

Middlesex County Planning Board
 Development Review Committee
 Rejected Applications
 June 9, 2020

TYPE*	TITLE	APPLICATION NUMBER	MUNICIPALITY	RECEIPT DATE	DATE OF REJECTION	ACTION DATE	REASONS FOR REJECTION*
B, C, D	Henderson Road Mixed Income	12053	South Brunswick	May 5, 2020	May 28, 2020	June 9, 2020	1,5,10

Total

***TYPE OF APPLICATION**

- A. SKETCH PLAT
- B. PRELIMINARY PLAT
- C. FINAL PLAT
- D. SITE PLAN
- E. EXEMPT SITE PLAN

***REASONS FOR REJECTION**

- 1. IMPROPER FEE AMOUNT OR NO FEE.
- 2. CHECK MADE PAYABLE TO WRONG PAYEE.
- 3. INSUFFICIENT NUMBER OF PLANS.
- 4. PLANS NOT SIGNED AND/OR SEALED.
- 5. APPLICATION FORM IMPROPERLY FILLED OUT AND/OR NOT SIGNED.
- 6. NO APPLICATION FORM(S) SUBMITTED.
- 7. PLANS NOT PREPARED IN ACCORDANCE WITH COUNTY STANDARDS.
- 8. TRAFFIC STUDY NOT SUBMITTED.
- 9. DRAINAGE CALCULATIONS NOT SUBMITTED.
- 10. ALL CONDITIONS OF PRELIMINARY APPROVAL HAVE NOT BEEN SATISFIED.

RESOLUTION
DEVELOPMENT REVIEW COMMITTEE
OF THE
MIDDLESEX COUNTY PLANNING BOARD

Rejected Applications

WHEREAS, the following applications listed for development review were filed with the Middlesex County Planning Board for its review and approval; and,

WHEREAS, the administrative staff of the Middlesex County Planning Board has reviewed said applications pursuant to the Land Subdivision and Site Plan Review resolutions of the County of Middlesex and found said submissions to be deficient in such manner as to materially interfere with the ability to evaluate properly said submissions; and,

WHEREAS, in order to properly comply with appropriate statutes of formal action on all applications and to create a formal record of those applications rejected by the administrative staff:

NOW THEREFORE BE IT RESOLVED; that the Development Review Committee of the Middlesex County Planning Board hereby rejects those applications as listed below for the reasons identified.

TYPE*	TITLE	APPLICATION NUMBER	MUNICIPALITY	RECEIPT DATE	DATE OF REJECTION	ACTION DATE	REASONS FOR REJECTION*
B,C,D	Henderson Road Mixed Income	012053	South Brunswick	5/5/20	5/28/20	6/9/20	1, 5, 10

DATE ADOPTED: June 9, 2020
DATED EXECUTED: June 9, 2020

Development Review Committee
Middlesex County Planning Board

,Chairman

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # ED-S-1000 **Type** "A" Sketch
Date of Action June 9, 2020

Applicant: Plenge Court LLC 3 Voorhis Place, Pompton Plains, New Jersey 07444

Title Block of Application: "Minor Subdivision Plan Prepared for Proposed 2 Lot Residential Subdivision Lot 4.09 in Block 20 Situated in Edison Township Middlesex County, New Jersey" Dated for December 27, 2019

Proposed Land Use: SFR

Staff Recommendation: **Classify as an "A" Sketch; application does not adversely affect County Road and 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:	<u>#2-C-534 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>Plenge Court</u>
Linear Feet of Frontage	
Linear Feet of New Street	<u># of New Driveways</u>

VIII. Approvals and Other Considerations N/A

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

Planning Area	N/A	Fee Submitted	Return
Revised	No	Existing # of lots	1
Received	05/11/20	# of New Lots	2
Number of Extensions	0	Dwelling Units	2
Total Acres	0.46	Existing Parking Spaces	2
Acres of Open Space	0.00	Proposed Parking Spaces	4
Census Tract #		Proposed Impervious Coverage	5,415
Zone	R-BB	SQ. FT. Existing Building	20,055
Block #	20	SQ. FT. Proposed Building	20,055
Lot #	4.09	Land Use	Residential
Plans Prepared By	Leslie A. Walker 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 # ED-S-1000

Applicant: Plenge Court LLC 3 Voorhis Place, Pompton Plains, New Jersey 07444

Name of Application: "Minor Subdivision Plan Prepared for Proposed 2 Lot Residential Subdivision Lot 4.09 in Block 20 Situated in Edison Township Middlesex County, New Jersey" Dated for December 27, 2019

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

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # ME-S-179 **Type** "A" Sketch
Date of Action June 9, 2020

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

Title Block of Application: "Proposed Minor Subdivision for Suburban Development, LLC 26 Washington Place Metuchen, New Jersey 08840 Block 120 Lots 29, 31 &33 Situated in Borough of Metuchen Middlesex County New Jersey" Dated for March 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 \$	_____ \$0.00
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III. Drainage _____ N/A

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

IV. Receipt of a Municipal Drainage Report _____ N/A

V. Agreements _____ N/A

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

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

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

VII. Road Opening Permit _____ N/A

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

VIII. Approvals and Other Considerations _____

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

Planning Area	Metropark	Fee Submitted	\$0.00
Revised	No	Existing # of lots	1
Received	05/20/20	# of New Lots	2
Number of Extensions	0	Dwelling Units	2
Total Acres	0.50	Existing Parking Spaces	4
Acres of Open Space	0.00	Proposed Parking Spaces	4
Census Tract #	21.01	Proposed Impervious Coverage	9,446
Zone	R-1	SQ. FT. Existing Building	2,602
Block #	120	SQ. FT. Proposed Building	11,466
Lot #	29 31, 33	Land Use	Residential
Plans Prepared By	Angelo J. Valetutto 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 # ME-S-179

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

Name of Application: "Proposed Minor Subdivision for Suburban Development, LLC 26 Washington Place
Metuchen, New Jersey 08840 Block 120 Lots 29, 31 &33 Situated in Borough of
Metuchen Middlesex County New Jersey" Dated for March 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 , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # NO-S-170 **Type** "B" Sketch
Date of Action June 9, 2020

Applicant: Hitesh R Patel Family Trust 1436 Sutter Avenue, North Brunswick, NJ 08902

Title Block of Application: "Final Plat Tulip Drive Tax Block 1 Lot 14.01 North Brunswick, New Jersey 08902" dated February 21, 2020.

Proposed Land Use: Mixed Use- Commercial & Residential

Staff Recommendation: "B" Sketch approval subject to the receipt of the following:
See below (I-A, I-B, II, VI, VII)

I.	Revised Plans and Resolution Deficiencies		
	A. Section 10-6.1 Plat Details	F-Survey, G- Details, Q- Dedication	Required
	B. Section 10-7 Design Standards	.2 Sidewalk, .4 Curbing, . 9 Drainage	Required
	C. Other		N/A
<hr/>			
II.	Performance Guarantee		Required
	Statutory Auth. N.J.S.A. 40:27-6.2	Amount \$	TBD
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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>4-B-530 Kory Dr.</u>	
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IV.	Receipt of a Municipal Drainage Report		N/A
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V.	Agreements		N/A
	A. Stormwater Maintenance Agreement		
	B. Developer's Agreement		
	C. Future Improvements Agreement		
	D. Sight Triangle Agreement		
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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>9/8/2020</u>
<hr/>			
VII.	Road Opening Permit		Required
	County Road Name and #	<u>Finnegans Lane (CR 682)</u>	
	Non-County Road Name		
	Linear Feet of Frontage	<u>100 ft</u>	
	Linear Feet of New Street		<u># of New Driveways</u>
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VIII.	Approvals and Other Considerations		N/A
	A. MCMEC	C. NJDOT	
	B. NJDEP	D. D&RCC	

Planning Area	<u>NA</u>	Fee Submitted	<u>\$300.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>05/12/20</u>	# of New Lots	<u>3</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>3</u>
Total Acres	<u>2.77</u>	Existing Parking Spaces	<u>NA</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>NA</u>
Census Tract #	<u>62.04</u>	Proposed Impervious Coverage	<u>NA</u>
Zone	<u>C-3 & R-2</u>	SQ. FT. Existing Building	<u>NA</u>
Block #	<u>1</u>	SQ. FT. Proposed Building	<u>NA</u>
Lot #	<u>14.01</u>	Land Use	<u>Mixed Use</u>
Plans Prepared By	<u>Gary V Marmo, PLS</u>	Land Use Type	<u>Retail/Residential</u>

Approval	
Conditional Approval	Disapproval
Void	Review
Withdrawal	Reconsideration
	Deed Extension

Planning Board Staff _____
Roma Patel, Assistant Planner

Engineering Department Staff _____
Engineer

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # NO-S-170

Applicant: Hitesh R Patel Family Trust 1436 Sutter Avenue, North Brunswick, NJ 08902

Name of Application: "Final Plat Tulip Drive Tax Block 1 Lot 14.01 North Brunswick, New Jersey 08902"
dated February 21, 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 , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-S-419 **Type** "A" Sketch
Date of Action June 9, 2020

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

Title Block of Application: "Minor Subdivision Plan 5 & 7 West Avenue Tax Lots 392.11 & 393.11 Block 26011 Township of Old Bridge, Middlesex County, New Jersey" Dated for April 20, 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

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

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 #	_____	Total Square Feet	_____
Non-County Road Name	West Avenue	Width of Dedication	_____
Linear Feet of Frontage	_____	Width of Easement	_____
Linear Feet of New Street	_____	Date Deed Is Due	_____

VIII. Approvals and Other Considerations

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

Planning Area	N/A	Fee Submitted	Return
Revised	No	Existing # of lots	2
Received	05/18/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	2
Total Acres	1.68	Existing Parking Spaces	2
Acres of Open Space	N/A	Proposed Parking Spaces	4
Census Tract #	77.03	Proposed Impervious Coverage	7,000
Zone	R15	SQ. FT. Existing Building	1,113
Block #	26011	SQ. FT. Proposed Building	5,000
Lot #	393.11 392.11	Land Use	Residential
Plans Prepared By	Adnan Khan 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 _____
 Engineer

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-S-419

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

Name of Application: "Minor Subdivision Plan 5 & 7 West Avenue Tax Lots 392.11 & 393.11 Block 26011
Township of Old Bridge, Middlesex County, New Jersey" Dated for April 20, 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 , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Sketch Plat Staff Report and Resolution
Middlesex County Development Review Committee

File # SP-S-400 **Type** "A" Sketch
Date of Action June 9, 2020

Applicant: Lorraine Beyer 116 Smith Street, South Plainfield, NJ 07080

Title Block of Application: "Minor Subdivision Plan Block 391 Lot 5.01 116 Smith Street Situated in South Plainfield Borough, Middlesex County, New Jersey Prepared for Lorraine Beyer" Dated for March 11, 2020

Proposed Land Use: SFR

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

I. Revised Plans and Resolution Deficiencies

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

II. Performance Guarantee

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

III. Drainage

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

VIII. Approvals and Other Considerations

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

Planning Area	<u>N/A</u>	Fee Submitted	<u>Return</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>05/05/20</u>	# of New Lots	<u>2</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>1</u>
Total Acres	<u>0.57</u>	Existing Parking Spaces	<u>2</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>4</u>
Census Tract #	<u>10.02</u>	Proposed Impervious Coverage	<u>0</u>
Zone	<u>R-10</u>	SQ. FT. Existing Building	<u>3,027</u>
Block #	<u>391</u>	SQ. FT. Proposed Building	<u>0</u>
Lot #	<u>5.01</u>	Land Use	<u>Residential</u>
Plans Prepared By	<u>Willian Obara P.E. P.P.</u>	Land Use Type	<u>SFR</u>

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 # SP-S-400

Applicant: Lorraine Beyer 116 Smith Street, South Plainfield, NJ 07080

Name of Application: "Minor Subdivision Plan Block 391 Lot 5.01 116 Smith Street Situated in South Plainfield Borough, Middlesex County, New Jersey Prepared for Lorraine Beyer" Dated for March 11, 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 , June 9, 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.

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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: June 9, 2020
DATE EXECUTED: June 9, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # CA-SP-153 **Type** Site Plan
Date of Action June 9, 2020

Applicant: Midstate Federal Credit Union, 237 Roosevelt Avenue, Carteret NJ 07008

Title Block of Application: "Preliminary and Final Site Plan Roosevelt Ave and Washington Avenue Midstate Federal Credit Union Block 301, Lots 3, 4, and 5 Situated in: Borough of Carteret Middlesex County, New Jersey" dated April 22, 2020.

Proposed Land Use: Commercial

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

I.	Revised Plans and Resolution Deficiencies		
	A. Section 11-6 Site Plan Details	P- Survey, M-Dedication, L-Details	Required
	B. Section 11-7 Design Standards	.4 Driveways, .7 Sidewalks, .8 Curbing, .9 Sight Trignangle .10 Utilities, .11 Drainage	Required
	C. Other		Required
II.	Performance Guarantee		Required
	Statutory Auth. N.J.S.A. 40:27-6.6	Amount \$	TBD
III.	Drainage		Sufficient
	Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	NA
	Downstream County Drainage Facility:	<u>1-B-001 Roosevelt Ave</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		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>9/8/2020</u>
VII.	Road Opening Permit		Required
	County Road Name and #	<u>Washington Ave & Roosevelt Avenue</u>	
	Non-County Road Name		
	Linear Feet of Frontage	<u>±104.15/ 167.99</u>	
	Linear Feet of New Street		# of New Driveways <u>1</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>NA</u>	Fee Submitted	<u>\$650.00</u>
Revised	<u>No</u>	Existing # of lots	<u>3</u>
Received	<u>05/12/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>0.55</u>	Existing Parking Spaces	<u>0</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>15</u>
Census Tract #	<u>39</u>	Proposed Impervious Coverage	<u>15,241</u>
Zone	<u>RARD2</u>	SQ. FT. Existing Building	<u>0</u>
Block #	<u>301</u>	SQ. FT. Proposed Building	<u>3,900</u>
Lot #	<u>3, 4 & 5</u>	Land Use	<u>Commercial</u>
Plans Prepared By	<u>William Obara, P.E.</u>	Land Use Type	<u>Bank Facility</u>

Approval	Disapproval
Conditional Approval	Review
Void	Reconsideration
Withdrawal	Deed Extension

Planning Board Staff _____
 Roma Patel, Assistant Planner

Engineering Department Staff _____
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # CA-SP-153

Applicant: Midstate Federal Credit Union, 237 Roosevelt Avenue, Carteret NJ 07008

Name of Application: "Preliminary and Final Site Plan Roosevelt Ave and Washington Avenue Midstate Federal Credit Union Block 301, Lots 3, 4, and 5 Situated in: Borough of Carteret Middlesex County, New Jersey" dated April 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 , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # CR-SP-45 **Type** Site Plan
Date of Action June 9, 2020

Applicant: Distribution Funding II, Inc One Meadowlands Plaza, Suite 100, East Rutherford NJ 07073
Title Block of Application: "Preliminary and Final Major Site Plan for 6 Santa Fe Way, Block 7 L of 8.01 Tax Map Sheet 2. Township of Cranbury, Middlesex County, New Jersey" Dated March 6, 2020

Proposed Land Use: Industrial

Staff Recommendation: **Site Plan Approval; application does not adversely effect County Road or County 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 \$ _____	
	Downstream County Drainage Facility:	_____	
IV.	Receipt of a Municipal Drainage Report		N/A
V.	Agreements		N/A
	A. Stormwater Maintenance Agreement	_____	
	B. Developer's Agreement	_____	
	C. Future Improvements Agreement	_____	
	D. Sight Triangle Agreement	_____	
VI.	Dedication and Reservations of County Road Right-Of-Way		N/A
	Distance From Centerline	_____	Total Square Feet _____
	Length of Dedication	_____	Width of Dedication _____
	Length of Easement	_____	Width of Easement _____
	Pavement Width	_____	Date Deed Is Due _____
VII.	Road Opening Permit		N/A
	County Road Name and #	_____	
	Non-County Road Name	_____	
	Linear Feet of Frontage	_____	
	Linear Feet of New Street	_____	# of New Driveways _____
VIII.	Approvals and Other Considerations		N/A
	A. MCMEC	N/A	C. NJDOT
	B. NJDEP	N/A	D. D&RCC

Planning Area	NA	Fee Submitted	\$500.00
Revised	No	Existing # of lots	1
Received	05/01/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	27.71	Existing Parking Spaces	NA
Acres of Open Space	0.00	Proposed Parking Spaces	94
Census Tract #	NA	Proposed Impervious Coverage	349,917
Zone	LI	SQ. FT. Existing Building	203,888
Block #	7	SQ. FT. Proposed Building	NA
Lot #	8.01	Land Use	Industrial
Plans Prepared By	Michael Rodrigues PE	Land Use Type	Warehouse

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 # CR-SP-45

Applicant: Distribution Funding II, Inc One Meadowlands Plaza, Suite 100, East Rutherford NJ 07073

Name of Application: "Preliminary and Final Major Site Plan for 6 Santa Fe Way, Block 7 L of 8.01 Tax Map Sheet 2. Township of Cranbury, Middlesex County, New Jersey" Dated March 6, 2020

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

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # NB-SP-61 **Type** Site Plan
Date of Action June 9, 2020

Applicant: 760 New Brunswick Urban Renewal Limited Liability Company 100 Woodbridge Center Drive, Suite 301 Woodbridge, NJ 07095

Title Block of Application: "Site Plan Prepared for 780 Jersey Avenue, LLC Lot 3.06 in Block 598 Situated in City of New Brunswick Middlesex County, New Jersey" Dated for December 20, 2019

Proposed Land Use: Commercial

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		Sufficient
	Contribution Statutory Auth. N.J.S.A. 40-27-6.6	Amount \$	<u>\$0.00</u>
	Downstream County Drainage Facility:	<u>#3-C-516 Jules Lane</u>	
IV.	Receipt of a Municipal Drainage Report		N/A
V.	Agreements		
	A. Stormwater Maintenance Agreement		Required
	B. Developer's Agreement		
	C. Future Improvements Agreement		
	D. Sight Triangle Agreement		
VI.	Dedication and Reservations of County Road Right-Of-Way		N/A
	Distance From Centerline		
	Length of Dedication		
	Length of Easement		
	Pavement Width		
	Total Square Feet		
	Width of Dedication		
	Width of Easement		
	Date Deed Is Due		
VII.	Road Opening Permit		N/A
	County Road Name and #		
	Non-County Road Name	<u>Jersey Avenue</u>	
	Linear Feet of Frontage		
	Linear Feet of New Street	<u># of New Driveways</u>	
VIII.	Approvals and Other Considerations		Required
	A. MCMEC	Required	
	B. NJDEP		
	C. NJDOT		
	D. D&RCC (submission)		Required

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$610.00</u>
Revised	<u>No</u>	Existing # of lots	<u>2</u>
Received	<u>05/27/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>2.65</u>	Existing Parking Spaces	<u>0</u>
Acres of Open Space	<u>N/A</u>	Proposed Parking Spaces	<u>11</u>
Census Tract #	<u>55</u>	Proposed Impervious Coverage	<u>75,232</u>
Zone	<u>I-2</u>	SQ. FT. Existing Building	<u>0</u>
Block #	<u>598</u>	SQ. FT. Proposed Building	<u>39,462</u>
Lot #	<u>2, 3.06</u>	Land Use	<u>Commercial</u>
Plans Prepared By	<u>Leslie A. Walker III P.E.</u>	Land Use Type	<u>Commercial</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 # NB-SP-61

Applicant: 760 New Brunswick Urban Renewal Limited Liability Company 100 Woodbridge Center Drive, Suite 301 Woodbridge, NJ 07095

Name of Application: "Site Plan Prepared for 780 Jersey Avenue, LLC Lot 3.06 in Block 598 Situated in City of New Brunswick Middlesex County, New Jersey" Dated for 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 , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-SP-173

Applicant: Mount Hebron Cemetery Association, Inc. 600 County Road 520, Marlboro, NJ 07746

Name of Application: "Site Improvement Plans for Mt. Hebron DBA Liberty Grove Memorial Gardens
Proposed Crematorium Addition Block 3231, Lot 13 549 Cheesequake-Morristown Road
(C.R. 3-R-15) Old Bridge Township, Middlesex County, New Jersey EDO-1 Zone, Tax
Map Sheet # 3.15" Dated June 28, 2018 and Revised Through May 14, 2019

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

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # OB-SP-309 **Type** Site Plan
Date of Action June 9, 2020

Applicant: Reformed Church Home 1990 State Route 18 North, Old Bridge 08857

Title Block of Application: "Preliminary and Final Major Site Plan Reformed Church Home Tax Map Sheet No. 17.14 Block 17000, Lot 27.11 Old Bridge Township Middlesex County, New Jersey"
Dated for November 22, 2019

Proposed Land Use: Commercial

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 \$ | <u>\$0.00</u> |
| | Downstream County Drainage Facility: | <u>N/A</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>NJSH Route 18</u> | |
| | Linear Feet of Frontage | | |
| | Linear Feet of New Street | | # of New Driveways |
| VIII. | Approvals and Other Considerations | | Required |
| | A. MCMEC | Required | C. NJDOT (Submission) Required |
| | B. NJDEP | Required | D. D&RCC |

Planning Area	<u>N/A</u>	Fee Submitted	<u>\$930.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>05/06/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>12.89</u>	Existing Parking Spaces	<u>0</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>43</u>
Census Tract #	<u>78.04</u>	Proposed Impervious Coverage	<u>17,883</u>
Zone	<u>EDO-3</u>	SQ. FT. Existing Building	<u>0</u>
Block #	<u>17000</u>	SQ. FT. Proposed Building	<u>0</u>
Lot #	<u>27.11</u>	Land Use	Commercial
Plans Prepared By	<u>Matthew T. Connors</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 _____
 N/A
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # OB-SP-309

Applicant: Reformed Church Home 1990 State Route 18 North, Old Bridge 08857

Name of Application: "Preliminary and Final Major Site Plan Reformed Church Home Tax Map Sheet No. 17.14 Block 17000, Lot 27.11 Old Bridge Township Middlesex County, New Jersey"
Dated for November 22, 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 , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PA-EX-90 **Type** Site Plan
Date of Action June 9, 2020

Applicant: McGuire Estates LLC, 448 Packer Place Perth Amboy, NJ 08861

Title Block of Application: "Proposed Site Plan for McGuire Estates, LLC 319, 320, 322 McGuire Place Perth Amboy, New Jersey 08861 Block 106.02 Lots 55, 55.01, & 56 Situated in City of Perth Amboy Middlesex County, New Jersey" Dated November 4, 2019

Proposed Land Use: Residential

Staff Recommendation:	Exempt Site Plan; application does not impact County Road or County Drainage 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
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III. Drainage

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

IV. Receipt of a Municipal Drainage Report

N/A

V. Agreements

N/A

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

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

N/A

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

VII. Road Opening Permit

N/A

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

VIII. Approvals and Other Considerations

N/A

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

Planning Area	NA	Fee Submitted	\$710.00
Revised	No	Existing # of lots	3
Received	05/11/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	9
Total Acres	0.52	Existing Parking Spaces	0
Acres of Open Space	0.00	Proposed Parking Spaces	21
Census Tract #	NA	Proposed Impervious Coverage	16,029
Zone	Redev Area	SQ. FT. Existing Building	0
Block #	106.02	SQ. FT. Proposed Building	18,934
Lot #	55, 55.01, 56	Land Use	Residential
Plans Prepared By	Angelo Valetutto P.E	Land Use Type	Apartment

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 # PA-EX-90

Applicant: McGuire Estates LLC, 448 Packer Place Perth Amboy, NJ 08861

Name of Application: "Proposed Site Plan for McGuire Estates, LLC 319, 320, 322 McGuire Place Perth Amboy, New Jersey 08861 Block 106.02 Lots 55, 55.01, & 56 Situated in City of Perth Amboy Middlesex County, New Jersey" Dated November 4, 2019

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

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # PL-EX-72 **Type** Exempt Site Plan
Date of Action June 9, 2020

Applicant: SUEZ Water New Jersey, Inc. 200 Lakeshore Drive, Haworth NJ 07641

Title Block of Application: "Princeton Meadows WWTP Upgrade 31 Maple Avenue Township of Plainsboro, Middlesex County, New Jersey" Dated September 2019 and Revised Through April 2020

Proposed Land Use: Wastewater Treatment Plant

Staff Recommendation: Exempt Site Plan; application does not 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 | _____ | N/A |
| Amount \$ | _____ | \$0.00 |
- III. Drainage**
- | | | |
|---|-------|-----|
| Contribution Statutory Auth. N.J.S.A. 40-27-6.6 | _____ | N/A |
| Downstream County Drainage Facility: | _____ | N/A |
- IV. Receipt of a Municipal Drainage Report** _____ N/A
- V. Agreements** _____ N/A
- | | |
|-------------------------------------|-------|
| A. Stormwater Maintenance Agreement | _____ |
| B. Developer's Agreement | _____ |
| C. Future Improvements Agreement | _____ |
| D. Sight Triangle Agreement | _____ |
- VI. Dedication and Reservations of County Road Right-Of-Way** _____ N/A
- | | | | |
|--------------------------|-------|---------------------|-------|
| Distance From Centerline | _____ | Total Square Feet | _____ |
| Length of Dedication | _____ | Width of Dedication | _____ |
| Length of Easement | _____ | Width of Easement | _____ |
| Pavement Width | _____ | Date Deed Is Due | _____ |
- VII. Road Opening Permit** _____ N/A
- | | | | |
|---------------------------|-------|--------------------|-------|
| County Road Name and # | _____ | # of New Driveways | _____ |
| Non-County Road Name | _____ | | |
| Linear Feet of Frontage | _____ | | |
| Linear Feet of New Street | _____ | | |
- VIII. Approvals and Other Considerations** _____ N/A
- | | | | | |
|----------|-------|----------|-------|-----|
| A. MCMEC | _____ | C. NJDOT | _____ | N/A |
| B. NJDEP | _____ | D. D&RCC | _____ | N/A |

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

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

Planning Board Staff _____
Jim Lentino, Principal Planner

Engineering Department Staff _____
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # PL-EX-72

Applicant: SUEZ Water New Jersey, Inc. 200 Lakeshore Drive, Haworth NJ 07641

Name of Application: "Princeton Meadows WWTP Upgrade 31 Maple Avenue Township of Plainsboro, Middlesex County, New Jersey" Dated September 2019 and Revised Through April 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 , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SY-SP-212 **Type** Site Plan
Date of Action June 9, 2020

Applicant: The Place at Sayreville, LLC c/o Community Investment Strategies, Inc. 1970 Brunswick Avenue, Suite 100, Lawrenceville, NJ 08648
Title Block of Application: "Amended Preliminary/Final Site Plan for The Place at Sayreville Block 175, Lot 10.01 Borough of Sayreville, Middlesex County, New Jersey" Dated April 24, 2020

Proposed Land Use: Apartments

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

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details	<u>L-Details, M-Dedication, P-Survey</u>		<u>Required</u>
B. Section 11-7 Design Standards	<u>.11 Sidewalk, .8 Curbing, .11 Drainage</u>		<u>Required</u>
C. Other			<u>N/A</u>
II. Performance Guarantee			
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	<u>Required</u> <u>TBD</u>
III. Drainage			
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	<u>Sufficient</u> <u>\$0.00</u>
Downstream County Drainage Facility:	<u>Main Street # 3-C-507</u>		
IV. Receipt of a Municipal Drainage Report			
			<u>N/A</u>
V. Agreements			
A. Stormwater Maintenance Agreement			<u>Required</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>Required</u>
Distance From Centerline	<u>36 ft.</u>	Total Square Feet	<u>TBD</u>
Length of Dedication	<u>TBD</u>	Width of Dedication	<u>TBD</u>
Length of Easement	<u>TBD</u>	Width of Easement	<u>TBD</u>
Pavement Width	<u>TBD</u>	Date Deed Is Due	<u>9/8/2020</u>
VII. Road Opening Permit			
			<u>N/A</u>
County Road Name and #	<u>Main (CR670)</u>		
Non-County Road Name	<u></u>		
Linear Feet of Frontage	<u>265.11</u>		
Linear Feet of New Street	<u>N/A</u>	# of New Driveways	<u>N/A</u>
VIII. Approvals and Other Considerations			
			<u>Required</u>
A. MCMEC	<u>Required</u>	C. NJDOT	<u>N/A</u>
B. NJDEP (Submission)	<u>Required</u>	D. D&RCC	<u>N/A</u>

Planning Area	<u>Akill</u>	Fee Submitted	<u>\$2,290.00</u>
Revised	<u>No</u>	Existing # of lots	<u>3</u>
Received	<u>04/28/20</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>89</u>
Total Acres	<u>13.75</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>9.36</u>	Proposed Parking Spaces	<u>179</u>
Census Tract #	<u>72.01</u>	Proposed Impervious Coverage	<u>191,010</u>
Zone	<u>AH</u>	SQ. FT. Existing Building	<u>N/A</u>
Block #	<u>175, 176</u>	SQ. FT. Proposed Building	<u>37,717</u>
Lot #	<u>10.01/2.02,</u>	Land Use	<u>Residential</u>
Plans Prepared By	<u>Daniel Sobieski, PE</u>	Land Use Type	<u>Apartment</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 Jim Lentino, Principal Planner

Engineering Department Staff Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SY-SP-212

Applicant: The Place at Sayreville, LLC c/o Community Investment Strategies, Inc. 1970 Brunswick Avenue, Suite 100, Lawrenceville, NJ 08648

Name of Application: "Amended Preliminary/Final Site Plan for The Place at Sayreville Block 175, Lot 10.01 Borough of Sayreville, 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 , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SB-SP-328 **Type** Site Plan
Date of Action June 9, 2020

Applicant: PSE&G Matthew Kolodziej, 400 Hadley Road, South Plainfield NJ 07080

Title Block of Application: "PSE&G's Melrich Road Substation Block 6.01 Lot 35.05 & 45.03; 107 & 109 Melrich Road Township of South Brunswick Middlesex County NJ" Dated March 19, 2019

Proposed Land Use: Telecommunications

Staff Recommendation: **Conditional Site Plan Approval;**
See below (VIII)

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details			N/A
B. Section 11-7 Design Standards			N/A
C. Other			N/A
II. Performance Guarantee			
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>4-C-512 Broadway Rd</u>		
IV. Receipt of a Municipal Drainage Report			
			N/A
V. Agreements			
A. Stormwater Maintenance Agreement			N/A
B. Developer's Agreement			
C. Future Improvements Agreement			
D. Sight Triangle Agreement			
VI. Dedication and Reservations of County Road Right-Of-Way			
Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____
VII. Road Opening Permit			
County Road Name and #			N/A
Non-County Road Name	<u>Melrich Road</u>		
Linear Feet of Frontage	_____		
Linear Feet of New Street	_____	# of New Driveways	_____
VIII. Approvals and Other Considerations			
A. MCMEC	Required	C. NJDOT	N/A
B. NJDEP	N/A	D. D&RCC	N/A

Planning Area	NA	Fee Submitted	\$165.00
Revised	NA	Existing # of lots	2
Received	05/12/20	# of New Lots	0
Number of Extensions	0	Dwelling Units	0
Total Acres	6.02	Existing Parking Spaces	0
Acres of Open Space	0.00	Proposed Parking Spaces	0
Census Tract #	NA	Proposed Impervious Coverage	3
Zone	I-3	SQ. FT. Existing Building	NA
Block #	6.01	SQ. FT. Proposed Building	1,286
Lot #	35.03, 45.03	Land Use	PQP
Plans Prepared By	_____	Land Use Type	Telecommunication

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-328

Applicant: PSE&G Matthew Kolodziej, 400 Hadley Road, South Plainfield NJ 07080

Name of Application: "PSE&G's Melrich Road Substation Block 6.01 Lot 35.05 & 45.03; 107 & 109 Melrich Road Township of South Brunswick Middlesex County NJ" Dated March 19, 2019

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

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # WO-SP-695

Applicant: 200 Wood Avenue South, LLC C/O SJP Properties, 389 Interpace Parkway, Parsipanny, NJ 07054

Name of Application: "Preliminary and Final Major Site Plan Application for Propose Site Improvements at 200 Wood Avenue Block 356, Lot 13.01 & 13.02 Township of Woodbridge, Middlesex, County, New Jersey" Dated January 31, 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 , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # WO-SP-690 **Type** Site Plan
Date of Action June 9, 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 July 14, 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>4</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 , June 9, 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: June 9, 2020
DATE EXECUTED: June 9, 2020