC, 2950 Hamilton Boulevard, South Plainfield, NJ 07080

Name of Application: "Final Plat Major Subdivision Plan Prepared for Starlight Properties, LLC Proposed Training Facility /Shooting Range Block 528.01, Lot 45.01, Tax Map #50 situated in Borough of South Plainfield, Middlesex County, New Jersey" dated January 29, 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 , August 11, 2020, and;

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the 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: August 11, 2020
DATE EXECUTED: August 11, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # CA-SP-153 **Type** Site Plan
Date of Action August 11, 2020

Applicant: Amazon.com Services, Inc. 410 Terry Avenue North, Seattle, WA 90109

Title Block of Application: "60 Minue Street Carteret, NJ 07008 Tax Block 2702, Lot 24 Issued for: Site Plan Review" Dated July 2, 2020

Proposed Land Use: Vehicle Storage

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

I. Revised Plans and Resolution Deficiencies

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

II. Performance Guarantee

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

III. Drainage

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

Milik Street # 1-C-606

IV. Receipt of a Municipal Drainage Report

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

VIII. Approvals and Other Considerations

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

Planning Area	N/A	Fee Submitted	\$500.00
Revised	No	Existing # of lots	1
Received	07/27/20	# of New Lots	N/A
Number of Extensions	0	Dwelling Units	N/A
Total Acres	8.65	Existing Parking Spaces	85
Acres of Open Space	0.00	Proposed Parking Spaces	128
Census Tract #	N/a	Proposed Impervious Coverage	No Additional
Zone	Redevelopment	SQ. FT. Existing Building	157,444
Block #	2702	SQ. FT. Proposed Building	No Additional
Lot #	24	Land Use	I
Plans Prepared By	Joshua Manion, PE	Land Use Type	W

Approval	
Conditional Approval	
Void	
Withdrawal	
Disapproval	
Review	
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 # CA-SP-153

Applicant: Amazon.com Services, Inc. 410 Terry Avenue North, Seattle, WA 90109

Name of Application: "60 Minue Street Carteret, NJ 07008 Tax Block 2702, Lot 24 Issued for: Site Plan Review" Dated July 2, 2020

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

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

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # CA-SP-78 **Type** Site Plan
Date of Action August 11, 2020

Applicant: Amazon.com Services, Inc; 410 Terry Avenue North, Seattle, WA 98108

Title Block of Application: "377 Roosevelt Avenue, Carteret NJ 07008 Tax Block 404, Lot 3, Issues for Site Plan Review Date July 2, 2020" Dated July 2, 2020.

Proposed Land Use: Warehouse (Existing)

Staff Recommendation: **Conditional Site Plan Approval; subject to receipt of the following:**
See below: I-A, I-B, I-C, II, V-A, V-B, 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>.4 Driveways, .7 Sidewalks, .8 Curbing</u>		Required
C. Other	<u>Truck Turning Radius Plan</u>		Required
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	Required <u>TBD</u>
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	Sufficient <u>\$0.00</u>
Downstream County Drainage Facility:	<u>1-B-001 Roosevelt Avenue</u>		
IV. Receipt of a Municipal Drainage Report			
			<u>N/A</u>
V. Agreements			
A. Maintenance Agreement			<u>Required</u>
B. Truck Turning Radius Agreement			<u>Required</u>
C. Future Improvements Agreement			<u></u>
D. Sight Triangle Agreement			<u></u>
VI. Dedication and Reservations of County Road Right-Of-Way			
			<u>N/A</u>
Distance From Centerline	<u></u>	Total Square Feet	<u></u>
Length of Dedication	<u></u>	Width of Dedication	<u></u>
Length of Easement	<u></u>	Width of Easement	<u></u>
Pavement Width	<u></u>	Date Deed Is Due	<u></u>
VII. Road Opening Permit			
			<u>Required</u>
County Road Name and #		<u>Roosevelt Avenue CR 602</u>	
Non-County Road Name		<u></u>	
Linear Feet of Frontage	<u>1042.13'</u>		
Linear Feet of New Street	<u></u>	# of New Driveways	<u></u>
VIII. Approvals and Other Considerations			
			<u>N/A</u>
A. MCMEC	<u>N/A</u>	C. NJDOT	<u>N/A</u>
B. NJDEP	<u>N/A</u>	D. D&RCC	<u>N/A</u>

Planning Area	<u>N.A</u>	Fee Submitted	<u>\$500.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>07/27/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>12.10</u>	Existing Parking Spaces	<u>N.A</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>234</u>
Census Tract #	<u>39</u>	Proposed Impervious Coverage	<u>9,943</u>
Zone	<u>Redev. Plan</u>	SQ. FT. Existing Building	<u>252,255</u>
Block #	<u>404</u>	SQ. FT. Proposed Building	<u>No Change</u>
Lot #	<u>3</u>	Land Use	<u>Industrial</u>
Plans Prepared By	<u>Joshua Manion, P.E.</u>	Land Use Type	<u>Warehouse</u>

Approval	<u></u>	Disapproval	<u></u>
Conditional Approval	<u></u>	Review	<u></u>
Void	<u></u>	Reconsideration	<u></u>
Withdrawal	<u></u>	Deed Extension	<u></u>

Planning Board Staff _____
 Roma Patel, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # CA-SP-78

Applicant: Amazon.com Services, Inc; 410 Terry Avenue North, Seattle, WA 98108

Name of Application: "377 Roosevelt Avenue, Carteret NJ 07008 Tax Block 404, Lot 3, Issues for Site Plan Review Date July 2, 2020" Dated July 2, 2020.

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

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

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # DU-EX-9

Applicant: 628 North Avenue, LLC c/o Brian Katz 85 Raritan Avenue, Suite 125, Highland Park, NJ 08904

Name of Application: "Preliminary and Final Site Plan for Block 34, Lots 31, 32, 33 & 34 Tax Map Sheet 9 Borough of Dunellen, Middlesex County, New Jersey" Dated December 2, 2019 and Revised Through March 12, 2020

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

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

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # DU-EX-8 **Type** Exempt Site Plan
Date of Action August 11, 2020

Applicant: CommuniPaw Associates, LLC 376 North Avenue, Suite A, Dunellen, NJ 08912

Title Block of Application: "Preliminary & Final Major Site Plan CommuniPaw Associates, LLC Proposed Mixed Use Development, Block 1 / Lot 14 150 North Avenue, Borough of Dunellen, Middlesex County, New Jersey" Dated April 27, 2020 and Revised Through July 13, 2020

Proposed Land Use: Multi-Family Residential/Retail

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

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	Sufficient \$0.00
Downstream County Drainage Facility:	<u>Prospect Avenue # 2-C-141</u>		
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			
C. Future Improvements Agreement			
D. Sight Triangle Agreement			
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline		Total Square Feet	
Length of Dedication		Width of Dedication	
Length of Easement		Width of Easement	
Pavement Width		Date Deed Is Due	
VII. Road Opening Permit			
County Road Name and #			N/A
Non-County Road Name	<u>North Avenue</u>		
Linear Feet of Frontage			
Linear Feet of New Street		# of New Driveways	
VIII. Approvals and Other Considerations			
A. MCMEC	N/A	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	N/A	Fee Submitted	Return
Revised	No	Existing # of lots	1
Received	07/27/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	14
Total Acres	0.23	Existing Parking Spaces	0
Acres of Open Space	0.00	Proposed Parking Spaces	18
Census Tract #	N/A	Proposed Impervious Coverage	8,732
Zone	Redevelopment	SQ. FT. Existing Building	1,790
Block #	1	SQ. FT. Proposed Building	18,234
Lot #	14	Land Use	R/C
Plans Prepared By	Matthew J. Seckler, PE	Land Use Type	A/R

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 # DU-EX-8

Applicant: Communipaw Associates, LLC 376 North Avenue, Suite A, Dunellen, NJ 08912

Name of Application: "Preliminary & Final Major Site Plan Communipaw Associates, LLC Proposed Mixed Use Development, Block 1 / Lot 14 150 North Avenue, Borough of Dunellen, Middlesex County, New Jersey" Dated April 27, 2020 and Revised Through July 13, 2020

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

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

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-SP-538 **Type** Site Plan
Date of Action August 11, 2020

Applicant: 41 Glendale LLC; 1649 49th Street, 1st Floor, Brooklym NY 11204

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

Proposed Land Use: Warehouse/Office

Staff Recommendation: **Grant Applicant's Request for Extension to September 8, 2020 Development Review Committee Meeting**

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:		\$0.00

IV. Receipt of a Municipal Drainage Report N/A

V. Agreements N/A

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

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

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

VII. Road Opening Permit N/A

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

VIII. Approvals and Other Considerations N/A

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

Planning Area	N/A	Fee Submitted	\$20,000.00
Revised	No	Existing # of lots	9
Received	07/16/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	10.05	Existing Parking Spaces	0
Acres of Open Space	0.00	Proposed Parking Spaces	98
Census Tract #	18.03	Proposed Impervious Coverage	329,148
Zone	L-I	SQ. FT. Existing Building	0
Block #	340 / 380	SQ. FT. Proposed Building	161,580
	2-A, 2-B & 15		
Lot #	1-B, 1-D, 1-E, /16	Land Use	Industrial
Plans Prepared By	Scott H. Turner, P.E.	Land Use Type	Warehouse

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

Planning Board Staff _____ Aaron M. Kardon, P.P., A.I.C.P., Senior Planner
Engineering Department Staff _____ Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-SP-538

Applicant: 41 Glendale LLC; 1649 49th Street, 1st Floor, Brooklym NY 11204

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

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

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

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the 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: August 11, 2020
DATE EXECUTED: August 11, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-SP-311 **Type** Site Plan
Date of Action August 11, 2020

Applicant: 764 Texas Road LLC. 764 Texas Road, Old Bridge, NJ 08857

Title Block of Application: "Minor Site Plan for Existing Building At Lot 2 in Block 21002 Of Township of Old Bridge in Middlesex County, New Jersey (Ex. Dwelling To Be Converted In To An Office Building)" Dated for June 28, 2020

Proposed Land Use: Office

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

I. Revised Plans and Resolution Deficiencies

A. Section 11-6 Site Plan Details	<u>L-Details, M-Dedication, P-Survey</u>	Required
B. Section 11-7 Design Standards	<u>.4 Driveway, .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 \$	<u>Required</u> <u>TBD</u>
------------------------------------	-----------	-------------------------------

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	<u>N/A</u> <u>\$0.00</u>
Downstream County Drainage Facility:		<u>N/A</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 Required

Distance From Centerline	<u>TBD</u>	Total Square Feet	<u>TBD</u>
Length of Dedication	<u>TBD</u>	Width of Dedication	<u>TBD</u>
Length of Easement	<u>TBD</u>	Width of Easement	<u>TBD</u>
Pavement Width	<u>TBD</u>	Date Deed Is Due	<u>11/11/2020</u>

VII. Road Opening Permit Required

County Road Name and #	<u>Texas Road #530/690</u>	
Non-County Road Name		
Linear Feet of Frontage	<u>100.53</u>	
Linear Feet of New Street	<u>0</u>	# of New Driveways <u>0</u>

VIII. Approvals and Other Considerations Required

A. MCMEC		C. NJDOT	
B. NJDEP (Submission)	<u>Required</u>	D. D&RCC	

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$560.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received		# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>0.66</u>	Existing Parking Spaces	<u>2</u>
Acres of Open Space	<u>0.45</u>	Proposed Parking Spaces	<u>6</u>
Census Tract #	<u>79.02</u>	Proposed Impervious Coverage	<u>9,134</u>
Zone	<u>EDO 3</u>	SQ. FT. Existing Building	<u>1,970</u>
Block #	<u>21002</u>	SQ. FT. Proposed Building	<u>0</u>
Lot #	<u>2</u>	Land Use	<u>Commercial</u>
Plans Prepared By	<u>Shrinath J Kotdawala P.E.</u>	Land Use Type	<u>Office</u>

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	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 # OB-SP-311

Applicant: 764 Texas Road LLC. 764 Texas Road, Old Bridge, NJ 08857

Name of Application: "Minor Site Plan for Existing Building At Lot 2 in Block 21002 Of Township of Old Bridge in Middlesex County, New Jersey (Ex. Dwelling To Be Converted In To An Office Building)" Dated for June 28, 2020

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

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

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

DATE ADOPTED: August 11, 2020

DATE EXECUTED: August 11, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-SP-310 **Type** Site Plan
Date of Action August 11, 2020

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

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

Proposed Land Use: Mixed-Use

Staff Recommendation: **Conditional Site Plan Approval; subject to receipt of the following:
See (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	.11 Drainage		Required
C. Other			N/A
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	N/A \$0.00
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	N/A \$0.00
Downstream County Drainage Facility:	N/A		
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			Required
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	NJSR #34		
Linear Feet of Frontage			
Linear Feet of New Street		# of New Driveways	
VIII. Approvals and Other Considerations			
A. MCMEC		Required	Required
B. NJDEP (Submission)		Required	
C. NJDOT			
D. D&RCC			

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

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-SP-310

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

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

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

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

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # NB-SP-63 **Type** Site Plan
Date of Action August 11, 2020

Applicant: World's Best Temps, LLC 106 Churchill Avenue, Somerset, New Jersey 08873

Title Block of Application: "Major Site Plan Block 425, Lot 2.03, 253 French Street, City of New Brunswick, Middlesex County" Dated for January 15, 2020

Proposed Land Use: Mixed-Use

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

- I. Revised Plans and Resolution Deficiencies**
- | | | |
|-----------------------------------|-------|-----|
| A. Section 11-6 Site Plan Details | _____ | N/A |
| B. Section 11-7 Design Standards | _____ | N/A |
| C. Other | _____ | N/A |
- II. Performance Guarantee**
- | | | | |
|------------------------------------|-----------|--------|-------|
| Statutory Auth. N.J.S.A. 40:27-6.6 | Amount \$ | _____ | N/A |
| | | \$0.00 | _____ |
- III. Drainage**
- | | | | |
|---|------------------------|--------|------------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | _____ | Sufficient |
| Downstream County Drainage Facility: | #3-C-174 French Street | \$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>French Street</u> |
| Linear Feet of Frontage | _____ |
| Linear Feet of New Street | _____ |
| | # of New Driveways |
| | _____ |
- VIII. Approvals and Other Considerations** _____ N/A
- | | | | |
|----------|-------|----------|-------|
| A. MCMEC | _____ | C. NJDOT | _____ |
| B. NJDEP | _____ | D. D&RCC | _____ |

Planning Area	_____	Fee Submitted	\$1,000.00
Revised	<u>No</u>	Existing # of lots	1
Received	<u>07/22/20</u>	# of New Lots	0
Number of Extensions	<u>0</u>	Dwelling Units	51
Total Acres	<u>0.88</u>	Existing Parking Spaces	35
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	50
Census Tract #	<u>55</u>	Proposed Impervious Coverage	32,019
Zone	<u>C-2A</u>	SQ. FT. Existing Building	6,172
Block #	<u>425</u>	SQ. FT. Proposed Building	11,959
Lot #	<u>2.03</u>	Land Use	Mixed-Use
Plans Prepared By	<u>Noel R. Young, P.E.</u>	Land Use Type	Mixed-Use

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

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # NB-SP-63

Applicant: World's Best Temps, LLC 106 Churchill Avenue, Somerset, New Jersey 08873

Name of Application: "Major Site Plan Block 425, Lot 2.03, 253 French Street, City of New Brunswick, Middlesex County" Dated for January 15, 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 , August 11, 2020, and;

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PI-SP-379 **Type** Site Plan
Date of Action August 11, 2020

Applicant: American Express Company 200 Vesey Street MC: 01-22-04, New York, NY 10285

Title Block of Application: "Preliminary/Final Major Site Plan for 2 Corporate Place Township of Piscataway, Middlesex County, New Jersey Block 5001, Lot 1.0" Dated for March 26, 2020

Proposed Land Use: Warehouse

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

- I. Revised Plans and Resolution Deficiencies**
- | | | |
|-----------------------------------|-------|-----|
| A. Section 11-6 Site Plan Details | _____ | N/A |
| B. Section 11-7 Design Standards | _____ | N/A |
| C. Other | _____ | N/A |
- II. Performance Guarantee**
- | | | | |
|------------------------------------|-----------|--------|-------|
| Statutory Auth. N.J.S.A. 40:27-6.6 | Amount \$ | _____ | N/A |
| | | \$0.00 | _____ |
- III. Drainage**
- | | | | |
|---|----------------------------|--------|------------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | _____ | Sufficient |
| Downstream County Drainage Facility: | #2-C-611 Centennial Avenue | \$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>2 Corporate Place</u> |
| Linear Feet of Frontage | _____ |
| Linear Feet of New Street | # of New Driveways _____ |
- VIII. Approvals and Other Considerations** _____ N/A
- | | | | |
|----------|-------|----------|-------|
| A. MCMEC | _____ | C. NJDOT | _____ |
| B. NJDEP | _____ | D. D&RCC | _____ |

Planning Area	_____	Fee Submitted	\$500.00
Revised	No	Existing # of lots	1
Received	07/10/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	4.99	Existing Parking Spaces	80
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	6.03	Proposed Impervious Coverage	0
Zone	LI-5	SQ. FT. Existing Building	44,324
Block #	50001	SQ. FT. Proposed Building	0
Lot #	1.03	Land Use	Commercial
Plans Prepared By	Scott H. Turner, P.E.	Land Use Type	Warehouse

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

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PI-SP-379

Applicant: American Express Company 200 Vesey Street MC: 01-22-04, New York, NY 10285

Name of Application: "Preliminary/Final Major Site Plan for 2 Corporate Place Township of Piscataway, Middlesex County, New Jersey Block 5001, Lot 1.0" Dated for March 26, 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 , August 11, 2020, and;

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

DATE ADOPTED: August 11, 2020

DATE EXECUTED: August 11, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PI-SP-204 **Type** Site Plan
Date of Action August 11, 2020

Applicant: Piscataway Storage LLC 811 N. Catalina Avenue., Suite 1306, Redondo Beach, CA 90277

Title Block of Application: "Preliminary/Final Site Plan & Subdivision Plan 1518 South Washington Avenue Block 1518 South Washington Avenue Block 5201, Lots 8, 12, 13, 14, 20.01 Piscataway Township, Middlesex County, New Jersey" Dated for February 14, 2020

Proposed Land Use: Self-Storage

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

- I. Revised Plans and Resolution Deficiencies**
- | | | |
|-----------------------------------|-------|-----|
| A. Section 11-6 Site Plan Details | _____ | N/A |
| B. Section 11-7 Design Standards | _____ | N/A |
| C. Other | _____ | N/A |
- II. Performance Guarantee**
- | | | | |
|------------------------------------|-----------|-------|--------|
| Statutory Auth. N.J.S.A. 40:27-6.6 | Amount \$ | _____ | N/A |
| | | _____ | \$0.00 |
- III. Drainage**
- | | | | |
|---|------------------------|-------|------------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | _____ | Sufficient |
| Downstream County Drainage Facility: | _____ | _____ | \$0.00 |
| | #2-C-648 National 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 | _____ |
| Linear Feet of Frontage | _____ |
| Linear Feet of New Street | _____ |
| | # of New Driveways |
| | _____ |
- VIII. Approvals and Other Considerations** _____ N/A
- | | | | |
|----------|-------|----------|-------|
| A. MCMEC | _____ | C. NJDOT | _____ |
| B. NJDEP | _____ | D. D&RCC | _____ |

Planning Area	_____	Fee Submitted	_____
Revised	No	Existing # of lots	_____
Received	_____	# of New Lots	_____
Number of Extensions	0	Dwelling Units	_____
Total Acres	3.54	Existing Parking Spaces	_____
Acres of Open Space	0.00	Proposed Parking Spaces	_____
Census Tract #	6.03	Proposed Impervious Coverage	_____
Zone	LI-5	SQ. FT. Existing Building	_____
Block #	5201	SQ. FT. Proposed Building	_____
Lot #	20.02	Land Use	Commercial
Plans Prepared By	Clifford Quay, P.E.	Land Use Type	Warehouse

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

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PI-SP-204

Applicant: Piscataway Storage LLC 811 N. Catalina Avenue., Suite 1306, Redondo Beach, CA 90277

Name of Application: "Preliminary/Final Site Plan & Subdivision Plan 1518 South Washington Avenue Block 1518 South Washington Avenue Block 5201, Lots 8, 12, 13, 14, 20.01 Piscataway Township, Middlesex County, New Jersey" Dated for February 14, 2020

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

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

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PI-SP-115 **Type** Site Plan
Date of Action August 11, 2020

Applicant: Francis E. Parker Memorial Home Inc. 1421 River Road Piscataway, NJ 08854

Title Block of Application: "Preliminary & Final Minor Site Plan for Parker at River Road Generator 1421 River Road, Block 12801, Lot 4, Tax Map Sheet 128 Township of Piscataway, Middlesex County, New Jersey" Dated June 18, 2020

Proposed Land Use: Residential

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

I. Revised Plans and Resolution Deficiencies

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

II. Performance Guarantee

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

III. Drainage

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

IV. Receipt of a Municipal Drainage Report

_____ N/A

V. Agreements

- A. Maintenance Agreement _____
- B. Truck Turning Radius 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

County Road Name and #	_____	River Rd CR 622	_____
Non-County Road Name	_____		_____
Linear Feet of Frontage	_____		_____
Linear Feet of New Street	_____	# of New Driveways	_____

VIII. Approvals and Other Considerations

_____ N/A

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

Planning Area	_____ N.A	Fee Submitted	_____ \$500.00
Revised	_____ No	Existing # of lots	_____ 1
Received	_____ 7.27.20	# of New Lots	_____ 0
Number of Extensions	_____ 0	Dwelling Units	_____ 0
Total Acres	_____ 6.54	Existing Parking Spaces	_____ N.A
Acres of Open Space	_____ 0.00	Proposed Parking Spaces	_____ N.A
Census Tract #	_____ 6.05	Proposed Impervious Coverage	_____ 368 sq ft.
Zone	_____ RR-1	SQ. FT. Existing Building	_____ 63,138
Block #	_____ 12801	SQ. FT. Proposed Building	_____ No Change
Lot #	_____ 4	Land Use	_____ Residential
Plans Prepared By	_____ Joshua C. Hanrahan P.E.	Land Use Type	_____ Assisted Living Facility

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-115

Applicant: Francis E. Parker Memorial Home Inc. 1421 River Road Piscataway, NJ 08854

Name of Application: "Preliminary & Final Minor Site Plan for Parker at River Road Generator 1421 River Road, Block 12801, Lot 4, Tax Map Sheet 128 Township of Piscataway, Middlesex County, New Jersey" Dated June 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 , August 11, 2020, and;

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-SP-257 **Type** Site Plan
Date of Action August 11, 2020

Applicant: Interchange Plaza, LLC 902 Carnegie Center, Suite 400, Princeton, NJ 08540

Title Block of Application: "Preliminary and Final Site Plan Block 8, Lot 3.013 South Brunswick Township, Middlesex County, New Jersey" Dated December 4, 2019

Proposed Land Use: Warehouse

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

I. Revised Plans and Resolution Deficiencies				<u>Required</u>
A. Section 11-6 Site Plan Details	<u>L-Details, M-Dedication, P-Survey</u>			<u>Required</u>
B. Section 11-7 Design Standards	<u>.7 Sidewalk, .8 Curbing, .9 Sight Triangle, .11 Drainage</u>			<u>Required</u>
C. Other				<u>N/A</u>
II. Performance Guarantee				<u>Required</u>
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$		<u>TBD</u>
III. Drainage				<u>Sufficient</u>
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$		<u>\$0.00</u>
Downstream County Drainage Facility:	<u>Abeel Road # 5-B-207</u>			
IV. Receipt of a Municipal Drainage Report				<u>N/A</u>
V. Agreements				
A. Stormwater Maintenance Agreement				<u>Previously Received</u>
B. Developer's Agreement				
C. Future Improvements Agreement				
D. Sight Triangle Agreement				<u>Previously Received</u>
VI. Dedication and Reservations of County Road Right-Of-Way				<u>Required</u>
Distance From Centerline	<u>55 ft.</u>	Total Square Feet		<u>TBD</u>
Length of Dedication	<u>TBD</u>	Width of Dedication		<u>TBD</u>
Length of Easement	<u>TBD</u>	Width of Easement		<u>TBD</u>
Pavement Width	<u>TBD</u>	Date Deed Is Due		<u>11/10/2020</u>
VII. Road Opening Permit				<u>Required</u>
County Road Name and #		<u>Cranbury South River Road (CR 535)</u>		
Non-County Road Name				
Linear Feet of Frontage	<u>400</u>			
Linear Feet of New Street	<u>N/A</u>	# of New Driveways		<u>N/A</u>
VIII. Approvals and Other Considerations				<u>Required</u>
A. MCMEC	<u>N/A</u>	C. NJDOT		<u>N/A</u>
B. NJDEP	<u>Received</u>	D. D&RCC (Submission)		<u>Required</u>

Planning Area	<u>Tpk 8A</u>	Fee Submitted	<u>\$8,600.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>07/27/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>N/A</u>
Total Acres	<u>4.87</u>	Existing Parking Spaces	<u>0</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>11</u>
Census Tract #	<u>N/A</u>	Proposed Impervious Coverage	<u>116,305</u>
Zone	<u>I-3</u>	SQ. FT. Existing Building	<u>N/A</u>
Block #	<u>8</u>	SQ. FT. Proposed Building	<u>54,000</u>
Lot #	<u>3.013</u>	Land Use	<u>Industrial</u>
Plans Prepared By	<u>Robert C. Bushar, PE</u>	Land Use Type	<u>Warehouse</u>

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 # SB-SP-257

Applicant: Interchange Plaza, LLC 902 Carnegie Center, Suite 400, Princeton, NJ 08540

Name of Application: "Preliminary and Final Site Plan Block 8, Lot 3.013 South Brunswick Township,
Middlesex County, New Jersey" Dated December 4, 2019

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

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

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SP-SP-334

Applicant: Bridgepoint South Plainfield, LLC 1 Gatehall Drive, Suite 201, Parsippany, NJ 07054

Name of Application: "602 New Market Avenue Borough of South Plainfield, Middlesex County, New Jersey,
Block 284, Lot 18 Dated May 14, 2019

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

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

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SR-SP-113

Applicant: Pondview Village, LLC, Total Construction & Mngmt, 41 Hollander St., South River, NJ 08882

Name of Application: "Preliminary and Final Major Site Plan Lots 7, 8, 8.01, 9, 10, 16.01, 17.01, 18.01 and 13, 14 & 15 Block 38 (Tax Map Sheet No. 6) South River Borough Middlesex County, New Jersey" Dated for June 15, 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 , August 11, 2020, and;

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # WO-SP-683

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

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

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

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

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the 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: August 11, 2020
DATE EXECUTED: August 11, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-SP-690 **Type** Site Plan
Date of Action August 11, 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 September 8, 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>6</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 , August 11, 2020, and;

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

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

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

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

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