

AGENDA
Middlesex County Planning Board
Development Review Committee Meeting
Tuesday, July 14, 2020
at 3:00 P.M.

I. OPENING MEETING

CALL MEETING TO ORDER
SALUTE TO THE FLAG
MOMENT OF SILENCE
“SUNSHINE LAW” STATEMENT:

***This meeting will be conducted via Microsoft TEAMS virtual meeting with a call-in option and will not be held at the Middlesex County Administration Building.**

Committee members and the public may click on the link on the Middlesex County Development Review Committee website or call the number below to be conferenced into the meeting:

Telephone No.	732-515-5844
Conference ID #	845 603 33#

Chairman:

This Meeting of the Development Review Committee of the Middlesex County Planning Board is being commenced pursuant to PL 1975 C 231 (N.J.S.A.10:4-6 et seq.). This meeting is being conducted as a virtual meeting due to current conditions surrounding COVID-19. Requirements of all notices have been satisfied and this notice has been posted on the County website. The call-in number and conference ID # to participate has been made available to the public, along with a direct link posted to the County website that participants can access to join the meeting directly, and there will be an opportunity for public comment during this meeting. All participants should keep their devices on “mute” unless they are speaking to reduce the amount of audio feedback. Members of the public are asked to state their name and address and will have five minutes to speak. While the teleconference format of today’s meeting is unique, we ask that we all maintain the same level of respect and decorum that we have in the regular meeting room by refraining from using profanity or raising our voices. Anyone that does not comply with this policy will be ruled out of order, and if I have to say that a second time you will be muted. Thank you for your patience and cooperation while we use this new format.

ROLL CALL

II. MINUTES

For Approval: For Review:
May 12, 2020 June 9, 2020

III. RESOLUTIONS TO BE ADDED - None

IV. RESOLUTIONS TO BE AMENDED AND EXECUTED - None

V. RESOLUTIONS TO BE REMOVED - None

VI. OPEN PUBLIC DISCUSSIONS ON RESOLUTIONS LISTED ON THIS AGENDA ONLY –

Motion to close the public portion. Second the motion.

Chairman: This public portion has been closed.

VII. OLD BUSINESS

Municipality File# Page

A. Subdivisions - **None**

B. Release of Performance Guarantee –

- | | | |
|-------------------------|-------------|-----------|
| a. Investors Bank | Old Bridge | OB-SP-286 |
| b. 567 Perth Amboy, LLC | Perth Amboy | PA-SP-67 |

VIII. NEW BUSINESS

Municipality File# Page

A. Subdivisions

- | | | | |
|----|---------------------------|----------------|-----------|
| 1. | Sketch Plats | | |
| | a. 33 McKinley Avenue | Carteret | CA-S-228 |
| | b. 8 Gates Avenue | East Brunswick | EB-S-287 |
| | c. 223 & 227 Fleet Avenue | Edison | ED-S-1000 |
| | d. 4 Centre Street | Milltown | MI-S-32 |
| | e. John Dziubeck | Milltown | MI-S-37 |

AGENDA
Middlesex County Planning Board
Development Review Committee Meeting
Tuesday, July 14, 2020
at 3:00 P.M. Continued

2.	Preliminary Applications -	Municipality	File#	Page
a.	101 Rose Street	Metuchen	ME-96	
b.	Henderson Road Mixed Income	South Brunswick	SB-231	
c.	761 & 777 Coolidge Avenue	Woodbridge	WO-394	
3.	Final Applications - None			
C.	Site Plans	Municipality	File#	Page
a.	380 Middlesex Avenue, Amazon	Carteret	CA-EX-84	
b.	Advocare Mid Jersey Pediatrics	East Brunswick	EB-SP-317	
c.	2900 Woodbridge Avenue	Edison	ED-SP-468	
d.	Patrick Ave. Assisted Living Facility	Edison	ED-SP-538	
e.	Technical Pro Holdings, LLC	Edison	ED-SP-537	
f.	Jamesburg Medical Plaza	Jamesburg	JA-SP-49	
g.	Smart Lincoln. LLC	Jamesburg	JA-SP-48	
h.	158 Durham Avenue	Metuchen	ME-EX-40	
i.	Reagent Chemical	Middlesex	MX-SP-97	
j.	Village at Country View	Monroe	MO-SP-231A	
k.	Plaza and Walkway, Johnson and Johnson	New Brunswick	NB-SP-10	
l.	Waste Management of NJ	Old Bridge	OB-EX-108	
m.	901-959 Convery Boulevard	Perth Amboy	PA-EX-139	
n.	1115 Centennial Avenue	Piscataway	PI-SP-290	
o.	Alexander L. Bell	Piscataway	PI-SP-374	
p.	Kiss Products	Piscataway	PI-SP-377	
q.	M. C. Vocational School	Piscataway	PI-SP-368	
r.	Camelot at Main Street	Sayreville	SY-SP-213	
s.	Sayreville Shopping Plaza	Sayreville	SY-SP-187	
t.	Forsgate Industrial Complex	South Brunswick	SB-SP-377	
u.	Henderson Road Mixed Income	South Brunswick	SB-SP-363	
v.	New Cingular Wireless	South Brunswick	SB-SP-371	
w.	1 Paddack Street	Woodbridge	WO-SP-683	
x.	Bayshore Recycling	Woodbridge	WO-SP-690	
y.	Kiddie Academy	Woodbridge	WO-SP-94	
z.	Royal Albert's Palace	Woodbridge	WO-SP-372	

IX. COMMUNICATIONS - None

X. SUCH OTHER MATTERS THAT HAVE BEEN CARRIED and/or OTHER ISSUES OF OLD BUSINESS - None

XI. PUBLIC COMMENTS

Motion to close the public portion. Second the motion.

Chairman: This public portion has been closed.

XII. ADJOURNMENT

MEMORANDUM

TO: Development Review Committee

FROM: Development Review

DATE: July 14, 2020

RE: **Return Performance Guarantee** in the amount of \$47,652.00 **and Retain an application fee in the amount of \$500.00** from the 10% cash portion in the amount of \$4,766.00 and return the cash portion balance in the amount of \$4,266.00; Return the bond in the amount of \$42,886.00 for the site plan application entitled, "Preliminary and Final Major Site for **Investors Bank** Branch Block 3230, Lot 2.15; Tax Map Sheet #3.12 Latest Rev. Dated 09-2014 345 Matawan Road, Township of old Bridge, Middlesex County, New Jersey" and dated November 1, 2016 and revised through April 4, 2018

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

MEMORANDUM

TO: Development Review Committee

FROM: Development Review

DATE: July 14, 2020

RE: **Return Performance Guarantee** in the amount of \$20,626.00 **and Retain an application fee in the amount of \$500.00** from the 10% cash portion in the amount of \$2,063.00 and return the cash portion balance in the amount of \$563.00; Return the bond in the amount of \$18,563.00 for the site plan application entitled, "Preliminary and Final Major Site Plan For **567 Perth Amboy, LLC** Proposed Convenience Store & Fueling Station Block 184, Lots 20-27; Tax Map Sheet #36- Latest Rev. Dated Jan. 2007 571 New Brunswick Avenue (CR 616) City of Perth Amboy Middlesex County, New Jersey" and dated July 21, 2017 and revised through October 2, 2017

The above-referenced performance guarantee was required of the applicant on September 12, 2017 to insure the installation of certain required physical improvements along the right-of-way of New Brunswick Avenue (County road #616).

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

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

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

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

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

WHEREAS, a performance guarantee was required for a certain site plan application entitled " Preliminary and Final Major Site Plan For 567 Perth Amboy, LLC Proposed Convenience Store & Fueling Station Block 184, Lots 20-27; Tax Map Sheet #36-Latest Rev. dated Jan. 2007 571 New Brunswick Avenue (CR 616) City of Perth Amboy Middlesex County, New Jersey" and dated July 21, 2017 and revised through October 2, 2017

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 \$20,626.00; 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:

567 Perth Amboy, LLC
98 Main St., Madison, NJ 07940
Attn: Stephanie Eisenberg

Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

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

Sketch Plat Staff Report and Resolution

File # CA-S-228 **Middlesex County Development Review Committee** **Type** "A" Sketch
Date of Action July 14, 2020

Applicant: Tarlok Singh 34A McKinley Avenue Carteret NJ 07008

Title Block of Application: "Minor Subdivision Plan Prepared for 33 McKinley Avenue Lot 6 in Block 7208 Borough of Carteret, Middlesex County New Jersey" Dated for February 19, 2020

Proposed Land Use: SFR

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

I. Revised Plans and Resolution Deficiencies

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

II. Performance Guarantee N/A

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

III. Drainage N/A

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	N/A
Downstream County Drainage Facility:	N/A	\$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		McKinley Avenue	
Linear Feet of Frontage			
Linear Feet of New Street		# of New Driveways	

VIII. Approvals and Other Considerations

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

Planning Area	<u>Akill</u>	Fee Submitted	\$0.00
Revised	<u>No</u>	Existing # of lots	1
Received	<u>07/01/20</u>	# of New Lots	1
Number of Extensions	<u>0</u>	Dwelling Units	3
Total Acres	<u>0.23</u>	Existing Parking Spaces	4
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	6
Census Tract #	<u>38</u>	Proposed Impervious Coverage	3,815
Zone	<u>R-25</u>	SQ. FT. Existing Building	1,100
Block #	<u>7208</u>	SQ. FT. Proposed Building	1,755
Lot #	<u>6</u>	Land Use	Residential
Plans Prepared By	<u>Andrew K. Wu, P.E., P.L.S.</u>	Land Use Type	SFR

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 N/A
 Engineer

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # CA-S-228

Applicant: Tarlok Singh 34A McKinley Avenue Carteret NJ 07008

Name of Application: "Minor Subdivision Plan Prepared for 33 McKinley Avenue Lot 6 in Block 7208
Borough of Carteret, Middlesex County New Jersey" Dated for February 19, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Sketch Plat Staff Report and Resolution

File # EB-S-287 Middlesex County Development Review Committee **Type** "A" Sketch

Date of Action July 14, 2020

Applicant: Salma Chand, 8 Gates Avenue, East Brunswick, NJ 08816

Title Block of Application: "8 Gates Avenue Minor Subdivision Block 827, Lot 5 Township of East Brunswick, Middlesex County, New Jersey" Dated May 5, 2020

Proposed Land Use: SFR

Staff Recommendation: **Classify as an A Sketch; application does not adversely impact 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 \$	N/A
		\$0.00

III. Drainage N/A

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	N/A
Downstream County Drainage Facility:	N/A	\$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 #		# of New Driveways	
Non-County Road Name	Gates Avenue		
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	Return
Revised	No	Existing # of lots	1
Received	06/15/20	# of New Lots	2
Number of Extensions	0	Dwelling Units	1
Total Acres	0.92	Existing Parking Spaces	3
Acres of Open Space	0.00	Proposed Parking Spaces	6
Census Tract #	64.03	Proposed Impervious Coverage	3,453
Zone	R-3	SQ. FT. Existing Building	1,845
Block #	827	SQ. FT. Proposed Building	1,765
Lot #	5	Land Use	Residential
Plans Prepared By	Marc Leber, P.E.	Land Use Type	SFR

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 N/A
 Engineer

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # EB-S-287

Applicant: Salma Chand, 8 Gates Avenue, East Brunswick, NJ 08816

Name of Application: "8 Gates Avenue Minor Subdivision Block 827, Lot 5 Township of East Brunswick,
Middlesex County, New Jersey" Dated May 5, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Sketch Plat Staff Report and Resolution

File # ED-S-1000 **Middlesex County Development Review Committee** **Type** "A" Sketch
Date of Action July 14, 2020

Applicant: Leonard Carn Construction 2808 Fleet Avenue South Plainfield NJ 08820

Title Block of Application: "Minor Subdivision Plan Prepared for 223 & 227 Fleet Avenue Lots 8-A & 23 in Block 590-M Township of Edison, Middlesex County, New Jersey" Dated for May 13, 2020

Proposed Land Use: SFR

Staff Recommendation: **Classify as an "A" Sketch; application does not adversely impact 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 _____ Sufficient

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	_____ \$0.00
Downstream County Drainage Facility:	_____ #2-C-027 Nevsky Street	

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	_____ Fleet Avenue
Linear Feet of Frontage	_____	Linear Feet of New Street	_____
		# of New Driveways	_____

VIII. Approvals and Other Considerations _____

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

Planning Area	_____ N/A	Fee Submitted	_____ \$0.00
Revised	_____ No	Existing # of lots	_____ 2
Received	_____ 06/30/20	# of New Lots	_____ 1
Number of Extensions	_____ 0	Dwelling Units	_____ 3
Total Acres	_____ 0.53	Existing Parking Spaces	_____ 4
Acres of Open Space	_____ 0.00	Proposed Parking Spaces	_____ 8
Census Tract #	_____ 14.14	Proposed Impervious Coverage	_____ 6,409
Zone	_____ R-B	SQ. FT. Existing Building	_____ 1,208
Block #	_____ 590-M	SQ. FT. Proposed Building	_____ 3,370
Lot #	_____ 8A, 23	Land Use	_____ Residential
Plans Prepared By	_____ Andrew K. Wo, P.E., P.L.S.	Land Use Type	_____ SFR

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

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____ N/A _____
 Engineer

Sketch Plat Staff Report and Resolution

File # ML-S-32 **Middlesex County Development Review Committee** **Type** "A" Sketch
Date of Action July 14, 2020

Applicant: Martin Hipko 4 Centre Street, Milltown, New Jersey 08850

Title Block of Application: "Proposed Minor Subdivision for Martin P. & Linda T. Hipko 4 Centre Street Milltown, New Jersey 08850 Block 69 Lots 27-32 Situated in Borough of Milltown Middlesex County New Jersey" Dated for March 12, 2020

Proposed Land Use: SFR

Staff Recommendation: **Classify as an "A" Sketch; application does not adversely impact 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 \$	N/A
		\$0.00

III. Drainage N/A

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	N/A
Downstream County Drainage Facility:	N/A	\$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	Centre Street
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	6
Received	06/10/20	# of New Lots	2
Number of Extensions	0	Dwelling Units	2
Total Acres	0.34	Existing Parking Spaces	3
Acres of Open Space	0.00	Proposed Parking Spaces	2
Census Tract #	63	Proposed Impervious Coverage	2,540
Zone	R-10	SQ. FT. Existing Building	1,460
Block #	69	SQ. FT. Proposed Building	0
Lot #	27-32	Land Use	Residential
Plans Prepared By	Angelo J. Valetutto P.E., P.P.	Land Use Type	SFR

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 N/A
 Engineer

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # MI-S-32

Applicant: Martin Hipko 4 Centre Street, Milltown, New Jersey 08850

Name of Application: "Proposed Minor Subdivision for Martin P. & Linda T. Hipko 4 Centre Street Milltown,
New Jersey 08850 Block 69 Lots 27-32 Situated in Borough of Milltown Middlesex
County New Jersey" Dated for March 12, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # MI-S-37 **Type** A Sketch
Date of Action July 14, 2020

Applicant: John Dziubeck 15 Carina Drive, Milltown, New Jersey 08850

Title Block of Application: "Proposed Minor Subdivision for John Dziubeck 21 Millers Lane Milltown, New Jersey 08850 Block 106 Lots 4.09, 4.10 & 4.11 Situated in Borough of Milltown Middlesex County, New Jersey" Dated on February 12, 2020 and Revised on March 12, 2020

Proposed Land Use: Residential

Staff Recommendation: **Classify as an "A" Sketch; Application does not impact County Road or 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:		\$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		Miller Lane	
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	\$320.00
Revised	No	Existing # of lots	3
Received	06/10/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	3
Total Acres	1.35	Existing Parking Spaces	0
Acres of Open Space	0.00	Proposed Parking Spaces	2; 2; 3
Census Tract #	63	Proposed Impervious Coverage	0; 0; 1751
Zone	R-10	SQ. FT. Existing Building	702
Block #	106	SQ. FT. Proposed Building	0; 0; 702

Lot #	4.09, 4.10, 4.11	Land Use	Residential
Plans Prepared By	Angelo Valetutto P.E.	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 # MI-S-37

Applicant: John Dziubeck 15 Carina Drive, Milltown, New Jersey 08850

Name of Application: "Proposed Minor Subdivision for John Dziubeck 21 Millers Lane Milltown, New Jersey 08850 Block 106 Lots 4.09, 4.10 & 4.11 Situated in Borough of Milltown Middlesex County, New Jersey" Dated on February 12, 2020 and Revised on March 12, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Subdivision Staff Report and Resolution

Middlesex County Development Review Committee

File # ME-96 **Type** Preliminary
Date of Action: April 14, 2020
Applicant: Fox & Fox Development, LLC 940 Amboy Avenue Suite 101 Edison, New Jersey 08837
Title Block of Application: "Preliminary & Final Major Subdivision Prepared for Lot 95 in Block 141.01 (101 Rose Street) Situated in Borough of Metuchen, Middlesex County, New Jersey" Dated for April 24, 2020

Proposed Land Use: SFR

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:	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	Rose Street		
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	Metropark SPA	Fee Submitted	\$680.00
Revised	No	Existing # of lots	1
Received	06/18/20	# of New Lots	3
Number of Extensions	0	Dwelling Units	3
Total Acres	0.58	Existing Parking Spaces	4
Acres of Open Space	0.00	Proposed Parking Spaces	12
Census Tract #	22	Proposed Impervious Coverage	2,477
Zone	R2	SQ. FT. Existing Building	2,575
Block #	141.01	SQ. FT. Proposed Building	6,020
Lot #	95	Land Use	Residential
Plans Prepared By	Paul J. Fletcher, P.E. P.P.	Land Use Type	SFR

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

Planning Board Staff _____ Engineering Department Staff N/A
 Jessica Alvarez, Assistant Planner Engineer

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ME-96

Applicant: Fox & Fox Development, LLC 940 Amboy Avenue Suite 101 Edison, New Jersey 08837

Name of Application: "Preliminary & Final Major Subdivision Prepared for Lot 95 in Block 141.01 (101 Rose Street) Situated in Borough of Metuchen, Middlesex County, New Jersey" Dated for April 24, 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

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-231 **Type** Preliminary
Date of Action July 14, 2020

Applicant: RPM Development, LLC 77 Park Street, Montclair, NJ 07042

Title Block of Application: "Major Subdivision Plan Lot 12.011, Block 90.03, Plate 142 211 Henderson Road
 Situated in South Brunswick Township, Middlesex County, New Jersey" Dated August 3,
 2018 and Revised Through March 17, 2020

Proposed Land Use: Residential

Staff Recommendation: **Conditional Preliminary Subdivision Approval; subject to receipt of the
 Following: See (V-A)**

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 Sufficient

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	\$0.00
Downstream County Drainage Facility:		<u>Black Horse Lane # 4-C-17</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	_____	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>Henderson Road</u>		
Linear Feet of Frontage	_____		
Linear Feet of New Street	_____	# of New Driveways	_____

VIII. Approvals and Other Considerations N/A

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

Planning Area	N/A	Fee Submitted	\$742.00
Revised	No	Existing # of lots	1
Received	06/18/20	# of New Lots	2
Number of Extensions	0	Dwelling Units	N/A
Total Acres	10.08	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	N/A
Census Tract #	85.01	Proposed Impervious Coverage	N/A
Zone	AH-II	SQ. FT. Existing Building	N/A
Block #	90.03	SQ. FT. Proposed Building	N/A
Lot #	12.011	Land Use	R
Plans Prepared By	Suzanne E. Warren, PLS	Land Use Type	AP

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 # SB-231

Applicant: RPM Development, LLC 77 Park Street, Montclair, NJ 07042

Name of Application: "Major Subdivision Plan Lot 12.011, Block 90.03, Plate 142 211 Henderson Road
Situating in South Brunswick Township, Middlesex County, New Jersey" Dated August 3,
2018 and Revised Through March 17, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

PROJECT NAME: Henderson Road Mixed Income Housing		Zone: AH II Mixed Income / 100% Affordable Housing Overlay Zone			
Proposed Use:		Multi-Family Residential – Mixed Income			
Block 90.03, Lots 12.011					
	Required	Proposed Lot 12.02	Complies	Proposed Lot 12.03	Complies
Min. Lot Area	9 ac	6.48 ac	No ¹	3.60 ac	No ¹
Density					
Mixed Income	18 units/acre	17.9 units/acre	Yes	N/A	N/A
100% Affordable	20 units/acre	N/A	N/A	N/A	N/A
Min. Front Yard Setback	25 FT	31.1 FT	Yes	N/A	N/A
Min. Side Yard Setback	50 FT	70.3 FT	Yes	N/A	N/A
Min. Rear Yard Setback	50 FT	78.6 FT	Yes	N/A	N/A
Max. Building Height	51 FT	51.0 FT	Yes	N/A	N/A
	3 Stories	3 Stories	Yes	N/A	N/A
Max. Building Coverage	50 %	16.98%	Yes	N/A	N/A
Max. Lot Coverage	75 %	49.7%	Yes	N/A	N/A
Min. Distance Between Buildings	50 FT	126.0 FT	Yes	N/A	N/A
Unit Mix					
<ul style="list-style-type: none"> • 41 – One-Bedroom • 62 – Two-Bedroom • 13 – Three-Bedroom 116 Total Units					
Required: (RSIS)					
<ul style="list-style-type: none"> • Proposed Residential Buildings (Garden Apartments) <ul style="list-style-type: none"> • 1.8 Parking Spaces / One-Bedroom Unit x 41 Units • 2.0 Parking Spaces / Two-Bedroom Unit x 62 Units • 2.1 Parking Spaces / Three-Bedroom Unit x 13 Units • Total Required = 226 Spaces (1.95 spaces / unit) 					
Proposed:					
<ul style="list-style-type: none"> • Total Proposed = 226 Spaces (1.95 spaces / unit) 					
ADA Accessible Parking:					
<ul style="list-style-type: none"> • Required: 7 Spaces • Proposed: 8 Spaces 					

Unit Mix – Phase I	Unit Mix – Phase II	Unit Mix – Overall
<ul style="list-style-type: none"> • 41 – One-Bedroom • 62 – Two-Bedroom • 13 – Three-Bedroom 116 Total Units	<ul style="list-style-type: none"> • 12 – One-Bedroom • 33 – Two-Bedroom • 16 – Three-Bedroom 61 Total Units	<ul style="list-style-type: none"> • 53 – One-Bedroom • 95 – Two-Bedroom • 29 – Three-Bedroom 177 Total Units
Required – Phase I: (RSIS)		
<ul style="list-style-type: none"> • Proposed Residential Buildings (Garden Apartments) <ul style="list-style-type: none"> • 1.8 Parking Spaces / One-Bedroom Unit x 41 Units • 2.0 Parking Spaces / Two-Bedroom Unit x 62 Units • 2.1 Parking Spaces / Three-Bedroom Unit x 13 Units • Total Required = 226 Spaces (1.95 spaces / unit) 		
Proposed – Phase I:		
<ul style="list-style-type: none"> • Total Proposed = 226 Spaces (1.95 spaces / unit) 		
Required – Phase II: (RSIS)		
<ul style="list-style-type: none"> • Proposed Residential Buildings (Garden Apartments) <ul style="list-style-type: none"> • 1.8 Parking Spaces / One-Bedroom Unit x 12 Units • 2.0 Parking Spaces / Two-Bedroom Unit x 33 Units • 2.1 Parking Spaces / Three-Bedroom Unit x 16 Units • Total Required = 122 Spaces (2.0 spaces / unit) 		
Proposed – Phase II:		
<ul style="list-style-type: none"> • Total Proposed = 122 Spaces (2.0 spaces / unit) 		
Required – Overall: (RSIS)		
<ul style="list-style-type: none"> • Phase I – 226 Spaces • Phase II – 122 Spaces Total Required = 348 Spaces		
Proposed – Overall:		
<ul style="list-style-type: none"> • Phase I – 226 Spaces • Phase II – 122 Spaces Total Proposed = 348 Spaces		
ADA Accessible Parking - Overall:		
<ul style="list-style-type: none"> • Required: 8 Spaces • Proposed: 8 Spaces 		

¹ Variance Granted during Preliminary Site Plan and Subdivision Approval (File # 19-022) adopted on 11/13/19

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-394 **Type** Preliminary
Date of Action July 14, 2020

Applicant: Manor Homes, LLC 239 Main Street, Woodbridge, NJ 07095

Title Block of Application: "Site Improvement Plan Prepared for 761 & 777 Coolidge Avenue and Aborn Avenue
 Lots 7, 12, 14 & 39 in Block 578.05 Township of Woodbridge, Middlesex County, New Jersey" Dated January 6, 2020

Proposed Land Use: Single Family

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 Sufficient

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	\$0.00
Downstream County Drainage Facility:	<u>Samuel Lupo Place # 1-C-533</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>Coolidge 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	\$640.00
Revised	No	Existing # of lots	4
Received	05/28/20	# of New Lots	6
Number of Extensions	0	Dwelling Units	6
Total Acres	0.86	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	N/A
Census Tract #	28.05	Proposed Impervious Coverage	N/A
Zone	R-6	SQ. FT. Existing Building	N/A
Block #	578.05	SQ. FT. Proposed Building	N/A
Lot #	7, 12, 14, 39	Land Use	R
Plans Prepared By	Paul J. Fletcher, PE	Land Use Type	SF

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 # WO-394

Applicant: Manor Homes, LLC 239 Main Street, Woodbridge, NJ 07095

Name of Application: "Site Improvement Plan Prepared for 761 & 777 Coolidge Avenue and Aborn Avenue
Lots 7, 12, 14 & 39 in Block 578.05 Township of Woodbridge, Middlesex County, New
Jersey" Dated January 6, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # CA-EX-84 **Type** Exempt Site Plan
Date of Action July 14, 2020

Applicant: Michael Noah, Amazon P.O. 81207, Seattle, WA 96109

Title Block of Application: "Land Development Plans for Zoning Permit Application for CDW5 Tenant Improvements 380 Middlesex Avenue, Middlesex County, New Jersey" Dated June 8, 2020

Proposed Land Use: Warehouse

Staff Recommendation: **Exempt Site Plan; 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 \$ | \$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 # | Middlesex Avenue Driveway | |
| | 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 |
| | B. NJDEP | N/A | D. D&RCC |

Planning Area	Akil	Fee Submitted	Return
Revised	No	Existing # of lots	1
Received	06/18/20	# of New Lots	N/A
Number of Extensions	0	Dwelling Units	N/A
Total Acres	36.99	Existing Parking Spaces	N/A
Acres of Open Space	1.54	Proposed Parking Spaces	720
Census Tract #	39	Proposed Impervious Coverage	1,544,233
Zone	HI-B	SQ. FT. Existing Building	800,524
Block #	102	SQ. FT. Proposed Building	N/A
Lot #	1	Land Use	I
Plans Prepared By	Michelle Carlson, PE	Land Use Type	W

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-EX-84

Applicant: Michael Noah, Amazon P.O. 81207, Seattle, WA 96109

Name of Application: "Land Development Plans for Zoning Permit Application for CDW5 Tenant
Improvements 380 Middlesex Avenue, Middlesex County, New Jersey" Dated June 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # EB-SP-317 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Advocare Mid-Jersey Pediatrics 33 Brunswick Woods Drive, East Brunswick, New Jersey 08816
Title Block of Application: "610 Cranbury Road 'Advocare Mid-Jersey Pediatrics' Site Plan Modification Block 322.10, Lot 21.02 Township of East Brunswick, Middlesex County, New Jersey" Dated April 17, 2020.

Proposed Land Use: Commercial- Medical Office

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

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			
B. Section 11-7 Design Standards	<u>.4 Driveways, .7 Sidewalks, .8 Curbing, .11 Drainage</u>		<u>Required</u>
C. Other			<u>N/A</u>
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	<u>Required</u> <u>TBD</u>
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	<u>Sufficient</u> <u>\$0.00</u>
Downstream County Drainage Facility:	<u>Fern Rd. 3-B-135</u>		
IV. Receipt of a Municipal Drainage Report			
			<u>N/A</u>
V. Agreements			
A. Stormwater Maintenance Agreement			<u>N/A</u>
B. Developer's Agreement			<u></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>Cranbury Road CR 535</u>		
Non-County Road Name	<u></u>		
Linear Feet of Frontage	<u>201</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>\$610.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>06/15/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>1.40</u>	Existing Parking Spaces	<u>40</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>11</u>
Census Tract #	<u>66.04</u>	Proposed Impervious Coverage	<u>36,776</u>
Zone	<u>OP-1</u>	SQ. FT. Existing Building	<u>10,331</u>
Block #	<u>322.10</u>	SQ. FT. Proposed Building	<u>N/A</u>
Lot #	<u>21.02</u>	Land Use	<u>Commercial</u>
Plans Prepared By	<u>Marc S. Leber P.E.</u>	Land Use Type	<u>Office</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 # EB-SP-317

Applicant: Advocare Mid-Jersey Pediatrics 33 Brunswick Woods Drive, East Brunswick, New Jersey 08816

Name of Application: "610 Cranbury Road 'Advocare Mid-Jersey Pediatrics' Site Plan Modification Block 322.10, Lot 21.02 Township of East Brunswick, Middlesex County, New Jersey" Dated April 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 , July 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: July 14, 2020

DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution

Middlesex County Development Review Committee

File # ED-SP-468 **Type** Site Plan
Date of Action July 12, 2020

Applicant: 2900 Woodbridge Avenue, LLC, 45 Marble Loop, Staten Island, NY 10301

Title Block of Application: "Site Plan 2900 Woodbridge Avenue, Township of Edison, Middlesex County, New Jersey" Dated for February 7, 2020

Proposed Land Use: Warehouse

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

- I. Revised Plans and Resolution Deficiencies**
- | | |
|-----------------------------------|-----|
| A. Section 11-6 Site Plan Details | N/A |
| B. Section 11-7 Design Standards | N/A |
| C. Other | N/A |
- II. Performance Guarantee** N/A
- | | | |
|------------------------------------|-----------|--------|
| Statutory Auth. N.J.S.A. 40:27-6.6 | Amount \$ | N/A |
| | | \$0.00 |
- III. Drainage** Sufficient
- | | | |
|---|-----------------------------|------------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | Sufficient |
| Downstream County Drainage Facility: | <u>#1-C-621 Patrol Road</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 # | <u>Woodbridge Avenue CR #514</u> |
| Non-County Road Name | |
| 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	<u>\$737.00</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>0</u>
Total Acres	<u>18.70</u>	Existing Parking Spaces	<u>150</u>
Acres of Open Space	<u>N/A</u>	Proposed Parking Spaces	<u>142</u>
Census Tract #	<u>18.06</u>	Proposed Impervious Coverage	<u>611,419</u>
Zone	<u>RRRD</u>	SQ. FT. Existing Building	<u>346,500</u>
Block #	<u>390</u>	SQ. FT. Proposed Building	<u>348,077</u>
Lot #	<u>49-A</u>	Land Use	<u>Commercial</u>
Plans Prepared By	<u>Michael T. Lanzafama P.E., P.L.S.</u>	Land Use Type	<u>Warehouse</u>

Approval	
Conditional Approval	
Void	
Withdrawal	

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff N/A
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-SP-468

Applicant: 2900 Woodbridge Avenue, LLC, 45 Marble Loop, Staten Island, NY 10301

Name of Application: "Site Plan 2900 Woodbridge Avenue, Township of Edison, Middlesex County, New Jersey" Dated for February 7, 2020

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

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , July 12, 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: July 12, 2020
DATE EXECUTED: July 12, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-SP-538 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Patrick Avenue Adult Community LLC

Title Block of Application: "Preliminary & Final Major Site Plan for Patrick Avenue Assisted Living Facility on Land Parcels Tax Lot 17, C0003 in Block 203 and Lots 1.A, 2 Thru 12 in Block 206 Edison Township in Middlesex County, New Jersey" Dated April 1, 2020.

Proposed Land Use: Residential

Staff Recommendation:	Site Plan Approval; Application does not significantly impact County Road or County Facility
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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:	<u>Main St 1-B-107</u>	_____	

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	_____	
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	_____	\$610.00
Revised	_____	No	Existing # of lots	_____	3
Received	_____	07/01/20	# of New Lots	_____	0
Number of Extensions	_____	0	Dwelling Units	_____	135
Total Acres	_____	2.75	Existing Parking Spaces	_____	0
Acres of Open Space	_____	0.00	Proposed Parking Spaces	_____	64
Census Tract #	_____	17.01	Proposed Impervious Coverage	_____	71,134
Zone	_____	Redev Plan	SQ. FT. Existing Building	_____	n/a
Block #	_____	203, 206	SQ. FT. Proposed Building	_____	27,399

Lot #	_____	17 C0003, 1-A 2-12	Land Use	_____	Residential
Plans Prepared By	_____	Shrinath Kotdawala P.E.	Land Use Type	_____	Adult Living

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 # ED-SP-538

Applicant: Patrick Avenue Adult Community LLC

Name of Application: "Preliminary & Final Major Site Plan for Patrick Avenue Assisted Living Facility on Land
Parcels Tax Lot 17, C0003 in Block 203 and Lots 1.A, 2 Thru 12 in Block 206 Edison
Township in Middlesex County, New Jersey" Dated April 1, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-SP-537 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Technical Pro Holdings LLC 9 Kilmer Court, Edison , NJ 08817

Title Block of Application: "Proposed Addition for Technical Pro Holdings, LLC 9 Kilmer Court, Edison, New Jersey 08817 Block 3.B Lot 10.A" Dated August 14, 2013 and Revised until June 8, 2020.

Proposed Land Use: Industrial Warehouse

Staff Recommendation: **Site Plan Approval; application does not significantly impact County Road or County 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 \$	\$0.00
III. Drainage			Sufficient
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	\$0.00
Downstream County Drainage Facility:	Brunswick Ave 2-B-515		
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	Kilmer Road		
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	\$850.00
Revised	No	Existing # of lots	1
Received	07/01/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	2.27	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	9
Census Tract #		Proposed Impervious Coverage	88,608
Zone	L-1	SQ. FT. Existing Building	56,431
Block #	3.B	SQ. FT. Proposed Building	4,490
Lot #	10.A	Land Use	Industrial
Plans Prepared By	Angelo Valetutto P.E.	Land Use Type	Warehouse

Approval	
Conditional Approval	
Void	
Withdrawal	
Disapproval	
Review	
Reconsideration	
Deed Extension	

Planning Board Staff _____
 Roma Patel, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-SP-537

Applicant: Technical Pro Holdings LLC 9 Kilmer Court, Edison , NJ 08817

Name of Application: "Proposed Addition for Technical Pro Holdings, LLC 9 Kilmer Court, Edison, New Jersey 08817 Block 3.B Lot 10.A" Dated August 14, 2013 and Revised until June 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # JA-SP-49 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Vardham Real Estate Enterprises 277 Berkley Ave Beile Mead, NJ

Title Block of Application: "Preliminary and Final Site Plan Jamesburg Medical Plaza Block 38 Lots 6 & 7 Borough of Jamesburg, Middlesex County, NJ" Dated November 7, 2019

Proposed Land Use: Medical Offices

Staff Recommendation: **Site Plan Approval; application does not significantly impact County Road or County 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 \$ _____ | \$0.00 |
| III. | Drainage | | Sufficient |
| | Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ _____ | \$0.00 |
| | Downstream County Drainage Facility: | <u>Rhode Hall Rd 5-C-601</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 | _____ | |
| | 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	N/A	Fee Submitted	\$720.00
Revised	no	Existing # of lots	2
Received	06/26/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	0.50	Existing Parking Spaces	0
Acres of Open Space	0.00	Proposed Parking Spaces	22
Census Tract #	83	Proposed Impervious Coverage	9,299
Zone	NE	SQ. FT. Existing Building	0
Block #	38	SQ. FT. Proposed Building	10,672
Lot #	6, 7	Land Use	Commercial
Plans Prepared By	<u>Daniel Doran P.E.</u>	Land Use Type	Medical Office

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 # JA-SP-49

Applicant: Vardham Real Estate Enterprises 277 Berkley Ave Beile Mead, NJ

Name of Application: "Preliminary and Final Site Plan Jamesburg Medical Plaza Block 38 Lots 6 & 7 Borough of Jamesburg, Middlesex County, NJ" Dated November 7, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # JA-SP-48 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Smart Lincoln, LLC 54 Lincoln Avenue, Jamesburg, NJ 08831

Title Block of Application: "Smart Lincoln, LLC Block 59, Lots 1.02 3 & 6 Borough of Jamesburg Block 89, Lot 2.03 Monroe Twp. Middlesex Cnty., NJ 54 Lincoln Avenue" Dated May 21, 2019 and Revised Through June 17, 2020

Proposed Land Use: Commercial

Staff Recommendation: **Grant Applicant's Request for Withdrawal Without Prejudice:**

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: Buckelew Avenue # 2-B-114

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

VIII. Approvals and Other Considerations

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

Planning Area	<u>Tpk 8A</u>	Fee Submitted	<u>\$680.00</u>
Revised	<u>No</u>	Existing # of lots	<u>4</u>
Received	<u>06/30/20</u>	# of New Lots	<u>N/A</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>0.93</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>21</u>
Census Tract #	<u>83</u>	Proposed Impervious Coverage	<u>36,628</u>
Zone	<u>NC</u>	SQ. FT. Existing Building	<u>9,971</u>
Block #	<u>59/89</u>	SQ. FT. Proposed Building	<u>0</u>
Lot #	<u>1.02, 3, 6/2.03</u>	Land Use	<u>Commercial</u>
Plans Prepared By	<u>Daniel M. Doran, PE, PLS</u>	Land Use Type	<u>Retail</u>

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

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # JA-SP-48

Applicant: Smart Lincoln, LLC 54 Lincoln Avenue, Jamesburg, NJ 08831

Name of Application: "Smart Lincoln, LLC Block 59, Lots 1.02 3 & 6 Borough of Jamesburg Block 89, Lot 2.03 Monroe Twp. Middlesex Cnty., NJ 54 Lincoln Avenue" Dated May 21, 2019 and Revised Through June 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution

Middlesex County Development Review Committee

File # ME-EX-040 **Type** Site Plan
Date of Action July 14, 2020

Applicant: SP Construction & Son LLC & Slam II, LLC, 481 Memorial Parkway, Metuchen NJ 08840

Title Block of Application: "Preliminary & Final Major Site Plan Tax Lot 2 Blot 49 158 Durham Avenue Borough of Metuchen, Middlesex County, New Jersey

Proposed Land Use: Multi-Family Residential

Staff Recommendation: **Exempt Site Plan; 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**
- | | | | |
|------------------------------------|-----------|-------|--------|
| 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 |
| | 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>Durham 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	_____	Fee Submitted	_____	Return
Revised	No	Existing # of lots	_____	1
Received	05/28/20	# of New Lots	_____	0
Number of Extensions	0	Dwelling Units	_____	10
Total Acres	0.35	Existing Parking Spaces	_____	4
Acres of Open Space	0.00	Proposed Parking Spaces	_____	18
Census Tract #	64.03	Proposed Impervious Coverage	_____	11,264
Zone	B-2	SQ. FT. Existing Building	_____	2,247
Block #	49	SQ. FT. Proposed Building	_____	3,848
Lot #	2	Land Use	_____	Residential
Plans Prepared By	Thomas J. Quinn P.E.	Land Use Type	_____	Multi-Family Residential

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

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____ N/A
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ME-EX-040

Applicant: SP Construction & Son LLC & Slam II, LLC, 481 Memorial Parkway, Metuchen NJ
08840

Name of Application: "Preliminary & Final Major Site Plan Tax Lot 2 Blot 49 158 Durham Avenue Borough of
Metuchen, Middlesex County, New Jersey

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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # MX-SP-97 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Reagent Chemical & Research, Inc. 115 Route 202, Ringoes, NJ 08851

Title Block of Application: "Preliminary and Final Major Site Plan Reagent Chemical & Research, Inc. Lot 1, Block 350 Borough of Middlesex, Middlesex County, New Jersey" Dated September 6, 2018 and Revised Through May 5, 2020

Proposed Land Use: Industrial

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

_____ East Main Street # 2-B-235

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 #	_____	Factory Lane	_____
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	_____
	N/A		N/A
	N/A		N/A

Planning Area	_____	Fee Submitted	_____
Revised	No	Existing # of lots	_____
Received	06/15/20	# of New Lots	_____
Number of Extensions	0	Dwelling Units	_____
Total Acres	3.85	Existing Parking Spaces	_____
Acres of Open Space	0.00	Proposed Parking Spaces	_____
Census Tract #	1	Proposed Impervious Coverage	_____
Zone	HI	SQ. FT. Existing Building	_____
Block #	350	SQ. FT. Proposed Building	_____
Lot #	1	Land Use	_____
Plans Prepared By	George H. Folk, PE	Land Use Type	_____
			Storage

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 # MX-SP-97

Applicant: Reagent Chemical & Research, Inc. 115 Route 202, Ringoes, NJ 08851

Name of Application: "Preliminary and Final Major Site Plan Reagent Chemical & Research, Inc. Lot 1, Block 350 Borough of Middlesex, Middlesex County, New Jersey" Dated September 6, 2018 and Revised Through May 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # MO-SP-231A **Type** Site Plan
Date of Action July 14, 2020

Applicant: K. Hovnanian at Villages at Country View, LLC 110 Fieldcrest Avenue, 5th Fl. Edison, NJ 08837

Title Block of Application: "Application # PB 1213-18 M.T.U.D. #W&S 1168 Amended Final Major Site Plan & Subdivision for Villages at Country View Block 36, Lots 3.01, 3.03, 3.04, 3.05 & 3.06 Tax Map Sheet 51 Township of Monroe, Middlesex County, New Jersey.

Proposed Land Use: Residential

Staff Recommendation: **Conditional Site Plan Approval; subject to receipt of the following:**
See (II, 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**
- | | | |
|------------------------------------|-----------|-----------------|
| 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>Union Hill Road # 5-B-30</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 # | | Spotswood-Englishtown Road (CR 613) |
| Non-County Road Name | | |
| Linear Feet of Frontage | N/A | |
| Linear Feet of New Street | N/A | # of New Driveways N/A |
- VIII. Approvals and Other Considerations** All other requirements have been received under the prior site plan approval issued for this development
- | | | | |
|----------|-----|----------|-----|
| 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 (Amended)	Yes	Existing # of lots	* 5
Received	07/09/20	# of New Lots	N/A
Number of Extensions	0	Dwelling Units	* 213
Total Acres	64.26	Existing Parking Spaces	N/A
Acres of Open Space	0.00	Proposed Parking Spaces	* 254
Census Tract #	82.02	Proposed Impervious Coverage	* 459,650
Zone	R-ARF	SQ. FT. Existing Building	* 1,300
Block #	36	SQ. FT. Proposed Building	* 360,460
Lot #	3.01, 3.03, 3.04, 3.05, 3.06	Land Use	R
Plans Prepared By	Robert J. Curley, PE	Land Use Type	T

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 # MO-SP-231A

Applicant: K. Hovnanian at Villages at Country View, LLC 110 Fieldcrest Avenue, 5th Fl. Edison, NJ 08837

Name of Application: "Application # PB 1213-18 M.T.U.D. #W&S 1168 Amended Final Major Site Plan & Subdivision for Villages at Country View Block 36, Lots 3.01, 3.03, 3.04, 3.05 & 3.06 Tax Map Sheet 51 Township of Monroe, Middlesex County, New Jersey.

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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # NB-SP-10

Applicant: Johnson & Johnson 410 George Street, New Brunswick, NJ 08901

Name of Application: "Johnson & Johnson WHQ Site Improvements Block 36.01, Lot 1.01, City of New Brunswick, Middlesex County, New Jersey" Dated June 22, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution

Middlesex County Development Review Committee

File # OB-EX-108 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Waste Management of New Jersey, Inc. 720 Butterfield Road, Lombard, IL 60148

Title Block of Application: "Waste Management of NJ 283 State Route 34 Matawan, NJ 07747 (Tax Map 4.22)"
 Dated for May 7, 2020

Proposed Land Use: Commercial

Staff Recommendation: **Exempt Site Plan; 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 N/A

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

IV. Receipt of a Municipal Drainage Report N/A

V. Agreements 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	State Route 34
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	Return
Revised	No	Existing # of lots	3
Received	06/15/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	4.89	Existing Parking Spaces	80
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	79.1	Proposed Impervious Coverage	0
Zone	EDO-1	SQ. FT. Existing Building	12,250
Block #	4230	SQ. FT. Proposed Building	0
Lot #	14.11, 16.1, 23	Land Use	Commercial
Plans Prepared By	E Thomas Mitchell, Esq	Land Use Type	Commercial

Approval		Disapproval	
Conditional Approval		Review	
Void		Reconsideration	
Withdrawal		Deed Extension	

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____ N/A _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-EX-108

Applicant: Waste Management of New Jersey, Inc. 720 Butterfield Road, Lombard, IL 60148

Name of Application: "Waste Management of NJ 283 State Route 34 Matawan, NJ 07747 (Tax Map 4.22)"
Dated for May 7, 2020

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

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution

Middlesex County Development Review Committee

File # PA-EX-139 **Type** Site Plan
Date of Action July 12, 2020

Applicant: "New Jersey School's Development Authority 32 East Front Street, Trenton NJ 08625

Title Block of Application: "New Perth Amboy High School Preliminary and Final Site Plan Application 901-959
Convery Boulevard Block 399.04, Lot 1.02 City of Perth Amboy, Middlesex County, New Jersey" Dated for June 11, 2020

Proposed Land Use: School

Staff Recommendation: **Exempt Site Plan; 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

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
	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>Convery Boulevard</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	_____ \$0.00
Revised	_____ <u>No</u> _____	Existing # of lots	_____ 1
Received	_____ <u>05/28/20</u> _____	# of New Lots	_____ 0
Number of Extensions	_____ 0 _____	Dwelling Units	_____ 0
Total Acres	_____ <u>11.63</u> _____	Existing Parking Spaces	_____ 0
Acres of Open Space	_____ <u>1.18</u> _____	Proposed Parking Spaces	_____ 102
Census Tract #	_____ <u>40</u> _____	Proposed Impervious Coverage	_____ 181,374
Zone	_____ <u>R-M(M)</u> _____	SQ. FT. Existing Building	_____ 0
Block #	_____ <u>399.04</u> _____	SQ. FT. Proposed Building	_____ 273,828
Lot #	_____ <u>1.02</u> _____	Land Use	_____ PQP
Plans Prepared By	_____ <u>Leonard D. Saving, P.E.</u> _____	Land Use Type	_____ School

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

Planning Board Staff _____ Engineering Department Staff _____ N/A
 Jessica Alvarez, Assistant Planner Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PA-EX-139

Applicant: "New Jersey School's Development Authority 32 East Front Street, Trenton NJ 08625

Name of Application: "New Perth Amboy High School Preliminary and Final Site Plan Application 901-959
Convery Boulevard Block 399.04, Lot 1.02 City of Perth Amboy, Middlesex County,
New Jersey" Dated for June 11, 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 , July 12, 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: July 12, 2020
DATE EXECUTED: July 12, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PI-SP-290 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Digital Piscataway, LLC c/o Digital Realty 10 Post Office Square Suite 500, Boston, MA 02109

Title Block of Application: "Digital Realty 1115 Centennial Ave Tenant Fuel Oil Upgrades EWR19 1115 Centennial Avenue Township of Piscataway, Middlesex County, New Jersey 08854" Dated January 20, 2020 and revised through March 10, 2020

Proposed Land Use: Industrial

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

Centennial Avenue # 2-C-611

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>Centennial 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	_____
	N/A		N/A
	N/A		N/A

Planning Area	_____	Fee Submitted	_____
Revised	No	Existing # of lots	1
Received	06/30/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	N/A
Total Acres	27.48	Existing Parking Spaces	262
Acres of Open Space	0.00	Proposed Parking Spaces	306
Census Tract #	6.03	Proposed Impervious Coverage	768,400
Zone	LI-5	SQ. FT. Existing Building	470,774
Block #	5002	SQ. FT. Proposed Building	0
Lot #	1.03	Land Use	I
Plans Prepared By	<u>Michael Junghans, PE</u>	Land Use Type	M

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 # PI-SP-290

Applicant: Digital Piscataway, LLC c/o Digital Realty 10 Post Office Square Suite 500, Boston, MA 02109

Name of Application: "Digital Realty 1115 Centennial Ave Tenant Fuel Oil Upgrades EWR19 1115 Centennial Avenue Township of Piscataway, Middlesex County, New Jersey 08854" Dated January 20, 2020 and revised through March 10, 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 , July 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: July 14, 2020

DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PI-SP-374 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Alexander Bell 326 Fitz-Randolph Road Piscataway NJ 08854

Title Block of Application: "Proposed Building/ Storage Yard for Alexander L. Bell 326 Fitz-Randolph Road
Piscataway, New Jersey 08854 Block 6101 Lot 2.02 Situated in Township of Piscataway
Middlesex County New Jersey" Dated August 08, 2019

Proposed Land Use: Residential

Staff Recommendation: **Site Plan Approval; application does not significantly impact County Road or County 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 \$	\$0.00
Downstream County Drainage Facility:	<u>Hoes Lane 2-B-174</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>Fitzrandolph Rd</u>	
Linear Feet of Frontage			
Linear Feet of New Street		# of New Driveways	

VIII. Approvals and Other Considerations N/A

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

Planning Area	N/A	Fee Submitted	\$590.00
Revised	No	Existing # of lots	1
Received	05/28/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	1
Total Acres	1.00	Existing Parking Spaces	NA
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	7.02	Proposed Impervious Coverage	4,526
Zone	BP-1	SQ. FT. Existing Building	NA
Block #	6106	SQ. FT. Proposed Building	4,500
Lot #	2.02	Land Use	Residential
Plans Prepared By	Angelo Valetutto P.E.	Land Use Type	SF + Storage

Approval	
Conditional Approval	
Void	
Withdrawal	
Disapproval	
Review	
Reconsideration	
Deed Extension	

Planning Board Staff _____
Roma Patel, Assistant Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PI-SP-374

Applicant: Alexander Bell 326 Fitz-Randolph Road Piscataway NJ 08854

Name of Application: "Proposed Building/ Storage Yard for Alexander L. Bell 326 Fitz-Randolph Road Piscataway, New Jersey 08854 Block 6101 Lot 2.02 Situated in Township of Piscataway Middlesex County New Jersey" Dated August 08, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PI-SP-377 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Kiss Products Inch 600 Ridge Road, Building 4, Piscataway, NJ 08854

Title Block of Application: "Minor Site Plans for Kiss Distribution Piscataway Block 3502, Portion of Lot 6.06 Township of Piscataway Middlesex County, New Jersey" Dated May 5, 2020

Proposed Land Use: Warehouse

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

I. Revised Plans and Resolution Deficiencies

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

II. Performance Guarantee 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 \$	\$0.00
Downstream County Drainage Facility:	<u>River Rd 2-C-228</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 #	N/A
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	\$700.00
Revised	No	Existing # of lots	1
Received	06/30/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	227.40	Existing Parking Spaces	20
Acres of Open Space	0.00	Proposed Parking Spaces	N/A
Census Tract #	7.01	Proposed Impervious Coverage	4,283,690
Zone	LI-5	SQ. FT. Existing Building	459,604
Block #	3502	SQ. FT. Proposed Building	N/A
Lot #	6.06	Land Use	Industrial
Plans Prepared By	Vincent D Kelly P.E.	Land Use Type	Warehouse

Approval	
Conditional Approval	
Void	
Withdrawal	

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-377

Applicant: Kiss Products Inch 600 Ridge Road, Building 4, Piscataway, NJ 08854

Name of Application: "Minor Site Plans for Kiss Distribution Piscataway Block 3502, Portion of Lot 6.06 Township of Piscataway Middlesex County, New Jersey" Dated May 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution

Middlesex County Development Review Committee

File # PI-SP-368 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Middlesex County Votech Board of Education, Middlesex County Votech Board of Education, 112 Rules Lane, East Brunswick, NJ 08816

Title Block of Application: "Site Plan for Middlesex County Vocational & Technical Shools-Piscataway Solar Array 21 Suttons Lane (County Route #674) Block 9301, Lot 47.03 Township of Piscataway, Middlesex County, New Jersey" March 30, 2020

Proposed Land Use: PQP

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 \$	\$0.00
Downstream County Drainage Facility:	<u>#2-B-518 Ethel Road</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>Suttons Lane</u>
Linear Feet of Frontage	
Linear Feet of New Street	<u># of New Driveways</u>

VIII. Approvals and Other Considerations

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

Planning Area	<u>N/A</u>	Fee Submitted	\$500.00
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>06/16/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>51.10</u>	Existing Parking Spaces	<u>103</u>
Acres of Open Space	<u>N/A</u>	Proposed Parking Spaces	<u>0</u>
Census Tract #	<u>6.06</u>	Proposed Impervious Coverage	<u>0</u>
Zone	<u>LI-1</u>	SQ. FT. Existing Building	<u>229,532</u>
Block #	<u>9301</u>	SQ. FT. Proposed Building	<u>0</u>
Lot #	<u>47.03</u>	Land Use	<u>School</u>
Plans Prepared By	<u>Keith Smith P.E., P.P.</u>	Land Use Type	<u>PQP</u>

Approval		Disapproval	
Conditional Approval		Review	
Void		Reconsideration	
Withdrawal		Deed Extension	

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff N/A
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PI-SP-368

Applicant: Middlesex County Votech Board of Education, Middlesex County Votech Board of Education, 112 Rules Lane, East Brunswick, NJ 08816

Name of Application: "Site Plan for Middlesex County Vocational & Technical Schools-Piscataway Solar Array 21 Suttons Lane (County Route #674) Block 9301, Lot 47.03 Township of Piscataway, Middlesex County, New Jersey" March 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 , July 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: July 14, 2020

DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SY-SP-213

Applicant: K-Land Corp. No. 69 433 River Road, Highland Park, NJ 08904

Name of Application: "Preliminary & Final Plat - Major Site Plan Prepared for Camelot at Main Street Situated in Block 136.16, Lot 30.05 & 30.06 Borough of Sayreville, Middlesex County, New Jersey" Dated for April 27, 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 , July 12, 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: July 12, 2020
DATE EXECUTED: July 12, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SY-SP-187 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Sayreville Shopping Plaza, LLC 820 Morris Turnpike, Short Hills, NJ 07078

Title Block of Application: "Preliminary and Final Major Site Plan for Sayreville Shopping Plaza, LLC Proposed Restaurant w/Drive-Thru Block 368.07, Lots 1 & 2, Tax Map Sheet # 103-Latest Rev. Dated 1990 Borough of Sayreville, Middlesex County, New Jersey" Dated March 5, 2020

Proposed Land Use: Commercial

Staff Recommendation: **Grant Applicant's Request for Withdrawal Without Prejudice:**

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: Main Street 3-B-81

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 # Washington Road (CR 535)
 County Road Name and # Ernston Road (CR 673)
 Linear Feet of Frontage _____
 Linear Feet of New Street _____ # of New Driveways _____

VIII. Approvals and Other Considerations
 A. MCMEC _____ C. NJDOT _____
 B. NJDEP _____ D. D&RCC _____

Planning Area	_____	Fee Submitted	<u>\$700.00</u>
Revised	_____	Existing # of lots	_____
Received	<u>06/26/20</u>	# of New Lots	_____
Number of Extensions	_____	Dwelling Units	_____
Total Acres	_____	Existing Parking Spaces	_____
Acres of Open Space	_____	Proposed Parking Spaces	_____
Census Tract #	_____	Proposed Impervious Coverage	_____
Zone	_____	SQ. FT. Existing Building	_____
Block #	<u>368.07</u>	SQ. FT. Proposed Building	_____
Lot #	<u>1, 2</u>	Land Use	<u>C</u>
Plans Prepared By	<u>James E. Henry, PE</u>	Land Use Type	<u>R</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 # SY-SP-187

Applicant: Sayreville Shopping Plaza, LLC 820 Morris Turnpike, Short Hills, NJ 07078

Name of Application: "Preliminary and Final Major Site Plan for Sayreville Shopping Plaza, LLC Proposed Restaurant w/Drive-Thru Block 368.07, Lots 1 & 2, Tax Map Sheet # 103-Latest Rev. Dated 1990 Borough of Sayreville, Middlesex County, New Jersey" Dated 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-SP-377 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Forsgate Industrial Complex LP 1095 Cranbury South River Road Suite 18 Jamesburg NJ 08831
Title Block of Application: "Site Plan for Proposed Forsgate Industrial Complex Warehouse Facility - S121 Block 10 Lot 21.031 141 Herrod Boulevard Township of South Brunswick Middlesex County New Jersey" Dated on June 6, 2020

Proposed Land Use: Industrial

Staff Recommendation: **Conditional Site Plan Approval; subject to the receipt of the following:**
See below: (V, 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 \$ _____ | \$0.00 |
| | Downstream County Drainage Facility: <u>Haypress Rd. 4-C-061</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 _____ | 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>Herrod Boulevard</u> | _____ | |
| | Linear Feet of Frontage _____ | | |
| | Linear Feet of New Street _____ | # of New Driveways _____ | |
| VIII. | Approvals and Other Considerations | | Required |
| | A. MCMEC _____ | Submission _____ | C. NJDOT _____ |
| | B. NJDEP _____ | N/A _____ | D. D&RCC _____ |

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$9,255.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>06/23/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>5.00</u>	Existing Parking Spaces	<u>0</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>43</u>
Census Tract #	<u>85.02</u>	Proposed Impervious Coverage	<u>106,881</u>
Zone	<u>I-3</u>	SQ. FT. Existing Building	<u>0</u>
Block #	<u>10</u>	SQ. FT. Proposed Building	<u>58,364</u>
Lot #	<u>21.031</u>	Land Use	<u>Industrial</u>
Plans Prepared By	<u>F. Mitchell Ardman P.E.</u>	Land Use Type	<u>Warehouse</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 # SB-SP-377

Applicant: Forsgate Industrial Complex LP 1095 Cranbury South River Road Suite 18 Jamesburg NJ 08831

Name of Application: "Site Plan for Proposed Forsgate Industrial Complex Warehouse Facility - S121 Block 10 Lot 21.031 141 Herrod Boulevard Township of South Brunswick Middlesex County New Jersey" Dated on June 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-SP-363 **Type** Site Plan
Date of Action July 14, 2020

Applicant: RPM Development, LLC 77 Park Street, Montclair, NJ 07042

Title Block of Application: "Final Major Site Plan Henderson Road Mixed Income Block 90.03, Lot 12.011 South Brunswick Township, Middlesex County, New Jersey" Dated April 24, 2020

Proposed Land Use: Residential

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 | <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 | | N/A |
| | Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | N/A |
| | Downstream County Drainage Facility: | <u>Black Horse Lane # 4-C-17</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 | | 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>Henderson Road</u> | |
| | Linear Feet of Frontage | | |
| | Linear Feet of New Street | | # of New Driveways |
| VIII. | Approvals and Other Considerations | | Required |
| | A. MCMEC | Required | C. NJDOT |
| | B. NJDEP (Submission) | Required | D. D&RCC |

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$2,760.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>06/18/20</u>	# of New Lots	<u>* 2</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>116</u>
Total Acres	<u>10.08</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>116</u>
Census Tract #	<u>85.01</u>	Proposed Impervious Coverage	<u>140,228</u>
Zone	<u>AH-II</u>	SQ. FT. Existing Building	<u>N/A</u>
Block #	<u>90.03</u>	SQ. FT. Proposed Building	<u>47,930</u>
Lot #	<u>12.011</u>	Land Use	<u>R</u>
Plans Prepared By	<u>Kevin E. Shelly, PE</u>	Land Use Type	<u>AP</u>

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
Jim Lentino, Principal Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SB-SP-363

Applicant: RPM Development, LLC 77 Park Street, Montclair, NJ 07042

Name of Application: "Final Major Site Plan Henderson Road Mixed Income Block 90.03, Lot 12.011 South Brunswick Township, Middlesex County, New Jersey" Dated April 24, 2020

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

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

PROJECT NAME: Henderson Road Mixed Income Housing		Zone: AH II Mixed Income / 100% Affordable Housing Overlay Zone			
Proposed Use:		Multi-Family Residential – Mixed Income			
Block 90.03, Lots 12.011					
	Required	Proposed Lot 12.02	Complies	Proposed Lot 12.03	Complies
Min. Lot Area	9 ac	6.48 ac	No ¹	3.60 ac	No ¹
Density					
Mixed Income	18 units/acre	17.9 units/acre	Yes	N/A	N/A
100% Affordable	20 units/acre	N/A	N/A	N/A	N/A
Min. Front Yard Setback	25 FT	31.1 FT	Yes	N/A	N/A
Min. Side Yard Setback	50 FT	70.3 FT	Yes	N/A	N/A
Min. Rear Yard Setback	50 FT	78.6 FT	Yes	N/A	N/A
Max. Building Height	51 FT	51.0 FT	Yes	N/A	N/A
	3 Stories	3 Stories	Yes	N/A	N/A
Max. Building Coverage	50 %	16.98%	Yes	N/A	N/A
Max. Lot Coverage	75 %	49.7%	Yes	N/A	N/A
Min. Distance Between Buildings	50 FT	126.0 FT	Yes	N/A	N/A
Unit Mix					
<ul style="list-style-type: none"> • 41 – One-Bedroom • 62 – Two-Bedroom • 13 – Three-Bedroom 116 Total Units					
Required: (RSIS)					
<ul style="list-style-type: none"> • Proposed Residential Buildings (Garden Apartments) <ul style="list-style-type: none"> • 1.8 Parking Spaces / One-Bedroom Unit x 41 Units • 2.0 Parking Spaces / Two-Bedroom Unit x 62 Units • 2.1 Parking Spaces / Three-Bedroom Unit x 13 Units • Total Required = 226 Spaces (1.95 spaces / unit) 					
Proposed:					
<ul style="list-style-type: none"> • Total Proposed = 226 Spaces (1.95 spaces / unit) 					
ADA Accessible Parking:					
<ul style="list-style-type: none"> • Required: 7 Spaces • Proposed: 8 Spaces 					

Unit Mix – Phase I	Unit Mix – Phase II	Unit Mix – Overall
<ul style="list-style-type: none"> • 41 – One-Bedroom • 62 – Two-Bedroom • 13 – Three-Bedroom 116 Total Units	<ul style="list-style-type: none"> • 12 – One-Bedroom • 33 – Two-Bedroom • 16 – Three-Bedroom 61 Total Units	<ul style="list-style-type: none"> • 53 – One-Bedroom • 95 – Two-Bedroom • 29 – Three-Bedroom 177 Total Units
Required – Phase I: (RSIS)		
<ul style="list-style-type: none"> • Proposed Residential Buildings (Garden Apartments) <ul style="list-style-type: none"> • 1.8 Parking Spaces / One-Bedroom Unit x 41 Units • 2.0 Parking Spaces / Two-Bedroom Unit x 62 Units • 2.1 Parking Spaces / Three-Bedroom Unit x 13 Units • Total Required = 226 Spaces (1.95 spaces / unit) 		
Proposed – Phase I:		
<ul style="list-style-type: none"> • Total Proposed = 226 Spaces (1.95 spaces / unit) 		
Required – Phase II: (RSIS)		
<ul style="list-style-type: none"> • Proposed Residential Buildings (Garden Apartments) <ul style="list-style-type: none"> • 1.8 Parking Spaces / One-Bedroom Unit x 12 Units • 2.0 Parking Spaces / Two-Bedroom Unit x 33 Units • 2.1 Parking Spaces / Three-Bedroom Unit x 16 Units • Total Required = 122 Spaces (2.0 spaces / unit) 		
Proposed – Phase II:		
<ul style="list-style-type: none"> • Total Proposed = 122 Spaces (2.0 spaces / unit) 		
Required – Overall: (RSIS)		
<ul style="list-style-type: none"> • Phase I – 226 Spaces • Phase II – 122 Spaces Total Required = 348 Spaces		
Proposed – Overall:		
<ul style="list-style-type: none"> • Phase I – 226 Spaces • Phase II – 122 Spaces Total Proposed = 348 Spaces		
ADA Accessible Parking - Overall:		
<ul style="list-style-type: none"> • Required: 8 Spaces • Proposed: 8 Spaces 		

¹ Variance Granted during Preliminary Site Plan and Subdivision Approval (File # 19-022) adopted on 11/13/19

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-SP-371 **Type** Site Plan
Date of Action July 14, 2020

Applicant: New Cinugar Wireless PCS, LLC (AT&T) c/o PinilisHalpern, LLP 160 Morris Street, Morristown, NJ 07960
Title Block of Application: " New Cingular Wireless - Site #: MI-150X FA#: 15075490 AT&T Pace # MRNYJ001308 Preliminary & Final Major Site Plan" Dated February 25, 2020 and Revised until March 26, 2020.

Proposed Land Use: Telecommunications

Staff Recommendation: **Site Plan Approval; application does not significantly impact County Road or County 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: | <u>Middlesex Blvd. 4-B-510</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 # | | Deans Rhode Hall CR 610 | |
| Non-County Road Name | | | |
| Linear Feet of Frontage | 1000 | # of New Driveways | |
| Linear Feet of New Street | | | |
- 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	06/30/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	15.27	Existing Parking Spaces	0
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	85.02	Proposed Impervious Coverage	10
Zone	LI-4	SQ. FT. Existing Building	10
Block #	21.01	SQ. FT. Proposed Building	144
Lot #	38.01	Land Use	PQP
Plans Prepared By	David E Ravett P.E.	Land Use Type	Telecommunications

Approval	
Conditional Approval	
Void	
Withdrawal	
Disapproval	
Review	
Reconsideration	
Deed Extension	

Planning Board Staff _____
 Roma Patel, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SB-SP-371

Applicant: New Cinuglar Wireless PCS, LLC (AT&T) c/o PinilisHalpern, LLP 160 Morris Street, Morristown, NJ 07960

Name of Application: " New Cingular Wireless - Site #: MI-150X FA#: 15075490 AT&T Pace # MRNYJ001308 Preliminary & Final Major Site Plan" Dated February 25, 2020 and Revised until 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-SP-683 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Amazon.com Services, LLC 410 Terry Avenue North, Seattle, WA 98109-5210

Title Block of Application: "Amended Preliminary and Final Major Site Plan Application 1 Paddock Street
Woodbridge Township, Middlesex County, New Jersey Block 868, Lot 1 and Block 867,
Lot 5" Dated March 27, 2020

Proposed Land Use: Warehouse Distribution Facility

Staff Recommendation: **Site Plan Approval; all requirements received under the previously submitted 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>Rahway Avenuee 1-C-28</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>Paddock Street</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	NA	Fee Submitted	\$500.00
Revised	Yes	Existing # of lots	2
Received	06/30/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	9.31	Existing Parking Spaces	N/A
Acres of Open Space	1.56	Proposed Parking Spaces	190
Census Tract #	90	Proposed Impervious Coverage	* 336609
Zone	REDEV	SQ. FT. Existing Building	0
Block #	868 / 867	SQ. FT. Proposed Building	* 185071
Lot #	1 / 5	Land Use	I
Plans Prepared By	<u>Richard Burrow, PE</u>	Land Use Type	W

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	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 # WO-SP-683

Applicant: Amazon.com Services, LLC 410 Terry Avenue North, Seattle, WA 98109-5210

Name of Application: "Amended Preliminary and Final Major Site Plan Application 1 Paddock Street
Woodbridge Township, Middlesex County, New Jersey Block 868, Lot 1 and Block 867,
Lot 5" Dated March 27, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-SP-690 **Type** Site Plan
Date of Action July 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 August 11, 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 # Smith Street (CR 656)
 Non-County Road Name _____
 Linear Feet of Frontage 268
 Linear Feet of New Street N/A # of New Driveways 1

VIII. Approvals and Other Considerations
 A. MCMEC _____ 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>5</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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # WO-SP-94

Applicant: Oster Colonia Properties LLC 429 Sylvan Avenue, Englewood Cliffs, NJ 07632

Name of Application: "Preliminary/ Final Site Plan Kiddie Academy 301 Inman Avenue, Colonia, Township Woodbridge, Middlesex County, New Jersey Block 510.12, Lot 3" Dated on March 04, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-SP-372 **Type** Site Plan
Date of Action July 14, 2020

Applicant: Royal Albert's Palace, Inc. 1050 King Georges Post Road, Fords, NJ 08863

Title Block of Application: "Amended Site Plan/As-Built Conditions for Royal Albert's Palace, Inc. 1050 King Georges Post Road, Fords, New Jersey 08863 Block 71, Lot 5 Situated in Township of Woodbridge, Middlesex County, New Jersey" Dated December 28, 2011 and Revised Through January 21, 2020

Proposed Land Use: Banquet Hall

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>Riverside Drive # 1-C-522</u> | | |
| IV. Receipt of a Municipal Drainage Report | | N/A | |
| V. Agreements | | N/A | |
| A. Stormwater Maintenance Agreement | _____ | | |
| B. Developer's Agreement | _____ | | |
| C. Future Improvements Agreement | _____ | | |
| D. Sight Triangle Agreement | _____ | | |
| VI. Dedication and Reservations of County Road Right-Of-Way | | N/A | |
| Distance From Centerline | _____ | Total Square Feet _____ | |
| Length of Dedication | _____ | Width of Dedication _____ | |
| Length of Easement | _____ | Width of Easement _____ | |
| Pavement Width | _____ | Date Deed Is Due _____ | |
| VII. Road Opening Permit | | N/A | |
| County Road Name and # | _____ | | |
| Non-County Road Name | <u>King Georges Post Road</u> | | |
| Linear Feet of Frontage | _____ | | |
| Linear Feet of New Street | _____ | # of New Driveways _____ | |
| VIII. Approvals and Other Considerations | | N/A | |
| A. MCMEC | N/A | C. NJDOT | N/A |
| B. NJDEP | N/A | D. D&RCC | N/A |

Planning Area	<u>Akill</u>	Fee Submitted	<u>\$500.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>07/21/20</u>	# of New Lots	<u>N/A</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>N/A</u>
Total Acres	<u>9.86</u>	Existing Parking Spaces	<u>486</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>-65</u>
Census Tract #	<u>32.04</u>	Proposed Impervious Coverage	<u>215,595</u>
Zone	<u>K-3</u>	SQ. FT. Existing Building	<u>39,366</u>
Block #	<u>71</u>	SQ. FT. Proposed Building	<u>46,450</u>
Lot #	<u>5</u>	Land Use	<u>C</u>
Plans Prepared By	<u>Angelo Valetutto, PE</u>	Land Use Type	<u>S</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-372

Applicant: Royal Albert's Palace, Inc. 1050 King Georges Post Road, Fords, NJ 08863

Name of Application: "Amended Site Plan/As-Built Conditions for Royal Albert's Palace, Inc. 1050 King Georges Post Road, Fords, New Jersey 08863 Block 71, Lot 5 Situated in Township of Woodbridge, Middlesex County, New Jersey" Dated December 28, 2011 and Revised Through January 21, 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 , July 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: July 14, 2020
DATE EXECUTED: July 14, 2020

Acceptable

N/A

Unacceptable

Comments

11-6 SITE PLAN DETAILS

Any site plans shall include and show the following information with respect to the subject lot or lots:

(a) The sizes of all maps and plans of any proposed land development shall be consistent with the sizes permitted under Chapter 141 of the laws of 1960 known as the New Jersey Map Filing Act as follows:

- 8^{1/2} x 13 Inches
- 15 x 21 Inches
- 24 x 36 Inches
- 30 x 42 Inches

(b) The name and address of the applicant and the owner and the name, address and title of the professional person preparing the plan, map and accompanying data. All plans and maps must be signed and sealed by a land surveyor and/or a professional engineer licensed in the State of New Jersey.

(c) The municipal tax map lot and block numbers of the lot or lots in question, as well as the tax sheet number, key location map, and total acreage of the tract to be subdivided to the nearest hundredth of an acre.

(d) A date, scale, and north arrow on the map plus the latitude-longitude centerpoint of the site in question.

(e) The zone district in which the lot or lots are located and if a County road is involved, a delineation of the front yard set-back line required in such zone.

(f) All existing and proposed set-back dimensions, landscaped areas, trees over twenty inches in circumference, and fencing within 100 feet of the County right-of-way line.

(g) All existing and proposed signs and lighting standards, utility poles and their size, type of construction, and location within twenty-five feet of the County road right-of-way line or, where appropriate, proposed County right-of-way line.

(h) The existing and proposed principal building or structure and all accessory buildings or structures, if any, and finished grade elevations at all corners of said buildings.

	<u>Acceptable</u>	<u>Unacceptable</u>	<u>N/A</u>	<u>Comments</u>
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(i) **Include the total square footage of existing and proposed impervious surface.**

_____	_____
_____	_____

(j) Existing topography based upon U.S.C. & G. datum and proposed grading with a maximum of two-foot contour intervals.

(k) The location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities, plus all required design data and "statements" supporting the adequacy of the existing or proposed facilities to handle future storm flows.

_____	_____
_____	_____

(l) For those sites abutting or within 100 feet of a County Road: the location, type and size of all existing and proposed curbs, sidewalks, driveways, paved areas, fences, retaining walls, parking space areas and the layouts thereof and all off-street loading area, together with the dimensions including curve radius of all the foregoing on the site in question and within 100 feet of said site. In addition, the following information shall be shown, if applicable:

_____	_____
_____	_____

The estimated average number of the following vehicles that will enter the site each day:

1) single unit trucks or buses with a wheel base of approximately twenty (20) feet and

_____	_____
_____	_____

2) semi-trailer trucks with a wheelbase of approximately thirty (30) to fifty (50) feet.

_____	_____
_____	_____

(m) The location, size and nature of all existing and proposed County rights-of-way, easements and other encumbrances which may affect the lot or lots in question. Also the location, size and description of any lands to be dedicated to a municipality or to the County of Middlesex is to be shown.

_____	_____
_____	_____

The location, size and nature of the entire lot or lots in question and any contiguous lots owned by the applicant or in which the applicant has a direct or indirect interest, even though only a portion of the entire property is involved in the site plan for which approval is sought; provided, however, that where it is physically impossible to show such entire lot or lots or contiguous lots on one map, a key map thereof shall be submitted.

	<u>Acceptable</u>	<u>Unacceptable</u>	<u>N/A</u>	<u>Comments</u>
(n) Any site plan presented to the Site Plan Committee shall be drawn at a scale not smaller than one inch equals fifty feet and not larger than one inch equals ten feet, except that plans for land developments that will occupy sites of more than forty acres may be drawn at a scale of one inch equals 100 feet.	— —	— —		
(o) The location, names and widths of all existing and proposed streets including cross sections and profiles abutting the lot or lots in question and within 200 feet of said lot.	— —	— —	— —	
(p) Any and all other information and data necessary to meet any of the requirements of this resolution not listed above.	— —	— —		

11-7 DESIGN STANDARDS

11-7.1 OFF-STREET PARKING

(a) Number of Off-Street Parking Spaces: Each land development subject to County site plan approval shall provide on its lot the number of off-street parking required by any zoning, subdivision, site planning or other ordinance of the municipality in which the land development is to be located.	— —	— —		
(b) Design of Off-Street Parking Area: Off-street parking areas shall be designed to prevent the maneuvering of vehicles into or out of parking spaces or the storage of vehicles within any portion of an entrance driveway or driveway lane that is within the following distance of the right-of-way line of the County road.	— —	— —	— —	

Length of Entrance Driveway to be Kept Free of Parking Maneuvers:

<u>Parking Spaces</u>	<u>Distance (in feet)</u>
1 to 39	20
40 to 99	40
100 to 299	60
300 to 3300 or more	20 add'l. feet for each 300 additional parking spaces.

Acceptable

N/A

Unacceptable

Comments

In addition, off-street parking areas shall be so designed as to permit all vehicles to turn around on the site, preventing the necessity of any vehicle to back out onto the County road in order to exit the site.

No required off-street parking space including adjacent parking access lanes or maneuvering space shall be located within the existing or proposed right-of-way of the County road, including the sidewalk area.

11-7.2 OFF-STREET LOADING SPACES AND AREAS

(a) Each land development subject to County site plan approval shall provide on its lot the number of off-street truck loading or unloading spaces required by any zoning, subdivision, site planning or other ordinance of the municipality in which the land development is to be located.

(b) No part of any off-street truck loading or unloading space shall be located within the right-of-way of the County road including the sidewalk area. Off-street truck loading and unloading spaces shall be located and designed to permit any truck to maneuver from a driveway into and out of such space without encroaching upon any portion of a County road's existing or proposed right-of-way including the sidewalk area.

11-7.3 CUSTOMER AREAS

Any site plan that provides temporary stopping space or maneuvering space for vehicles of customers or patrons seeking service at a roadside business establishment such as a roadside grocery stand, filling station, drive-in bank, etc. shall be located so that the stopping or maneuvering space is at least ten feet back of the existing or, where applicable, future right-of-way line, of the County road.

<u>Acceptable</u>	<u>Unacceptable</u>	<u>N/A</u>	<u>Comments</u>
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11-7.4 DRIVEWAYS

(a) Number of Driveways: The number of driveways provided from a site directly onto any one County road shall be limited as follows:

<u>Length of Site Frontage</u>	<u>Number of Driveways</u>
80 feet or less	1
more than 80 to 800 feet	2
over 800 feet	to be specified by the Site Plan Committee upon receipt of advice of the County Engineer and the County Planning Director.

(b) Location of Driveways:

1) All entrance and exit driveways to a County road shall be located to afford maximum safety to traffic on the County road.

2) Any exit driveway or driveway lane shall be so designed in profile and grading and shall be so located to permit the following minimum sight distance measured in each direction along the County road; the distance shall be measured from a height of forty-five (45) inches above the pavement as taken from the driver's seat of a standard passenger vehicle standing on that portion of the exit driveway that is immediately outside the edge of the County road travel way or shoulder:

<u>Allowable Speed on County Road</u>	<u>Required Sight Distance in Feet</u>
25 MPH	150
30 MPH	200
35 MPH	250
40 MPH	300
45 MPH	350
50 MPH	400

3) Where a site occupies a corner of two intersecting roads, no driveway curblin opening may be located less than 10 feet from the tangent of the existing or proposed corner curb radius of that site.

	<u>Acceptable</u>	<u>Unacceptable</u>	<u>N/A</u> <u>Comments</u>
4) No part of any driveway curbline opening may be located within 5 feet of a side property line, however, upon application to the Site Plan Committee and upon approval of design by the County Engineer, the Committee may permit a driveway serving two or more adjacent sites to be located on or within 5 feet of a side property line between the adjacent sites.	____ ____	____ ____	____ ____
5) No entrance or exit driveway shall be located on the following portions of a County road: on a rotary, on a ramp of an interchange or jughandle; or within 20 feet of the beginning of any ramp or other portion of an interchange or jughandle.	____ ____	____ ____	____ ____
6) Where two or more driveways connect a single site to any one County road, a minimum clear distance of 25 feet measured along the right-of-way line shall separate the closest edges of any two such driveways.	____ ____	____ ____	____ ____
(c) Driveway Angle:	____ ____	____ ____	____ ____
1) Two-Way Operation - Driveways designed for two-way operation shall intersect the County road at an angle to as near 90 degrees as site conditions will permit but in no case shall the angle be less than 60 degrees as measured from the County road.	____ ____	____ ____	____ ____
2) One-Way Operation - Driveways designed for one-way ingress or one-way egress where the only permitted movement is a right turn may form an angle of no less than 45 degrees measured from the County roads.	____ ____	____ ____	____ ____
(d) Driveway Dimensions: The dimensions of driveways shall be designed adequately to accommodate the volume and character of vehicles anticipated to be attracted daily onto the land development for which a site plan is prepared. The maximum and minimum widths for driveways are as shown in the table below:	____ ____	____ ____	____ ____

Acceptable

Unacceptable

N/A

Comments

MAXIMUM AND MINIMUM DRIVEWAY WIDTHS

		<u>One-Way Operation Driveway Width (in feet)</u>	<u>Two-Way Operation Driveway Width (in feet)</u>
5-10 Family Residence	One Lane	10-13	--
	Two Lanes	18-26	18-26
10 Family or over	One Lane	11-15	--
	Two Lanes	24-30	24-30
Commercial (including service stations), Industrial and Public and Quasi Public.	One Lane	15-20	--
	Two Lanes	24-26	24-26
	Three Lanes	33-36	33-36

e) Driveway Curb Radius: Each driveway shall be so designed to provide a radius of curvature between the edge of said driveway and the outer edge of a paved travel lane, deceleration lane, acceleration lane or shoulder (whichever is closest to the site) which permits a passenger vehicle to turn into or out of the driveway without encroaching on the lane on the County road that is adjacent to that from which or into which the turn is being made.

However, where a site is designed to accommodate more than 100 off-street parking spaces each driveway shall be designed according to the foregoing standard except that the radius of curvature shall be designed to permit any standard vehicle including trucks using the site to turn into or out of the driveway without encroaching either on an adjacent driveway lane or adjacent lane on the County road from which or into which the turn is being made.

The following table represents the minimum standards in meeting those criteria for passenger vehicles.

MINIMUM STANDARDS FOR PASSENGER

Acceptable

N/A

Unacceptable

Comments

VEHICLES ONLY

		<u>One-Way</u> <u>Operation</u> <u>Curbline</u> <u>Opening</u> <u>(in feet)</u>		<u>Two-Way</u> <u>Operation</u> <u>Curbline</u> <u>Opening</u> <u>(in feet)</u>	
		A	B	A	B
5-10 Family Residence	One Lane	30	50	--	--
10 Family or over	Two Lanes	--	--	38	58
Commercial (including service station), Industrial and Public and Quasi Public.	One Lane	31	51	--	--
	Two Lanes	44	64	44	64
	Three Lanes	53	73	53	73

- A. Adjacent street lane used for parking.
- B. Adjacent street lane used for through lane, shoulder, or deceleration or acceleration lane.

(f) Driveway Surfacing: The surface of any driveway subject to County site plan approval shall be constructed with a permanent pavement of a type specified by standards set by the County Engineer. Such pavement shall extend to the paved travel way or paved shoulder of the County road; and such pavement shall extend throughout the area defined by required driveway dimensions.

11-7.5 MINIMUM PAVEMENT ON COUNTY ROADS

Along that portion of a County road that abuts a proposed land development, highway pavement of sufficient width shall be designed and installed to provide for:

- (a) A continuation of the number of traveled lanes that exist on the road at the time of application for County site plan review.
- (b) A shoulder.

A traveled lane shall be 13 feet in width and a shoulder shall be 13 feet in width. The pavement and shoulders shall be designed and installed in accordance with construction specifications and approvals of the County Engineer.

11-7.6 ACCELERATION LANES AND DECELERATION LANES

A 13-foot wide* and 300-foot-long acceleration lane and a 200-foot-long deceleration lane shall be provided in order to accommodate safely and efficiently the vehicles attracted daily onto a lot designed to serve:

—	—	—
—	—	—

- (a) A residential use that will accommodate 300 or more dwelling units.
- (b) A business or commercial use that covers more than 4 acres of land.
- (c) An industrial, manufacturing or warehousing use that covers more than 15 acres of land.
- (d) A combination of uses on the same lot for which a total of 300 or more parking spaces is provided.

—	—	—
—	—	—

In instances where the lot or plot will have insufficient frontage along the County road to accommodate the required length of the deceleration lane or the acceleration lane, the lane that cannot be accommodated may be substituted by a separate right turn ramp at least 16 feet in width and having an inside turning radius of at least 75 feet. The acceleration and deceleration lanes or ramps shall be designed and installed in accordance with the construction specifications and approvals of the County Engineer.

* The width is measured from the outside edge of the travel way of the County road and the length is measured from the centerline of the new driveway.

11-7.7 Sidewalks

Each land development subject to County site plan approval shall provide a sidewalk within the County road right-of-way if such is required by any zoning, subdivision, site planning or other ordinance of the municipality in which the land development is to be located. Where no local ordinance requires a sidewalk, the County Planning Board may require the installation of a sidewalk in the County right-of-way in order to properly protect pedestrian traffic.

—	—	—
—	—	—

If a sidewalk is required as a condition of approval under this resolution or is required by a municipality, such sidewalk shall be located in accordance with local specifications. In the event that no local specifications exist, the following shall apply:

	<u>Acceptable</u>	<u>Unacceptable</u>	<u>N/A</u> <u>Comments</u>
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(a) Sidewalks shall be constructed of portland cement air entrained concrete, 4,000 lbs. (Class C) in accordance with the standards and specifications of the New Jersey Department of Transportation. Portland cement concrete sidewalk is hereinafter termed concrete sidewalk.

_____	_____	_____
_____	_____	_____

(b) Sidewalk location: Sidewalks shall be a minimum of 5 feet in width. The outside edge of the sidewalk shall be one foot inside the right-of-way line except in commercial areas.

_____	_____	_____
_____	_____	_____

(c) Sidewalk grade: In all cases, the sidewalk shall conform to standard slope specifications of sidewalk and sidewalk area which shall be 1/4" per foot rising from the top of standard curb, except where depressed curb type driveways require a lowering of the sidewalk grade in accordance with the driveway specifications outlined in this resolution.

_____	_____	_____
_____	_____	_____

11-7.8 Curbing

Each land development requiring County site plan approval shall install curbs along the entire property frontage of the County road. These curbs shall be constructed in accordance with the construction specifications of the County Engineer.

_____	_____	_____
_____	_____	_____

(a) Alignment and Grade: The alignment and grade of curbing is to be determined by that established or existing in the area and subject to the approval of the County Engineer.

_____	_____
_____	_____

Driveway Profile - Any vertical curve on a driveway shall be flat enough to prevent the dragging of any vehicle undercarriage. The maximum permitted gradients for driveways are shown in Diagrams A to D of the site plan review resolution. The profile dimensions given beyond the sidewalk are maximum for grades and minimum for grade lengths.

<u>Acceptable</u>	<u>Unacceptable</u>	<u>N/A</u>	<u>Comments</u>
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Should the sidewalk be so close to the curb at a depressed driveway as to cause the ramp to be too steep and be likely to cause undercarriage drag, the sidewalk shall appropriately be lowered to provide a suitable ramp gradient.

(b) Curbing at Driveway Openings:

Where a proposed driveway is to serve any land development providing 50 or more parking spaces, curbing need not be carried across the driveway opening as a depressed curb; rather it may be swept back as curb returns as in the case of a street intersection.

_____	_____	_____
_____	_____	_____

If the driveway serves a facility having less than 50 parking spaces, a depressed curb driveway shall be used.

_____	_____	_____
_____	_____	_____

Where depressed curbs are used at driveways, the following specifications shall apply:

_____	_____	_____
_____	_____	_____

1) Existing curb: To construct a depressed curb where curbing exists, the existing curb shall be modified in accordance with the requirements set by the County Engineer.

_____	_____	_____
_____	_____	_____

2) New depressed curb: New depressed curb shall be constructed in accordance with specifications as set forth by the County Engineer.

_____	_____	_____
_____	_____	_____

3) Height of depressed curb above street pavement or shoulder: The top of the depressed curb shall be no greater than one and one-half inches higher than the gutter grade.

_____	_____	_____
_____	_____	_____

4) The horizontal transition of depressed curb from full curb height shall not exceed 18-inches except where the sidewalk is so narrow and close to the curb that a portion of the sidewalk four feet or less from its outer edge has a slope exceeding 6:1. In this case, the depressed curb transition may be modified to prevent the outer four feet of sidewalk from exceeding a slope of 6:1.

_____	_____	_____
_____	_____	_____

<u>Acceptable</u>	<u>Unacceptable</u>	<u>N/A</u>	<u>Comments</u>
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11-7.9 SIGHT TRIANGLE AT ROAD INTERSECTIONS

—	—	—	
—	—	—	

Whenever a land development lies at the intersection of two roads and one or both roads is a County road, a sight triangle easement shall be laid out and dedicated as follows: The area bounded by the right-of-way lines and a straight line connecting "sight points" on street center lines which are the following distances from the intersecting center lines.

(a) Where a County road intersects a another County road, a sight triangle measuring 250 feet on the road designated as a through street in the adopted "Through Street Resolution" of the County and 90 feet on the other;

—	—		
—	—		

(b) Where a County road intersects a local street, a sight triangle shall be required measuring 250 feet on the County road from intersecting centerlines and 90 feet on the local street.

—	—	—	
—	—	—	

11-7.10 PUBLIC UTILITIES

When improvements required by these design standards will result in existing utility poles, light standards, fire hydrants or other above-ground utility structures remaining within a driveway or a required paved area of the County road, the applicant shall be responsible for relocation of same. At no time shall any newly-paved area within the County right-of-way be utilized by the traveling public until such time as all utility structures are relocated.

—	—	—	
—	—	—	

All above-ground utility structures shall be located behind the curb line at locations approved by the County Engineer.

The relocation or extension of underground utilities such as gas, water or sewer lines may be required when necessary to secure compliance with the traffic safety and drainage provisions of this resolution.

Acceptable

Unacceptable

N/A

Comments

11-7.11 Drainage

Each land development as of July 1, 1993 subject to County site plan approval shall provide adequate drainage structures in accordance with standards set by the County Engineer for handling storm water that is generated on and/or through such site and that now flows or will flow directly or indirectly to a County road or under a County bridge or culvert.

Where no drainage will flow to the adjacent County road or where the site in question does not abut a County road but where in order to serve the site, any driveway, acceleration or deceleration lane, shoulder or other facility will be installed within a County right-of way in accordance with requirements of other sections of this ordinance, drainage facilities shall be installed in the County road accordance with standards set by the County Engineer under or in conjunction with such driveways, acceleration and deceleration lanes, shoulders or other facilities.

11-7.12 Conformance to Provisions of Traffic Control Plan

In addition to the above requirements, the Planning Board may specify that a driveway or driveways or other site plan features shall conform in location and design to the provisions of an adopted Traffic Control Plan for the County road that abuts the site for which site approval is sought subject to the approval of the appropriate State agency.

MIDDLESEX COUNTY PLANNING BOARD
LAND DEVELOPMENT REVIEW SECTION
Preliminary Subdivision
Plat Details

Name of Application: _____

Municipality: _____ Date Received: _____

Accepted: _____ Rejected: _____ Signed: _____

Indicate by check
mark areas of
non-compliance

Comments:

10.6.2 PRELIMINARY PLAT

A preliminary subdivision plat submitted to the Subdivision Committee for review or for review and approval shall be drawn at a scale between 1"=20' and 1"=100' and shall show or include the following information:

- A. A key map showing the entire subdivision and the existing street pattern within 1/4 mile of the tract to be subdivided and its relationship to the surrounding area.
- B. The name or title of the subdivision, the Municipal tax map sheet, block and lot number, date, revision data or dates if applicable, reference meridian and the written and graphic scale.
- C. The name and address of the subdivider and owner.
- D. The signature, address, license number and seal of the Land Surveyor and Professional Engineer who prepared the map.
- E. The acreage of tract to be subdivided to the nearest hundredth of an acre.
- F. The location of existing and proposed property lines, building setback lines from streets, existing buildings and structures with an indication of whether they will be retained or removed and the location and extent of wooded area.
- G. The plat shall show or be accompanied by profiles and cross-sections of proposed streets within the subdivision and existing streets and highways abutting the subdivision and for 200 feet beyond the confines of the subdivision. The typical cross-section of streets shall clearly indicate the type and width of pavement and location of curb, location of sidewalks and shade tree planting strips. At intersections, any existing or required sight triangles and the radius of curb lines and property line be clearly indicated.

- J. The total acreage upstream of the subdivision for the drainage basin for any water course running through or adjacent to a subdivision.
- K. The total acres in the drainage basin of the nearest downstream County drainage structure and the acreage in the subdivision which drains to that structure.
- L. The location and extent of drainage and conservation easements and stream encroachment lines.
- M. The location, extent, and water level elevation of all existing or proposed lakes or ponds within or adjacent to the subdivision.
- N. The preliminary plat shall show and be accompanied by plans and computations for any storm drainage systems including the following:
 - 1) Lines within and adjacent to the subdivision for a distance of 200 feet beyond the confines of the tract showing size and profile of the lines, direction of flow and the location of each manhole and inlet.
 - 2) The location and extent of any ground water recharge basins, detention basins or other water conservation devices within or adjacent to the subdivision for a distance of 200 feet beyond the confines of the tract.
- O. The preliminary plat shall show and be accompanied by plans showing existing and proposed sanitary sewerage facilities serving the subdivision including the following:
 - 1) Location, size and slope of all sanitary sewer lines, pumping stations, and connections to existing facilities.
 - 2) Location of any proposed sanitary sewerage treatment plants.
- P. The preliminary plat shall show and be accompanied by plans showing the size and location of all proposed and existing water mains.
- Q. Identification of lands to be dedicated or reserved for public use.

- H. Contours at a maximum of two foot intervals. All contour lines shall be referenced to the New Jersey Geodetic Control Survey Datum.
- I. All existing water courses shall be shown and accompanied by the following information or data:
 - 1) When a brook or stream is proposed for alteration, improvement or relocation or when a drainage structure is proposed on a running stream, evidence of submission of the improvement to the New Jersey Division of Water Policy and Supply shall accompany the subdivision.
 - 2) Cross section of water courses at an appropriate scale showing extent of flood plain (if defined), top of bank, normal water level and bottom elevations at the following locations:
 - a) At any point where a water course crosses a boundary of the subdivision.
 - b) At 50 foot intervals for a distance of 300 feet upstream and downstream of any proposed culvert or bridge within or abutting the subdivision.
 - c) Immediately upstream and downstream of any point of juncture of two or more water courses.
 - d) At a maximum of 50 foot intervals along all water courses which run through or adjacent to the subdivision.
 - 3) When ditches, streams, brooks, or water courses are to be altered, improved or relocated, the method of stabilizing slopes and measures to control erosion and siltation as well as typical ditch sections and profiles shall be shown on the plan or accompany it.
 - 4) The boundaries of the flood plains of all water courses within or adjacent to the subdivision if defined.
 - 5) Profile of stream bed within the tract in question and 300 feet upstream and downstream from proposed property limits of development.

- R. The location and profile of any other underground utilities in the vicinity of any proposed improvements and the easements to accommodate them shall be clearly indicated on the plans.
- S. The name of all adjoining property owners as disclosed by the most recent Municipal Tax Records.
- T. The number of lots created.
- U. The number of dwelling units to be constructed within the confines of the application.
- V. If multiple family, the number of off street parking spaces to be provided.

10-7 DESIGN STANDARDS

10-7.1 Subdivision Layout

A. R.O.W. for Existing County Roads and Future Roads Shown on Master Plan

Are the Rights-of-Way for existing County roads and future roads as shown on the County Master Plan?

Yes No

B. Lot Layout

If the frontage is over 600 feet on a County road, do the lots front on an interior or marginal access street?

Yes No

C. Street Layout

Do proposed roads intersect with the County roads at intervals of less than 800 feet?

Yes No N/A

Does the proposed street intersecting with the County road have a centerline offset of 150 feet or more with intersecting streets on the opposite side of the County road?

Yes Yes N/A

Will the expected average daily traffic volume on the new street exceed 8,000 vehicles per day?

Yes No N/A

If yes, does it connect directly with a road on the opposite side of the County road?

Yes No N/A

D. Road Intersections

1. Will sight triangle easements be required?

Yes No

If yes, do they conform to the following requirements:

a) Where a State or Federally designated Highway intersects a County road two overlapping sight triangles shall be required formed by 250 feet and 90 feet on each road.

Yes No N/A

b) Where a County road intersects another County road, a sight triangle measuring 250 feet on the road designated as a through street in the adopted "Through Street Resolution" of the County and 90 feet on the other;	Yes	No	N/A
c) Where a County road intersects a local street, a sight triangle shall be required measuring 250 feet on the County road from intersecting centerlines and 90 feet on the local street.	Yes	No	N/A
2. Do the proposed streets intersect at more than 60° and as near to right angles as possible with the County road?	Yes	No	N/A
3. Do the intersecting streets have the minimum 25 feet property line radius?	Yes	No	N/A
4. Are the grades of the intersecting streets excessive?	Yes	No	N/A
5. Is this application in excess of:			
a) 300 dwelling units?	Yes	No	
b) 4 ac. zoned business or commercial?	Yes	No	
c) 15 ac. zoned industrial?	Yes	No	
If any of the above are yes, are acceleration and deceleration lanes or a separate exit or entrance driveway provided?	Yes	No	N/A

10-7.2 Sidewalks

Are sidewalks proposed along the County Road?	Yes	No	
If no, are sidewalks deemed necessary by the County Planning Board?	Yes	No	N/A
Are sidewalks located in accordance with Local/County specifications?	Yes	No	N/A

10-7.3 Minimum Pavement on County Roads

Is a minimum pavement width of 26 feet from the existing centerline of the County road being provided?

Yes No N/A

Are all curb, shoulder, pavement and other structures designated in accordance with County Engineering requirements?

Yes No N/A

10-7.4 Curbs

A. Are curbs proposed along the frontage of the County Road?

Yes No N/A

B. Are curb radii a minimum of 35 feet where County and other roads intersect?

Yes No N/A

C. Do construction design and grade of curbs along the County roads conform to County Engineering requirements?

Yes No N/A

10-7.5 Driveways

A. Do driveways enter the County road as nearly as possible to 90° and is space provided for a suitable turn around?

Yes No N/A

B. Do driveways which enter the County road allow for an inside turning radius of 18 feet and outside swept path of 30 feet?

Yes No N/A

C. Are single lane driveways a minimum of 10 feet wide?

Yes No N/A

D. Are driveway curb radii a minimum of 15 feet?

Yes No N/A

E. Do driveways fall under the 8% grade required within the County right-of way?

Yes No N/A

F. Will zoning allow a portion of a single family residential dwelling to be used for any business purpose which requires visiting upon the lot by vehicles other than residents of that dwelling?

Yes No N/A

<p>If yes, does it adhere to requirements for driveways as set forth in the Middlesex County Site Plan Resolution?</p>	Yes	No	N/A
<p>G. If lots are not used for single family dwellings, do they adhere to requirements for driveways as set forth in the Middlesex County Site Plan Review Resolution?</p>	Yes	No	N/A
<p>10-7.6 <u>Access Restriction</u></p>			
<p>If a lot, which is situated along a County road, has been provided with access from an interior street, have restrictions been placed on vehicular ingress or egress to that lot?</p>	Yes	No	N/A
<p>10-7.7 <u>Screen Planting</u></p>			
<p>Are fencing and landscape screening along the rear lot lines abutting the County road in accordance with County requirements?</p>	Yes	No	N/A
<p>10-7.8 <u>Conformance to Provisions of Traffic Control Plan</u></p>			
<p>Do driveways or other subdivision design features conform to provisions of the County Traffic Control Plan?</p>	Yes	No	N/A
<p>10-7.9 <u>Drainage</u></p>			
<p>Has a report dealing with the storm water drainage from this tract been received from the Engineering Dept.?</p>	Yes	No	
<p>10-7.10 <u>Drainageways</u></p>			
<p>Is the dedication of any drainageways required of this application in accordance with the requirements of this subdivision resolution?</p>	Yes	No	N/A
<p>If yes, have they been provided?</p>	Yes	No	N/A

10-7.11 Public Utilities

Will the design features of this application require the relocation of any above-ground utility structure?

Yes No N/A

If yes, have the appropriate provisions been noted on the application in accordance with the requirements of this subdivision resolution?

Yes No N/A

Will the relocation or extension of any under-ground utilities be required of this subdivision to secure compliance with the traffic safety and drainage provisions of this resolution?

Yes No N/A

If yes, have the appropriate provisions been noted on the application in accordance with the requirements of this subdivision resolution?

Yes No N/A