

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-S-418 **Type** "A" Sketch
Date of Action May 12, 2020

Applicant: Bamrah Home Improvement Inc. 28 Brookside Avenue Old Bridge NJ 08857

Title Block of Application: "Minor Subdivision Plan Route 18 & Marlboro Road Tax Lot 152.11, Block 17006 Township of Old Bridge, Middlesex County, New Jersey" Dated for February 18, 2020

Proposed Land Use: Residential

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

I. Revised Plans and Resolution Deficiencies

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

II. Performance Guarantee

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

III. Drainage

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

IV. Receipt of a Municipal Drainage Report

_____ 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 # | _____ | Marlboro Road CR 700 | |
| Non-County Road Name | _____ | | |
| Linear Feet of Frontage | _____ | | |
| Linear Feet of New Street | _____ | # of New Driveways | _____ |

VIII. Approvals and Other Considerations

_____ N/A

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

| | | | |
|----------------------|-------------------|------------------------------|-------------|
| Planning Area | _____ | Fee Submitted | _____ |
| Revised | N/A | Existing # of lots | 1 |
| Received | 04/07/20 | # of New Lots | 2 |
| Number of Extensions | 0 | Dwelling Units | 2 |
| Total Acres | 0.55 | Existing Parking Spaces | 0 |
| Acres of Open Space | N/A | Proposed Parking Spaces | 4 |
| Census Tract # | 77.02 | Proposed Impervious Coverage | N/A |
| Zone | R15 | SQ. FT. Existing Building | 0 |
| Block # | 17006 | SQ. FT. Proposed Building | N/A |
| Lot # | 152.11 | Land Use | Residential |
| Plans Prepared By | Adriana Khan P.E. | Land Use Type | Residential |

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

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 Engineer

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-S-418

Applicant: Bamrah Home Improvement Inc. 28 Brookside Avenue Old Bridge NJ 08857

Name of Application: "Minor Subdivision Plan Route 18 & Marlboro Road Tax Lot 152.11, Block 17006
Township of Old Bridge, Middlesex County, New Jersey" Dated for February 18, 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 , May 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: May 12, 2020
DATE EXECUTED: May 12, 2020

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-539 **Type** Preliminary
Date of Action May 12, 2020

Applicant: Markim Developers, LLC 910 Amboy Avenue, Edison, NJ 08837

Title Block of Application: "Preliminary and Final Major Subdivision Tax Lots 9A, 9B, & 10 Block 500 "Brandon Estates" as shown on the Edison Township Tax Map Sheet #144 Tracts Containing: 84,302sf (1.935 Acs.) Street Address: 807 & 815 Wood Avenue, Middlesex County, New Jersey" Dated January 27, 2020

Proposed Land Use: Residential

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

| | | | |
|--------------|--|---|-----------------------------------|
| I. | Revised Plans and Resolution Deficiencies | | |
| | A. Section 10-6.2 Plat Details | F-Survey, G-Details, Q- Dedication | Required |
| | B. Section 10-7 Design Standards | .1 Layout, .2 Sidewalk, .4 Curbing, .9 Drainage | Required |
| | C. Other | | N/A |
| II. | Performance Guarantee | | Required |
| | Statutory Auth. N.J.S.A. 40:27-6.2 | Amount \$ | TBD |
| III. | Drainage | | Sufficient |
| | Contribution Statutory Auth. N.J.S.A. 40-27-6.2 | Amount \$ | \$0.00 |
| | Downstream County Drainage Facility: | <u>Inwood Avenue # 2-C-247</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 | | Required |
| VI. | Dedication and Reservations of County Road Right-Of-Way | | Required |
| | Distance From Centerline | <u>TBD</u> | Total Square Feet <u>TBD</u> |
| | Length of Dedication | <u>TBD</u> | Width of Dedication <u>TBD</u> |
| | Length of Easement | <u>TBD</u> | Width of Easement <u>TBD</u> |
| | Pavement Width | <u>TBD</u> | Date Deed Is Due <u>8/11/2020</u> |
| VII. | Road Opening Permit | | Required |
| | County Road Name and # | <u>Wood Avenue (CR 649)</u> | |
| | Non-County Road Name | | |
| | Linear Feet of Frontage | <u>255</u> | |
| | Linear Feet of New Street | <u>N/A</u> | # of New Driveways <u>N/A</u> |
| VIII. | Approvals and Other Considerations | | Required |
| | A. MCMEC | <u>Required</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>\$1,738.70</u> |
| Revised | <u>No</u> | Existing # of lots | <u>3</u> |
| Received | <u>04/07/20</u> | # of New Lots | <u>8</u> |
| Number of Extensions | <u>0</u> | Dwelling Units | <u>8</u> |
| Total Acres | <u>1.93</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>14.11</u> | Proposed Impervious Coverage | <u>N/A</u> |
| Zone | <u>R-BB</u> | SQ. FT. Existing Building | <u>N/A</u> |
| Block # | <u>500</u> | SQ. FT. Proposed Building | <u>N/A</u> |
| Lot # | <u>9A, 9B, 10</u> | Land Use | <u>Residential</u> |
| Plans Prepared By | <u>Edward M. Weinert, PLS</u> | Land Use Type | <u>Single Family</u> |

| | |
|----------------------|-----------------|
| Approval | Disapproval |
| Conditional Approval | Review |
| Void | Reconsideration |
| Withdrawal | Deed Extension |

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-539

Applicant: Markim Developers, LLC 910 Amboy Avenue, Edison, NJ 08837

Name of Application: "Preliminary and Final Major Subdivision Tax Lots 9A, 9B, & 10 Block 500 "Brandon Estates" as shown on the Edison Township Tax Map Sheet #144 Tracts Containing: 84,302sf (1.935 Acs.) Street Address: 807 & 815 Wood Avenue, Middlesex County, New Jersey" Dated January 27, 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 , May 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: May 12, 2020
DATE EXECUTED: May 12, 2020

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # MO-248

Applicant: Old Forge Properties, LLC Attn: Andrew Werbler, 242 Route 79 Suite #9 Morganville, NJ 07751

Name of Application: "Preliminary Plat - Major Subdivision Tax Map Lots, 11, 12, 21 & 22 Block 106.50 Tax Map Lots 1-12, & 21-32 Block 106.51 Township of Monroe, Middlesex County New Jersey Tax Map Sheet 83.01" Dated for March 11, 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 , May 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;

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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: May 12, 2020

DATE EXECUTED: May 12, 2020

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # SY-112 **Type** Preliminary
Date of Action May 12, 2020

Applicant: Sayreville Seaport Associates Urban Renewal, LP 7 Giralda Farm, Madison, NJ 07904

Title Block of Application: "Preliminary/Final Major Site and Subdivision Plan for Riverton Village-Phase 1 Parcel C Block 257, Lots 3.04 & 3.052 Block 257.01, Lots 1, 1.01, 4, 5, 6, 20, 1.10 & 22 Block 257.02, Lots 1, 1.01 & 22 Borough of Sayreville, Middlesex County, New Jersey" Dated May 15, 2019 and Revised Through November 14, 2019

Proposed Land Use: Mixed Use Commercial/Residential

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

I. Revised Plans and Resolution Deficiencies

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

II. Performance Guarantee N/A

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

III. Drainage N/A

| | | |
|---|------------------------------|--------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.2 | Amount \$ | \$0.00 |
| Downstream County Drainage Facility: | <u>Main Street # 3-C-509</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 # | _____ | # of New Driveways | _____ |
| Non-County Road Name | <u>Main Street Extension</u> | | |
| Linear Feet of Frontage | _____ | | |
| Linear Feet of New Street | _____ | | |

VIII. Approvals and Other Considerations Required

| | | | |
|-----------------------|----------|-----------------------|----------|
| A. MCMEC | Required | C. NJDOT (Submission) | Required |
| B. NJDEP (Submission) | Required | D. D&RCC | N/A |

| | | | |
|----------------------|----------------------------|------------------------------|-----------------|
| Planning Area | Rt. 18 | Fee Submitted | \$6,400.00 |
| Revised | Yes | Existing # of lots | 13 |
| Received | 04/09/20 | # of New Lots | 7 |
| Number of Extensions | 0 | Dwelling Units | 285 |
| Total Acres | 288.00 | Existing Parking Spaces | N/A |
| Acres of Open Space | 0.00 | Proposed Parking Spaces | 1,128 |
| Census Tract # | 92 | Proposed Impervious Coverage | 3,023,935 |
| Zone | WFD | SQ. FT. Existing Building | N/A |
| Block # | <u>257/257.01/257.02</u> | SQ. FT. Proposed Building | N/A |
| Lot # | 22 | Land Use | Mixed |
| Plans Prepared By | <u>Daniel W. Busch, PE</u> | Land Use Type | Commercial/Res. |

| | |
|----------------------|-----------------|
| 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 # SY-112

Applicant: Sayreville Seaport Associates Urban Renewal, LP 7 Giralda Farm, Madison, NJ 07904

Name of Application: "Preliminary/Final Major Site and Subdivision Plan for Riverton Village-Phase 1 Parcel C Block 257, Lots 3.04 & 3.052 Block 257.01, Lots 1, 1.01, 4, 5, 6, 20, 1.10 & 22 Block 257.02, Lots 1, 1.01 & 22 Borough of Sayreville, Middlesex County, New Jersey" Dated May 15, 2019 and Revised Through November 14, 2019

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

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

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # DU-19 **Type** Final
Date of Action May 12, 2020

Applicant: Brudner Redevelopment Partners Urban Renewal, LLC 80 Main Street, Suite 510, West Orange, NJ 07052
Title Block of Application: "Dunellen Station Borough of Dunellen, Middlesex County, New Jersey Final Map Block 85, Lot 1 / Block 83, Lot 1 Tax Map Sheets 27 & 28 18.82 Acres" Dated May 20, 2019 and Revised Through April 14, 2020

Proposed Land Use: Commercial/Residential

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

I. Revised Plans and Resolution Deficiencies
 A. Section 10-6.2 Plat Details _____
 B. Section 10-7 Design Standards _____
 C. Other _____

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

III. Drainage
 Contribution Statutory Auth. N.J.S.A. 40-27-6.2 Amount \$ _____
 Downstream County Drainage Facility: New Market Road # 2-C-136

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>S. Washington Avenue (CR 529)</u> |
| Non-County Road Name | _____ |
| Linear Feet of Frontage | _____ |
| Linear Feet of New Street | _____ |
| | # of New Driveways |
| | _____ |

VIII. Approvals and Other Considerations

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

| | | | |
|----------------------|------------------------------|------------------------------|------------------------|
| Planning Area | <u>1287</u> | Fee Submitted | <u>\$830.00</u> |
| Revised | <u>No</u> | Existing # of lots | <u>2</u> |
| Received | <u>04/15/20</u> | # of New Lots | <u>2</u> |
| Number of Extensions | <u>0</u> | Dwelling Units | <u>382</u> |
| Total Acres | <u>18.91</u> | Existing Parking Spaces | <u>N/A</u> |
| Acres of Open Space | <u>1.94</u> | Proposed Parking Spaces | <u>N/A</u> |
| Census Tract # | <u>3</u> | Proposed Impervious Coverage | <u>N/A</u> |
| Zone | <u>DDRP</u> | SQ. FT. Existing Building | <u>N/A</u> |
| Block # | <u>83/85</u> | SQ. FT. Proposed Building | <u>N/A</u> |
| Lot # | <u>1/1</u> | Land Use | <u>Mixed</u> |
| Plans Prepared By | <u>Gregg A. Gaffney, PLS</u> | Land Use Type | <u>Commercial/Res.</u> |

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

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # DU-19

Applicant: Brudner Redevelopment Partners Urban Renewal, LLC 80 Main Street, Suite 510, West Orange, NJ 07052

Name of Application: "Dunellen Station Borough of Dunellen, Middlesex County, New Jersey Final Map Block 85, Lot 1 / Block 83, Lot 1 Tax Map Sheets 27 & 28 18.82 Acres" Dated May 20, 2019 and Revised Through April 14, 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 , May 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: May 12, 2020
DATE EXECUTED: May 12, 2020

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

File # PI-377 **Type** Final
Date of Action May 12, 2020

Applicant: LaPorta Builders, Inc. 14 Lauredale Avenue, Metuchen, NJ 08840

Title Block of Application: "15 Stelton Road Township of Piscataway, Middlesex County, New Jersey Block 1401, Lots 15.01 and 4.01 Tax Map Sheet # 14 3.44 Acres Final Map" Dated April 27, 2018 and Revised Through November 22, 2019

Proposed Land Use: Residential/Commercial

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

I. Revised Plans and Resolution Deficiencies

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

II. Performance Guarantee

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

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.2 Amount \$ _____
 Downstream County Drainage Facility: New Market Road 2-B-137

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>Stelton Road (CR 665)</u> |
| Non-County Road Name | _____ |
| Linear Feet of Frontage | _____ |
| Linear Feet of New Street | _____ |
| | # of New Driveways _____ |

VIII. Approvals and Other Considerations

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

| | | | |
|----------------------|------------------------------|------------------------------|----------------------------|
| Planning Area | <u>I-287</u> | Fee Submitted | <u>\$702.00</u> |
| Revised | <u>No</u> | Existing # of lots | <u>2</u> |
| Received | <u>04/16/20</u> | # of New Lots | <u>10</u> |
| Number of Extensions | <u>0</u> | Dwelling Units | <u>24</u> |
| Total Acres | <u>3.44</u> | Existing Parking Spaces | <u>N/A</u> |
| Acres of Open Space | <u>N/A</u> | Proposed Parking Spaces | <u>N/A</u> |
| Census Tract # | <u>4.04</u> | Proposed Impervious Coverage | <u>N/A</u> |
| Zone | <u>BP-II/R-7.5</u> | SQ. FT. Existing Building | <u>N/A</u> |
| Block # | <u>1401</u> | SQ. FT. Proposed Building | <u>N/A</u> |
| Lot # | <u>15.01, 4.01</u> | Land Use | <u>Res/Comm</u> |
| Plans Prepared By | <u>Gregg A. Gaffney, PLS</u> | Land Use Type | <u>SF/Apartment/Office</u> |

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

Planning Board Staff _____
 Jim Lentino, Principal Planner

Engineering Department Staff _____
 Engineer

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PI-377

Applicant: LaPorta Builders, Inc. 14 Lauredale Avenue, Metuchen, NJ 08840

Name of Application: "15 Stelton Road Township of Piscataway, Middlesex County, New Jersey Block 1401, Lots 15.01 and 4.01 Tax Map Sheet # 14 3.44 Acres Final Map" Dated April 27, 2018 and Revised Through November 22, 2019

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # CA-EX-89 **Type** Site Plan
Date of Action May 12, 2020

Applicant: FMC Corportation 2929 Walnut Street, Philadelphia, PA 19104

Title Block of Application: "Former FMC Site Carteret, New Jersey Soil Erosion and Sediment Control Plan Approval" Dated January 2020

Proposed Land Use: Industrial

Staff Recommendation: **Exempt Site Plan; application does not adversely effect 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 | | | |
| Statutory Auth. N.J.S.A. 40:27-6.6 | Amount \$ | | N/A |
| | | | \$0.00 |
| III. Drainage | | | |
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | Amount \$ | | N/A |
| Downstream County Drainage Facility: | N/A | | |
| IV. Receipt of a Municipal Drainage Report | | | |
| | | | N/A |
| V. Agreements | | | |
| A. Stormwater Maintenance Agreement | | | N/A |
| B. Developer's Agreement | | | |
| C. Future Improvements Agreement | | | |
| D. Sight Triangle Agreement | | | |
| VI. Dedication and Reservations of County Road Right-Of-Way | | | |
| Distance From Centerline | | Total Square Feet | |
| Length of Dedication | | Width of Dedication | |
| Length of Easement | | Width of Easement | |
| Pavement Width | | Date Deed Is Due | |
| VII. Road Opening Permit | | | |
| County Road Name and # | | | N/A |
| Non-County Road Name | | | |
| 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 | NA | Fee Submitted | Return |
| Revised | No | Existing # of lots | 4 |
| Received | 04/09/20 | # of New Lots | 0 |
| Number of Extensions | 0 | Dwelling Units | 0 |
| Total Acres | 9.78 | Existing Parking Spaces | N/A |
| Acres of Open Space | 0.00 | Proposed Parking Spaces | N/A |
| Census Tract # | | Proposed Impervious Coverage | N/A |
| Zone | HI-A & HI-B | SQ. FT . Existing Building | N/A |
| | 503,404,502,30 | | |
| Block # | 4 | SQ. FT. Proposed Building | N/A |
| Lot # | 2,4,1,7 | Land Use | Industrial |
| Plans Prepared By | | Land Use Type | Industrial |

| | |
|----------------------|-----------------|
| Approval | |
| Conditional Approval | Disapproval |
| Void | Review |
| Withdrawal | Reconsideration |
| | Deed Extension |

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # CA-EX-89

Applicant: FMC Corporation 2929 Walnut Street, Philadelphia, PA 19104

Name of Application: "Former FMC Site Carteret, New Jersey Soil Erosion and Sediment Control Plan Approval" Dated January 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 , May 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: May 12, 2020
DATE EXECUTED: May 12, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-SP-536 **Type** Site Plan
Date of Action May 12, 2020

Applicant: 110 Newfield Associates, LP, Raritan Plaza 1- Raritan Center, Edison NJ 08818

Title Block of Application: "Preliminary/Final Site Plan for 110 Newfield Avenue Township of Edison Middlesex County New Jersey Block 395, Lot 32" Dated for October 12, 2019 Revised Through December 20, 2019

Proposed Land Use: Parking Lot

Staff Recommendation: **Site Plan Approval; Application does not adversely impact 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>#1-C-621 Patrol 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>Newfield Avenue</u> | |
| Linear Feet of Frontage | _____ | |
| Linear Feet of New Street | _____ | # of New Driveways _____ |
| VIII. Approvals and Other Considerations | | |
| A. MCMEC | _____ | C. NJDOT _____ |
| B. NJDEP | _____ | D. D&RCC _____ |

| | | | |
|----------------------|------------------------------|------------------------------|--------------------|
| Planning Area | <u>Akill</u> | Fee Submitted | <u>\$850.00</u> |
| Revised | <u>No</u> | Existing # of lots | <u>9</u> |
| Received | <u>04/15/20</u> | # of New Lots | <u>0</u> |
| Number of Extensions | <u>0</u> | Dwelling Units | <u>0</u> |
| Total Acres | <u>7.14</u> | Existing Parking Spaces | <u>60</u> |
| Acres of Open Space | <u>0.00</u> | Proposed Parking Spaces | <u>19</u> |
| Census Tract # | <u>18.06</u> | Proposed Impervious Coverage | <u>263,211</u> |
| Zone | <u>RRRD</u> | SQ. FT. Existing Building | <u>157,673</u> |
| Block # | <u>395</u> | SQ. FT. Proposed Building | <u>0</u> |
| Lot # | <u>32</u> | Land Use | <u>Commercial</u> |
| Plans Prepared By | <u>Gregory S. Oman, P.E.</u> | Land Use Type | <u>Parking Lot</u> |

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

Planning Board Staff _____
Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-SP-536

Applicant: 110 Newfield Associates, LP, Raritan Plaza 1- Raritan Center, Edison NJ 08818

Name of Application: "Preliminary/Final Site Plan for 110 Newfield Avenue Township of Edison Middlesex County New Jersey Block 395, Lot 32" Dated for October 12, 2019 Revised Through December 20, 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 , May 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: May 12, 2020
DATE EXECUTED: May 12, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-SP-253 **Type** Site Plan
Date of Action May 12, 2020

Applicant: FedEx Ground Package System, Inc 1000 FedEx Drive, Moon Township, PA 15108

Title Block of Application: "Site Plan Permit FedEx- Seneca Street Phase 2 Block 390 Lot 47-B Township of Edison, Middlesex County, New Jersey" Dated January 10, 2020

Proposed Land Use: Industrial

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

| | | | |
|--|-------------------------------------|--------------------------|------------|
| I. Revised Plans and Resolution Deficiencies | | | |
| A. Section 11-6 Site Plan Details | P-Survey, M- Dedications, L-Details | | Required |
| 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 |
| Downstream County Drainage Facility: | Patrol Road 1-C-621 | | |
| 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 | | | |
| | | | Required |
| Distance From Centerline | TBD | Total Square Feet | TBD |
| Length of Dedication | TBD | Width of Dedication | TBD |
| Length of Easement | TBD | Width of Easement | TBD |
| Pavement Width | TBD | Date Deed Is Due | 8/11/2020 |
| VII. Road Opening Permit | | | |
| | | | Required |
| County Road Name and # | | Woodbridge Avenue CR 514 | |
| Non-County Road Name | | | |
| Linear Feet of Frontage | 1011 | | |
| Linear Feet of New Street | | # of New Driveways | |
| VIII. Approvals and Other Considerations | | | |
| | | | N/A |
| A. MCMEC | N/A | C. NJDOT | N/A |
| B. NJDEP | N/A | D. D&RCC | N/A |

| | | | |
|----------------------|----------|------------------------------|-------------|
| Planning Area | NA | Fee Submitted | \$500.00 |
| Revised | No | Existing # of lots | 1 |
| Received | 04/03/20 | # of New Lots | 0 |
| Number of Extensions | 0 | Dwelling Units | 0 |
| Total Acres | 18.57 | Existing Parking Spaces | NA |
| Acres of Open Space | 0.00 | Proposed Parking Spaces | 527 |
| Census Tract # | 18.06 | Proposed Impervious Coverage | 647,100 |
| Zone | RRRD | SQ. FT. Existing Building | 0 |
| Block # | 390 | SQ. FT. Proposed Building | 0 |
| Lot # | 47-B | Land Use | Industrial |
| Plans Prepared By | | Land Use Type | Parking Lot |

| | |
|----------------------|--|
| 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-253

Applicant: FedEx Ground Package System, Inc 1000 FedEx Drive, Moon Township, PA 15108

Name of Application: "Site Plan Permit FedEx- Seneca Street Phase 2 Block 390 Lot 47-B Township of Edison, Middlesex County, New Jersey" Dated January 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 , May 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: May 12, 2020
DATE EXECUTED: May 12, 2020

Subdivision Staff Report and Resolution
Middlesex County Development Review Committee

Our File # ED-540

Applicant: Pagoda Homes LLC 33 Wood Avenue South, Suite 60 Iselin New Jersey 08830

Name of Application: "Preliminary & Final Major Subdivision Tax Lots 1-5 Block 593-D As Shown on the Edison Tax Map Sheet #144 Tract Containing 33,780 SF (0.88 Acs) Street Address #Broad Avenue & #Manor Boulevard Pagoda Homes LLC Middlesex County Edison Township New Jersey" Dated September 20, 2019

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # NB-SP-230 **Type** Site Plan
Date of Action May 12, 2020

Applicant: O'Brien Investments, LLC, c/o Gerald O'Brien, 110 Lower Landsdown Road, Annandale, NJ 08801

Title Block of Application: "Site Plan/Variance Plan Asbury Park Property Management tax Block 141 Lot 13.02 City of New Brunswick Middlesex County New Jersey, Dated for January 21, 2020

Proposed Land Use: Offices

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

I. Revised Plans and Resolution Deficiencies

| | | |
|-----------------------------------|-------------------------------------|----------|
| A. Section 11-6 Site Plan Details | L- Details, M- Dedication, P-Survey | Required |
| B. Section 11-7 Design Standards | | N/A |
| C. Other | | N/A |

II. Performance Guarantee

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

III. Drainage

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

IV. Receipt of a Municipal Drainage Report

N/A

V. Agreements

N/A

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

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

Required

| | | | |
|--------------------------|-----|---------------------|-----------|
| Distance From Centerline | 50 | Total Square Feet | TBD |
| Length of Dedication | TBD | Width of Dedication | TBD |
| Length of Easement | TBD | Width of Easement | TBD |
| Pavement Width | TBD | Date Deed Is Due | 6/14/2020 |

VII. Road Opening Permit

Required

| | | | |
|---------------------------|------------------------|--------------------|---|
| County Road Name and # | Livingston Avenue #691 | | |
| Non-County Road Name | | | |
| Linear Feet of Frontage | | # of New Driveways | |
| Linear Feet of New Street | 0 | | 0 |

VIII. Approvals and Other Considerations

The applicant must provide a fair share contribution for the improvements installed along Livingston Avenue (CR 691) as part of a County Road improvement project.

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

| | | | |
|----------------------|-----------------------|------------------------------|------------|
| Planning Area | N/A | Fee Submitted | \$500.00 |
| Revised | No | Existing # of lots | 1 |
| Received | 03/09/20 | # of New Lots | 0 |
| Number of Extensions | 0 | Dwelling Units | 0 |
| Total Acres | 0.18 | Existing Parking Spaces | 10 |
| Acres of Open Space | 0.00 | Proposed Parking Spaces | 9 |
| Census Tract # | 56 | Proposed Impervious Coverage | 6,256 |
| Zone | C-3A | SQ. FT. Existing Building | 5,842 |
| Block # | 141 | SQ. FT. Proposed Building | 0 |
| Lot # | 13.02 | Land Use | Commercial |
| Plans Prepared By | David A. Stires, P.E. | Land Use Type | Offices |

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

Planning Board Staff _____

Engineering Department Staff _____

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # NB-SP-230

Applicant: O'Brien Investments, LLC, c/o Gerald O'Brien, 110 Lower Landsdown Road, Annandale, NJ 08801

Name of Application: "Site Plan/Variance Plan Asbury Park Property Management tax Block 141 Lot 13.02 City of New Brunswick Middlesex County New Jersey, Dated for 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 , May 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: May 12, 2020
DATE EXECUTED: May 12, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PI-SP-368 **Type** Site Plan
Date of Action May 12, 2020

Applicant: Middlesex County Votech Board of Education, Middlesex County Votech Board of Education
Title Block of Application: "Parking Lot and Northern Driveway Reconstruction Phase 3 At: MCVTS Piscataway Campus 21 Suttons Lane Piscataway, New Jersey 08854 Piscataway Middlesex County"
Dated for March 24, 2020

Proposed Land Use: Parking Lot

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**
- | | | |
|------------------------------------|-----------|--------|
| 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>#2-B-518 Ethel 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 # | | | |
| 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 | N/A | Fee Submitted | \$0.00 |
| Revised | No | Existing # of lots | 1 |
| Received | 04/01/20 | # of New Lots | 0 |
| Number of Extensions | 0 | Dwelling Units | 0 |
| Total Acres | 51.10 | Existing Parking Spaces | 103 |
| Acres of Open Space | N/A | Proposed Parking Spaces | 0 |
| Census Tract # | 6.06 | Proposed Impervious Coverage | 0 |
| Zone | N/A | SQ. FT. Existing Building | N/A |
| Block # | 47.03 | SQ. FT. Proposed Building | 0 |
| Lot # | 9301 | Land Use | Public School |
| Plans Prepared By | <u>Beth Kenderdine P.E.</u> | Land Use Type | Parking Lot |

| | |
|----------------------|-----------------|
| Approval | Disapproval |
| Conditional Approval | Review |
| Void | Reconsideration |
| Withdrawal | Deed Extension |

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PI-SP-368

Applicant: Middlesex County Votech Board of Education, Middlesex County Votech Board of Education

Name of Application: "Parking Lot and Northern Driveway Reconstruction Phase 3 At: MCVTS Piscataway Campus 21 Suttons Lane Piscataway, New Jersey 08854 Piscataway Middlesex County"
Dated for March 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 , May 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: May 12, 2020
DATE EXECUTED: May 12, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SY-SP-211 **Type** Site Plan
Date of Action May 12, 2020

Applicant: Sayreville Seaport Associates Urban Renewal, LP 7 Giralda Farm, Madison, NJ 07904

Title Block of Application: "Preliminary/Final Major Site and Subdivision Plan for Riverton Village-Phase 1 Parcel C Block 257, Lots 3.04 & 3.052 Block 257.01, Lots 1, 1.01, 4, 5, 6, 20, 1.10 & 22 Block 257.02, Lots 1, 1.01 & 22 Borough of Sayreville, Middlesex County, New Jersey" Dated May 15, 2019 and Revised Through November 14, 2019

Proposed Land Use: Mixed Use Commercial/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, .12 Traffic Control</u> | | Required |
| C. Other | | | N/A |
| II. Performance Guarantee | | | |
| Statutory Auth. N.J.S.A. 40:27-6.6 | | Amount \$ | N/A \$0.00 |
| III. Drainage | | | |
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | | Amount \$ | Sufficient \$0.00 |
| Downstream County Drainage Facility: | <u>Main Street # 3-C-509</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>Main Street Extension</u> | | |
| Linear Feet of Frontage | _____ | | |
| Linear Feet of New Street | _____ | # of New Driveways | _____ |
| VIII. Approvals and Other Considerations | | | |
| | | | N/A |
| A. MCMEC | Required | C. NJDOT (Submission) | Required |
| B. NJDEP (Submission) | Required | D. D&RCC | N/A |

| | | | |
|----------------------|----------------------------|------------------------------|-----------------|
| Planning Area | <u>Rt. 18</u> | Fee Submitted | \$11,780.00 |
| Revised | <u>Yes</u> | Existing # of lots | 13 |
| Received | <u>04/09/20</u> | # of New Lots | 7 |
| Number of Extensions | <u>0</u> | Dwelling Units | 285 |
| Total Acres | <u>288.00</u> | Existing Parking Spaces | N/A |
| Acres of Open Space | <u>0.00</u> | Proposed Parking Spaces | 1,128 |
| Census Tract # | <u>92</u> | Proposed Impervious Coverage | 3,023,935 |
| Zone | <u>WFD</u> | SQ. FT. Existing Building | N/A |
| Block # | <u>257/257.01/257.02</u> | SQ. FT. Proposed Building | N/A |
| Lot # | <u>22</u> | Land Use | Mixed |
| Plans Prepared By | <u>Daniel W. Busch, PE</u> | Land Use Type | Commercial/Res. |

| | | | |
|----------------------|-------|-----------------|-------|
| 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-211

Applicant: Sayreville Seaport Associates Urban Renewal, LP 7 Giralda Farm, Madison, NJ 07904

Name of Application: "Preliminary/Final Major Site and Subdivision Plan for Riverton Village-Phase 1 Parcel C Block 257, Lots 3.04 & 3.052 Block 257.01, Lots 1, 1.01, 4, 5, 6, 20, 1.10 & 22 Block 257.02, Lots 1, 1.01 & 22 Borough of Sayreville, Middlesex County, New Jersey" Dated May 15, 2019 and Revised Through November 14, 2019

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-SP-259 **Type** Site Plan
Date of Action May 12, 2020

Applicant: Public Service Electric & Gas CI, c/o Timoth V. Holmes, 4000 Hedley Rd. South Plainfield, NJ 07080

Title Block of Application: "PSE&G's Ridge Road Substation Access Lane Modification Block 99- Lot 14 Township of South Brunswick, Middlesex County, NJ." Dated March 4, 2020.

Proposed Land Use: PQP

Staff Recommendation: **Site Plan Approval; application does not adversely effect 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: | _____ | _____ | |

Sassaman Rd 4-C-523

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 | _____ | | |
| Linear Feet of Frontage | _____ | | |
| Linear Feet of New Street | _____ | # of New Driveways | _____ |

VIII. Approvals and Other Considerations

_____ N/A

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

| | | | |
|----------------------|------------------|------------------------------|----------|
| Planning Area | _____ | Fee Submitted | _____ |
| Revised | No | Existing # of lots | 1 |
| Received | 04/03/20 | # of New Lots | 1 |
| Number of Extensions | 0 | Dwelling Units | 0 |
| Total Acres | 150.25 | Existing Parking Spaces | 0 |
| Acres of Open Space | 0.00 | Proposed Parking Spaces | 0 |
| Census Tract # | NA | Proposed Impervious Coverage | 0 |
| Zone | OC | SQ. FT . Existing Building | 0 |
| Block # | 99 | SQ. FT. Proposed Building | 0 |
| Lot # | 14 | Land Use | PQP |
| Plans Prepared By | Eugene R. Porzio | Land Use Type | Electric |

| | |
|----------------------|-----------------|
| 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-259

Applicant: Public Service Electric & Gas CI, c/o Timoth V. Holmes, 4000 Hedley Rd. South Plainfield, NJ 07080

Name of Application: "PSE&G's Ridge Road Substation Access Lane Modification Block 99- Lot 14 Township of South Brunswick, Middlesex County, NJ." Dated March 4, 2020.

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SP-SP-335 **Type** Site Plan
Date of Action May 12, 2020

Applicant: 150 Durham Realty, LLc, 134 Geary Drive, South Plainfield, 07080

Title Block of Application: "Proposed Site Plan 212 Durham Avenue Lot 11 Block 525 Borough of South Plainfield Middlesex County New Jersey" Dated for January 20, 2020

Proposed Land Use: Commercial

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

- I. Revised Plans and Resolution Deficiencies**

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

- II. Performance Guarantee**

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

- III. Drainage**

| | | |
|---|-----------------------------|------------|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | | Sufficient |
| Downstream County Drainage Facility: | Amount \$ | \$0.00 |
| | <u>#2-C-038 Durham 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>Durham Avenue</u> | |
| Linear Feet of Frontage | | | |
| Linear Feet of New Street | | # of New Driveways | |

- VIII. Approvals and Other Considerations** Required

| | | | |
|-----------------------|----------|----------|--|
| A. MCMEC | | C. NJDOT | |
| B. NJDEP (Submission) | Required | D. D&RCC | |

| | | | |
|----------------------|-----------------------------------|------------------------------|------------|
| Planning Area | N/A | Fee Submitted | \$500.00 |
| Revised | No | Existing # of lots | 1 |
| Received | 04/22/20 | # of New Lots | 0 |
| Number of Extensions | 0 | Dwelling Units | 0 |
| Total Acres | 1.00 | Existing Parking Spaces | N/A |
| Acres of Open Space | 0.00 | Proposed Parking Spaces | N/A |
| Census Tract # | 10.02 | Proposed Impervious Coverage | 10,235 |
| Zone | OPA-1 | SQ. FT. Existing Building | 9,880 |
| Block # | 525 | SQ. FT. Proposed Building | 0 |
| Lot # | 11 | Land Use | Commercial |
| Plans Prepared By | <u>Robert Gazzale, P.E., L.S.</u> | Land Use Type | Commercial |

| | | | |
|----------------------|--|-----------------|--|
| Approval | | Disapproval | |
| Conditional Approval | | Review | |
| Void | | Reconsideration | |
| Withdrawal | | Deed Extension | |

Planning Board Staff _____
 Jessica Alvarez, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SP-SP-335

Applicant: 150 Durham Realty, LLc, 134 Geary Drive, South Plainfield, 07080

Name of Application: "Proposed Site Plan 212 Durham Avenue Lot 11 Block 525 Borough of South Plainfield Middlesex County New Jersey" Dated for January 20, 2020

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

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

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-SP-690 **Type** Site Plan
Date of Action May 12, 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 June 9, 2020 Development Review Committee Meeting**

I. Revised Plans and Resolution Deficiencies

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

II. Performance Guarantee

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

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6 Amount \$ _____
Downstream County Drainage Facility: Smith Street # 1-C-519

IV. Receipt of a Municipal Drainage Report

V. Agreements

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

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

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

VII. Road Opening Permit

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

VIII. Approvals and Other Considerations

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

| | | | |
|----------------------|--------------------------------|------------------------------|-----------------|
| Planning Area | <u>Akill</u> | Fee Submitted | <u>\$500.00</u> |
| Revised | <u>No</u> | Existing # of lots | <u>1</u> |
| Received | <u>02/05/20</u> | # of New Lots | <u>0</u> |
| Number of Extensions | <u>3</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 , May 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: May 12, 2020
DATE EXECUTED: May 12, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-SP-695 **Type** Site Plan
Date of Action May 12, 2020

Applicant: Suburban Development, LLC 228A Pierson Avenue, Edison, NJ 08837

Title Block of Application: "Proposed Restaurants Development for Suburban Development, LLC 906 State Highway Route 1 Northbound Avenel, New Jersey 07001 Block 845.02 Lots 1.01 & 9.02" Dated April 13, 2020

Proposed Land Use: Restaurant

Staff Recommendation: **Site Plan Approval; application does not effect 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 |

George Fredrick Plaza 1-C-532

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 | _____ | | |
| 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 | 2 |
| Received | 04/23/20 | # of New Lots | 0 |
| Number of Extensions | 0 | Dwelling Units | 0 |
| Total Acres | 0.94 | Existing Parking Spaces | 0 |
| Acres of Open Space | 0.00 | Proposed Parking Spaces | 48 |
| Census Tract # | 27.03 | Proposed Impervious Coverage | 27,219 |
| Zone | RIR Area | SQ. FT. Existing Building | 1,451 |
| Block # | 845.02 | SQ. FT. Proposed Building | 25,223 |
| Lot # | 1.01, 9.02 | Land Use | Retail |
| Plans Prepared By | Angelo J. Valteutto, P.E. P.P. | Land Use Type | Restaurant |

| | |
|----------------------|-----------------|
| 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 # WO-SP-695

Applicant: Suburban Development, LLC 228A Pierson Avenue, Edison, NJ 08837

Name of Application: "Proposed Restaurants Development for Suburban Development, LLC 906 State Highway
Route 1 Northbound Avenel, New Jersey 07001 Block 845.02 Lots 1.01 & 9.02" Dated
April 13, 2020

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

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