MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
December 2016

The Committee meeting held during the month of **December** acted on 53 development requests. The Committee acted upon 31 extensions, 1 release of performance guarantees, 3 classifications, 12 approvals, 6 conditional approvals, no withdrawals and no items of old business or such other matters. Figure 1, below, shows the monthly totals of applications reviewed over the past 13 months for comparison.

The 3 **Sketch plat** classifications contained 5 new lots with 2 new dwelling units on a total of 5.57 acres. Of these 3 sketch plats, 1 was determined to require County Planning Board approval and 2 were declared exempt.

Preliminary plats included 1 new residential plat with 587 new lots and 587 dwelling units on a total of 171.81 acres.

Final plats included 5 new residential plats with 62 new lots and 60 new dwelling units on a total of 24.57 Acres. The Committee reviewed 1 additional plat which fell under the categories of Commercial, Industrial or Quasi-Public with 2 new lots on a total of 12.92 acres.

There were 11 **Site Plan** applications reviewed by the Committee. Of which, 4 were found to be exempt from County review and 7 were found to be under County jurisdiction. The combined site plan applications represent 248,387 square feet of additional building area, 804 new parking spaces and 405 new Dwelling Units on a total of 190.83 acres.

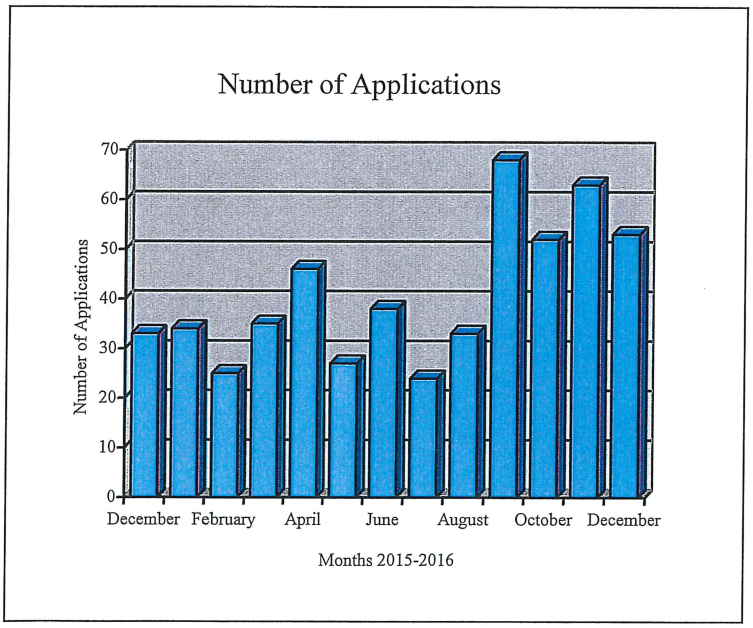

Figure 1

In addition the staff also reviewed 2 **Variance Notices**, of which 2 were found to require County Planning Board review. Letters were then sent to the corresponding applicants notifying them of the County's requirements.

Development Activity
December 2016

File #	Title	Block(s)	Lot(s)	Type	Revised Plan	Acres	# Lots	# New Lots	#Prop DU	Sq. Ft. New Bld	Prop Park Sp	OpenSpace Acres	Action	Land Use	County Road	New Drive	LF New St.
Sketch Plats																	
CA-S-215	Mercy Parish	6406	3, 4	A	No	1.14	2	0	0	24,580	0	0.00	A	CS		0	0
ED-S-985	1635 Woodland Avenue	415	4.C1	B	No	3.43	1	3	0	0	0	0.00	A	SF		0	0
PI-S-645	116 School Street	9503	47.01	A	No	1.00	2	2	2	2,596	4	0.00	A	SF		0	0
	Subtotal			**3**		**5.57**	**5**	**5**	**2**	**27,176**	**4**	**0.00**			**0**	**0**	**0**
Exempt Site Plans																	
ED-EX-557	Summit Associates 375 Raritan Center Parkway	395	6	EX	No	4.22	1	0	0	0	0	0.00	A	W		0	0
ED-EX-558	Built With Purpose	161.P	1.N	EX	No	5.75	1	0	0	0	0	0.00	A	AR		0	0
OB-EX-235	The Old Bridge Solar Farm	1051	2.12	EX	No	102.60	1	0	0	0	0	0.00	A	OTH		0	0
PA-EX-136	Hispanic Christian Center, 442-448 Penn Street	167	17	EX	No	0.29	1	0	1	0	26	0.00	A	WS		0	0
	Subtotal			**4**		**112.86**	**4**	**0**	**1**	**0**	**26**	**0.00**			**0**	**0**	**0**

Municipalities: (CA) Carteret, (CR) Cranbury, (DU) Dunellen, (EB) East Brunswick, (ED) Edison, (HE) Helmetta, (HP) Highland Park, (JA) Jamesburg, (ME) Metuchen, (MX) Middlesex, (MI) Milltown, (MO) Monroe, (NB) New Brunswick, (NO) North Brunswick, (OB) Old Bridge, (PA) Perth Amboy, (PI) Piscataway, (PL) Plainsboro, (SY) Sayreville, (SA) South Amboy, (SB) South Brunswick, (SP) South Plainfield, (SR) South River, (ST) Spotswood, (WO) Woodbridge

Application Type: (A)Sketch, (B)Sketch, (C)Sketch, (EX)empt, (SP)SitePlan, (P)reliminary, (F)inal

Action Key: (A)pproval, (D)isapproval, (C)onditional, (R)eview, (V)oid, (PG)Release, (DE)Deed Extension, (W)ithdrawal, (REJ)ection, (Recon)sideration

Land Use Key: (A)partment, (C)ondo, (T)ownhouse, (MF)Multi-Family, (SF)Single Family, (AC)Assisted Care, (R)etail, (O)ffice, (S)ervice, (H)otel, (ST)orage, (W)arehouse, (M)anufacturing/Research, (HOS)pital, (WO)rship, (P)ublic Safety, (REC)reation, (CS)Civic Structure, (SCH)ool, (COM)munications *(AR - suffix)Age Restricted

Development Activity
December 2016

File #	Title	Block(s)	Lot(s)	Type	Revised Plan	Acres	# Lots	# New Lots	#Prop DU	Sq.Ft. New Bld.	Prop Park Sp.	OpenSpace Acres	Action	Land Use	County Road	New Drive	LF New St.
Preliminary Plats																	
MO-245	Venue At Monroe	81	3, 4, 5.03, 7.01, 7.03, 7.04, 8	P	No	171.81	7	587	587	0	0	110.39	C	SF	Cranbury - South River Road / Rhodes Hall Road	1	0
	Subtotal			**1**		**171.81**	**7**	**587**	**587**	**0**	**0**	**110.39**			**2**	**1**	**0**
Final Plats																	
PL-73	Life Time Fitness	701	33.03	F	No	12.92	1	0	0	0	0	0.00	A	S	Scudders Mill Road	0	0
SB-226	East Meadow Estates (Sh. 1 of 4)	94.02	38, 6.06	F	No	22.62	2	57	55	0	0	0.00	A	SF		0	0
SB-226	East Meadow Estates (Sh. 2 of 4)	94.02	38, 6.06	F	No												
SB-226	East Meadow Estates (Sh.3 of 4)	94.02	38, 6.06	F	No												
SB-226	East Meadow Estates (Sh. 4 of 4)	94.02	38, 6.06	F	No												
SP-274	Foster Terrace Estates	7	13.02	F	No	1.95	1	5	5	10,700	10	0.00	A	SF		0	0
	Subtotal			**6**		**37.49**	**4**	**62**	**60**	**10,700**	**10**	**0.00**			**1**	**0**	**0**

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Development Activity
December 2016

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Site Plans																	
EB-SP-190	Sunny Palace	175	6.28	SP	No	3.69	1	0	0	0	0	0.00	A	S		0	0
ED-SP-173	400 Plainfield Road	557.O	1	SP	No	0.50	1	0	0	0	13	0.00	C	O/A	Plainfield Road	0	0
ED-SP-507	Hilltop Manor Dayton Drive Improvements	643.DD	20.F, 20.G1, 20.G2	SP	No	20.18	3	0	0	0	0	0.00	C	MF	Oak Tree Road	0	0
ED-SP-508	Edison Village Clubhouse	4.A	19.A	SP	No	26.00	1	0	0	0	0	0.00	A	MF		0	0
NB-SP-216	Easton Crossings, LLC.	76	11.01, 12,	SP	No	0.46	7	0	44	91,571	44	0.00	C	A/O	Easton Ave.	0	0
OB-SP-186	Jake Brown Plaza, LLC.	15567	36.11	SP	No	2.56	1	0	0	0	0	0.00	C	R	Old Bridge Matawan Road	0	0
PI-SP-320	Avalon Bay Communities, Inc	2101	6.01, 11.04, 11.05	SP	No	24.58	3	0	360	156,816	721	0.00	C	MF	Stelton Road	0	0
	Subtotal			**7**		**74.28**	**16**	**0**	**404**	**248,387**	**778**	**0.00**			**5**	**0**	**0**
	Total			**21**		**402.01**	**36**	**654**	**1,054**	**286,263**	**818**	**110.39**			**8**	**1**	**0**

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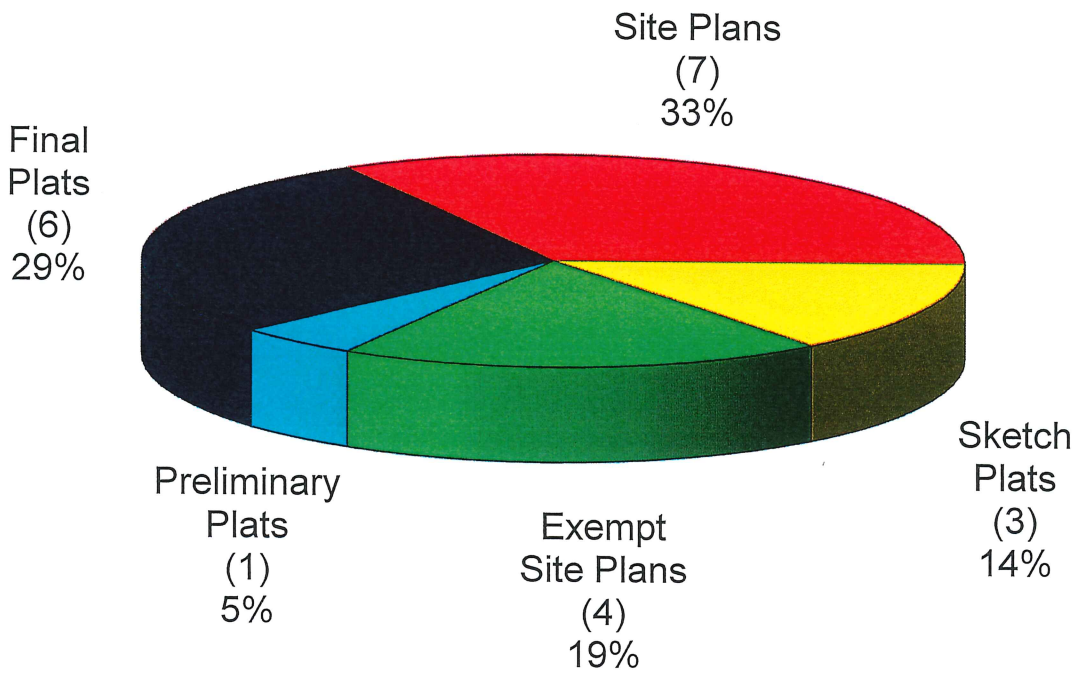
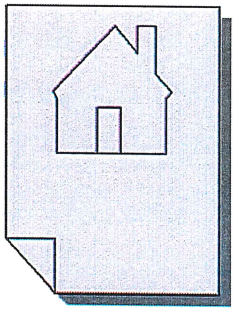
Middlesex County Planning Board
December 2016 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
December 2016

Municipality	Name of Subdivision	Affects County Road	Affects County Facility	Existing # Of Lots	New # Of Lots	# of Dwellings	Total Acreage	Classification		
								A	B	C
Carteret	Divine Mercy Parish			2	0	0	1.14	A		
Edison	1635 Woodland Avenue		Cedar Brook Avenue 2-B-59	1	3	0	3.43		B	
Piscataway	116 School Street			2	2	2	1.00	A		
TOTALS										
Current Month	3	0	1	5	5	2	5.57	2	1	0
Year to Date 2016	65	55	56	72	75	65	67	63	56	54
Year to Date 2015	57	9	18	104	122	230	265.68	36	21	0



PRELIMINARY APPLICATIONS
SUMMARY OF SUBDIVISION ACTIVITY IN MIDDLESEX COUNTY
December 2016

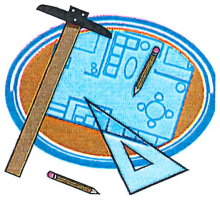
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	1	171.81	7	587	12,750	587	12,750	3.42	110.39	0
Year to Date 2016	10	270.72	23	736	16,023	727	16,221	2.69	127.15	0
Year to Date 2015	14	110.48	28.00	118	40,784	109	44,152	0.99	12.03	2,360
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	2	211.25	4	5	1,840,410	0	0	0.00	0.00	0
Year to Date 2015	4	449.51	7	863	22,689	210	93,241	0.47	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	5	112.51	14	65	75,399	68	72,073	0.60	0.00	0
Year to Date 2015	2	122.71	8	11	485,932	0	0	0.00	0.00	0
OFFICE										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2015	1	29.07	1	2	633,145	0	0	0.00	0.00	0
INDUSTRIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	2	220.96	2	4	2,406,254	0	0	0.00	984.69	0
Year to Date 2015	1	228.00	3	2	4,965,840	0	0	0.00	0.00	0
QUASI-PUBLIC										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2015	3	90.72	7	15	263,451	12	329,314	0.13	0.00	523
TOTALS										
Current Month	1	171.81	7	587	12,750	587	12,750	3.42	110.39	0
Year to Date 2016	19	815.44	43	810	43,853	795	44,680	0.97	1,111.84	0
Year to Date 2015	25	1,030.49	54	1,011	44,400	331	135,614	0.32	12.03	2,883

FINAL APPLICATIONS
SUMMARY OF SUBDIVISION ACTIVITY IN MIDDLESEX COUNTY
December 2016

Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	5	24.57	3	62	17,262	60	17,838	2.44	0.00	0
Year to Date 2016	24	487.77	31	251	84,650	196	108,404	0.40	101.72	0
Year to Date 2015	17	199.90	22	127	68,564	122	71,374	0.61	25.98	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	12	391.08	10	201	84,753	189	90,135	0.48	37.67	0
Year to Date 2015	15	321.11	186	275	50,864	831	16,832	2.59	41.24	0
COMMERCIAL										
Current Month	1	12.92	1	0	0	0	0	0.00	0.00	0
Year to Date 2016	4	39.05	10	58	29,328	132	12,887	3.38	0.00	0
Year to Date 2015	5	143.61	15	86	72,740	138	45,331	0.96	0.00	0
OFFICE										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	1	29.07	1	2	633,145	0	0	0.00	0.00	0
Year to Date 2015	0	0.00	0	0	0	0	0	0.00	0.00	0
INDUSTRIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	3	220.96	3	4	2,406,254	0	0	0.00	422.01	0
Year to Date 2015	2	364.36	4	5	3,174,304	0	0	0.00	0.00	0
QUASI-PUBLIC										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	1	24.43	1	2	532,085	0	0	0.00	0.00	0
Year to Date 2015	1	19.56	1	3	284,011	0	0	0.00	0.00	0
TOTALS										
Current Month	6	37.49	4	62	26,340	60	27,218	1.60	0.00	0
Year to Date 2016	45	1,192.36	56	518	100,269	517	100,463	0.43	561.40	0
Year to Date 2015	40	1,048.54	228	496	92,085	1,091	41,865	0.57	67.22	0

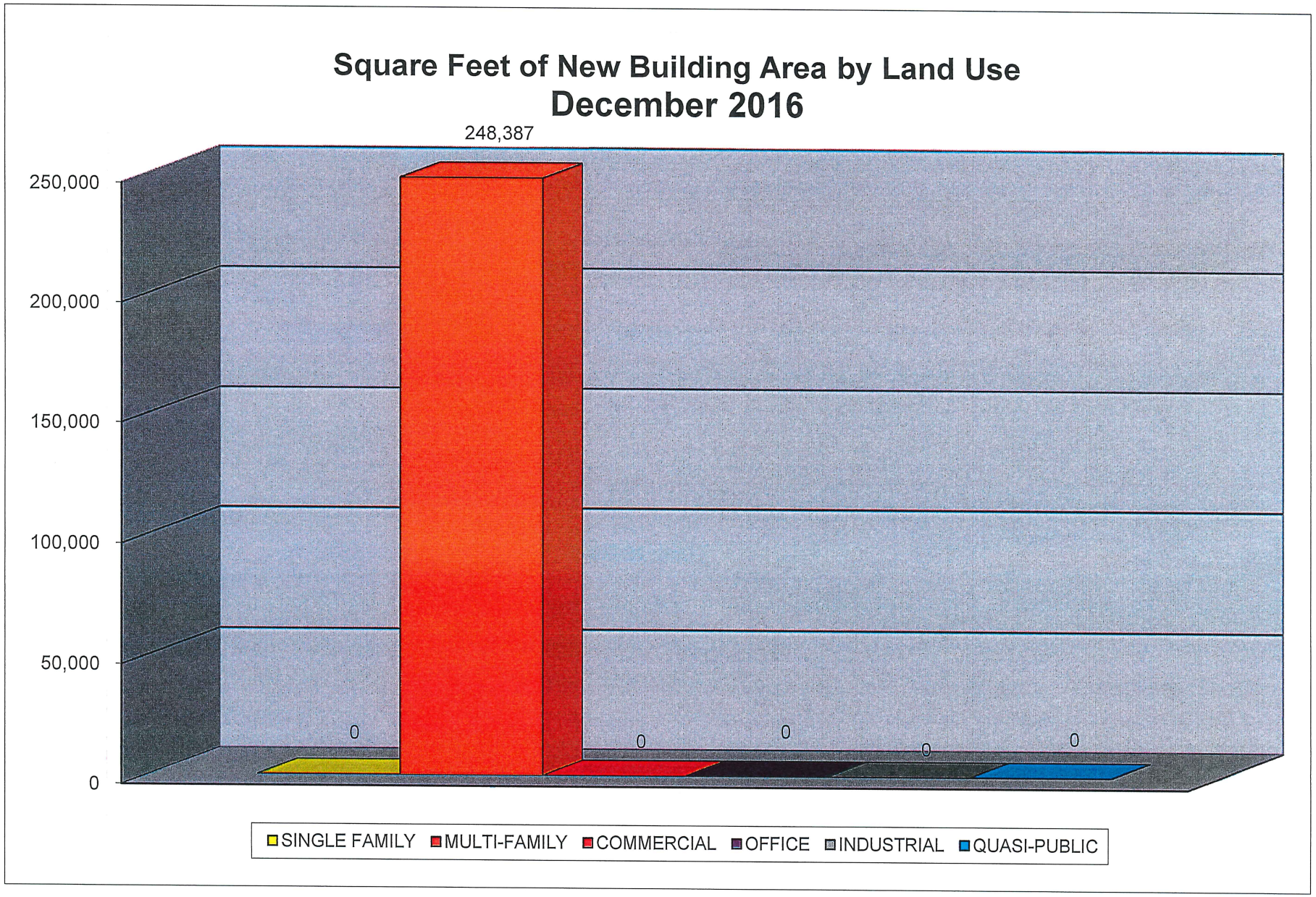
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
December 2016

Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces	Additional Driveways On County Roads
SINGLE FAMILY						
Current Month	0	0.00	0	0	0	0
Year to Date 2016	1	2.02	16	1,950	0	0
Year to Date 2015	0	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	4	71.22	404	248,387	765	0
Year to Date 2016	13	229.42	1,155	662,208	2,552	2
Year to Date 2015	21	154.52	809	489,424	1,012	0
COMMERCIAL						
Current Month	2	6.25	0	0	0	0
Year to Date 2016	61	384.27	305	1,203,630	3,737	9
Year to Date 2015	45	531.44	182	1,739,972	5,620	2
OFFICE						
Current Month	1	0.50	0	0	13	0
Year to Date 2016	20	176.75	6	104,726	1,197	2
Year to Date 2015	25	424.95	28	1,237,348	2,909	1
INDUSTRIAL						
Current Month	0	0.00	0	0	0	0
Year to Date 2016	28	975.69	1	4,157,174	3,426	1
Year to Date 2015	33	1,292.56	0	5,817,124	5,306	2
QUASI-PUBLIC						
Current Month	0	0.00	0	0	0	0
Year to Date 2016	20	312.47	1	69,283	623	0
Year to Date 2015	32	285.64	15	209,411	914	5
TOTALS						
Current Month	7	77.97	404	248,387	778	0
Year to Date 2016	143	2,080.62	1,484	6,198,971	11,535	14
Year to Date 2015	156	2,689.12	1,034	9,493,279	15,761	10



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
December 2016

Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces
SINGLE FAMILY					
Current Month	1	5.75	0	0	0
Year to Date 2016	5	5.75	0	0	0
Year to Date 2015	0	0.00	0	0	0
MULTI-FAMILY					
Current Month	0	0.00	0	0	0
Year to Date 2016	2	1.41	67	27,936	72
Year to Date 2015	4	3.51	116	116,058	118
COMMERCIAL					
Current Month	0	0.00	0	0	0
Year to Date 2016	7	14.13	0	834,601	103
Year to Date 2015	12	283.66	0	212,094	230
OFFICE					
Current Month	0	0.00	0	0	0
Year to Date 2016	1	0.50	0	4,276	33
Year to Date 2015	2	3.24	0	2,142	157
INDUSTRIAL					
Current Month	1	4.22	0	0	0
Year to Date 2016	3	16.85	0	102,376	36
Year to Date 2015	2	58.88	0	0	869
QUASI-PUBLIC					
Current Month	2	102.89	1	0	26
Year to Date 2016	11	408.60	1	99,773	63
Year to Date 2015	3	6.63	0	5,019	34
TOTALS					
Current Month	4	112.86	1	0	26
Year to Date 2016	25	447.24	68	1,068,962	307
Year to Date 2015	23	355.92	116	335,313	1,408

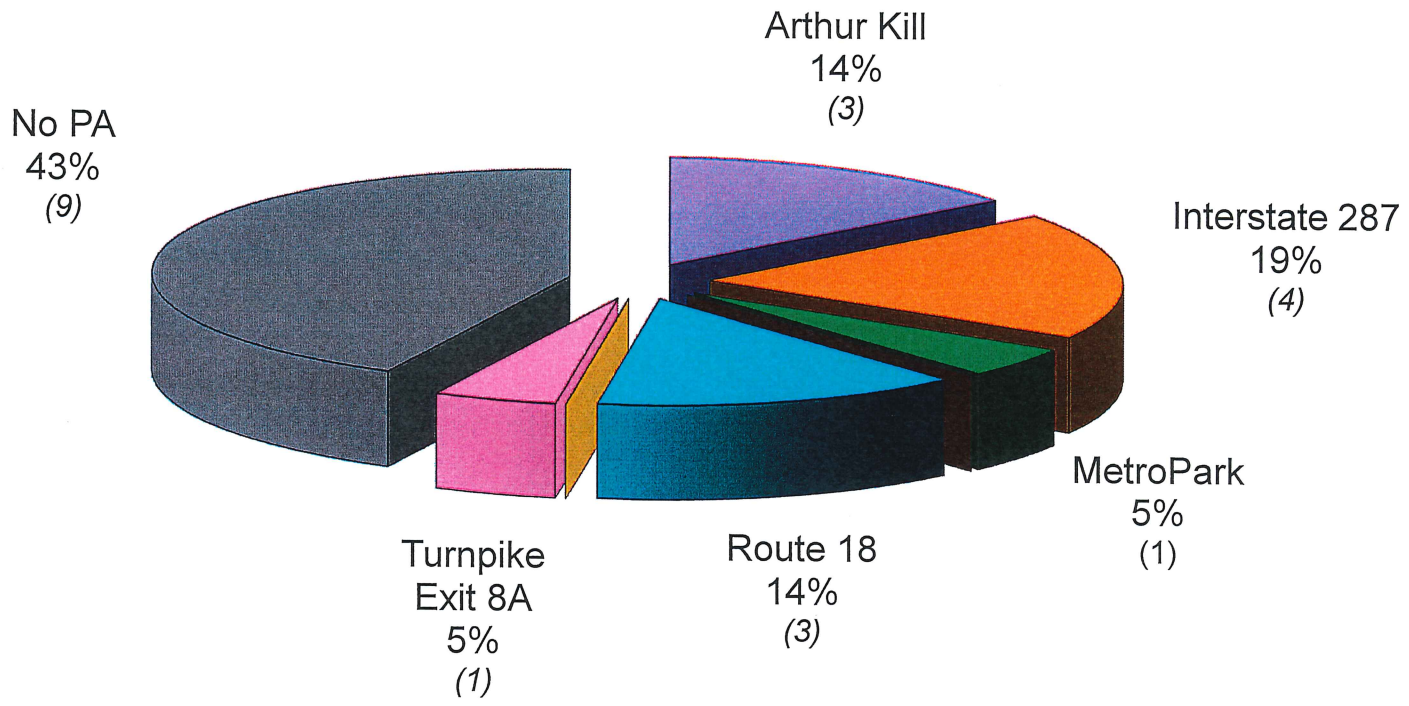

Square Feet of New Building Area by Land Use
December 2016
248,387
250,000
200,000
150,000
100,000
50,000
0
0
0
0
0
0
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
December 2016

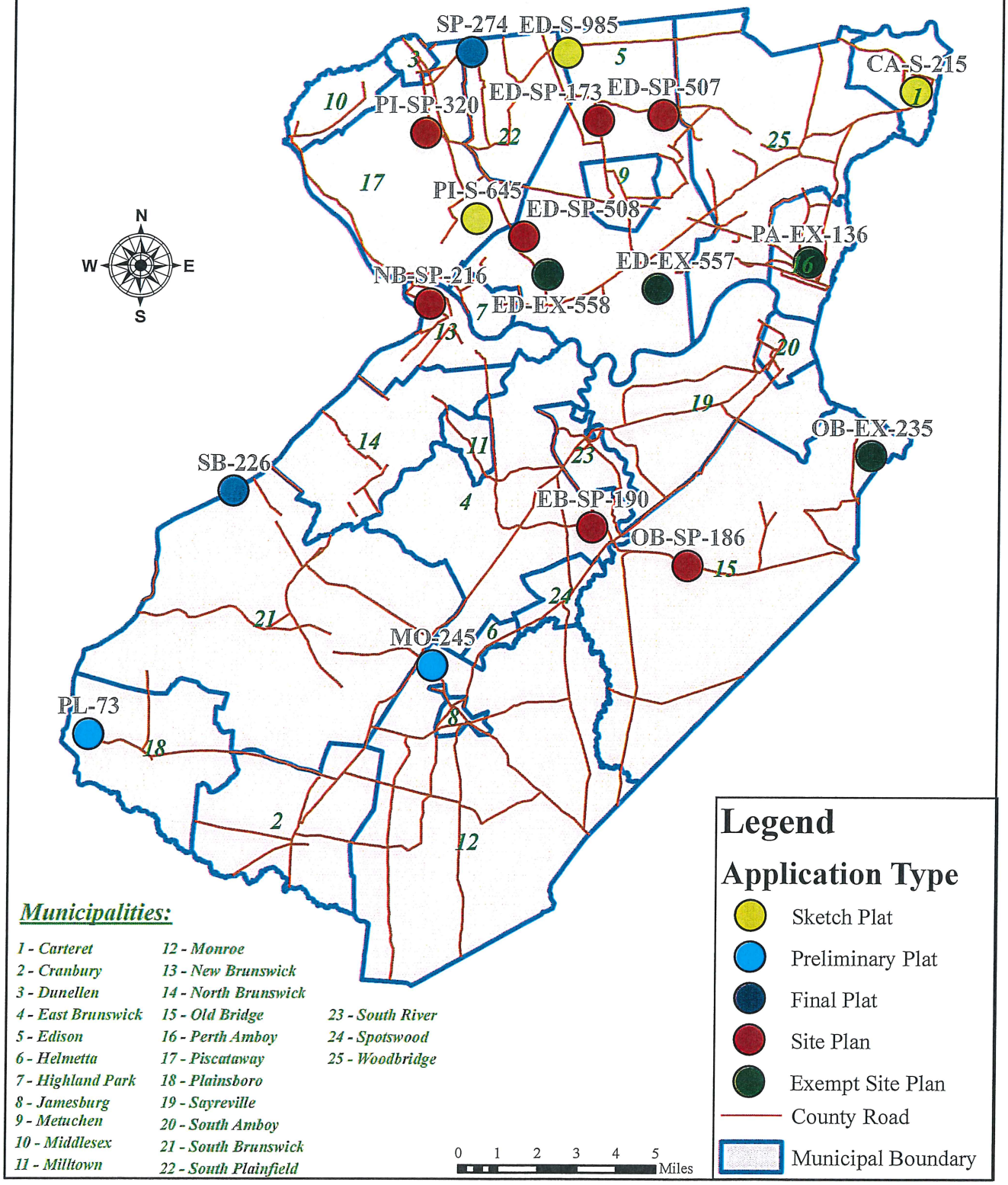
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	3	5.65	1	24,580	26	0.00	0
Year to Date 2016	44	951.19	130	1,275,997	1,310	563.24	2
Year to Date 2015	33	392.17	300	1,244,960	1,302	0.00	0
Interstate 287							
Current Month	4	57.33	362	159,412	725	0.00	0
Year to Date 2016	44	447.26	504	1,514,800	2,578	17.91	6
Year to Date 2015	61	1,484.69	369	3,442,996	31,093	7.50	10
MetroPark							
Current Month	1	20.18	0	0	0	0.00	0
Year to Date 2016	23	68.38	189	175,954	1,162	0.00	2
Year to Date 2015	22	134.28	446	1,650,318	3,390	2.11	2
Plainsboro/Forrestal							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2016	5	64.51	0	119,333	599	0.00	0
Year to Date 2015	13	193.44	406	712,717	1,846	0.00	0
Route 18							
Current Month	3	108.85	0	0	0	0.00	0
Year to Date 2016	37	755.84	52	524,865	1,923	37.67	2
Year to Date 2015	41	286.75	84	423,356	2,383	37.67	15
Route 130							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2016	12	573.38	4	684,640	489	0.00	2
Year to Date 2015	10	562.53	0	9,614	0	0.00	0
Turnpike Exit 8A							
Current Month	1	171.81	587	0	0	110.39	1
Year to Date 2016	24	905.07	877	2,374,555	2,086	110.39	3
Year to Date 2015	18	723.70	169	1,384,981	3,019	88.00	0
No PA							
Current Month	9	41.88	104	102,271	67	0.00	0
Year to Date 2016	117	1,621.07	1,270	1,054,113	3,063	117.28	10
Year to Date 2015	96	904.03	1,315	1,644,351	4,477	45.00	6

Key: **Arthur Kill (Akill), Interstate 287 (I287), MetroPark (MPk), Plainsboro/Forrestal (PF)**
Route 18 (Rt18), Route 130 (Rt130), Turnpike Exit 8A (TP8A)

Planning Areas
December 2016 Applications



Development Review Committee
Location of Reviewed Applications
Middlesex County Planning Board
December 2016



Municipalities:

1 - Carteret
2 - Cranbury
3 - Dunellen
4 - East Brunswick
5 - Edison
6 - Helmetta
7 - Highland Park
8 - Jamesburg
9 - Metuchen
10 - Middlesex
11 - Milltown
12 - Monroe
13 - New Brunswick
14 - North Brunswick
15 - Old Bridge
16 - Perth Amboy
17 - Piscataway
18 - Plainsboro
19 - Sayreville
20 - South Amboy
21 - South Brunswick
22 - South Plainfield
23 - South River
24 - Spotswood
25 - Woodbridge

Middlesex County Planning Board
Land Development Review Committee
Variance Notices
December 2016

Municipality	Title	Date of Receipt	Date of Hearing	Date of Letter	Block	Lot #	* Type of App.	Purpose of Application	County Road Name
Edison	1 Brook Avenue	12/9/16	12/19/16	1/5/17	1011	12	SB	Two Single Family Homes	
Woodbridge	432 Beech Street	12/12/16	12/21/16	1/5/17	175.04	179.01	SB	Four Single Family Lots	
Totals	2								0

* (SP)Site Plan, (SB)Subdivision, (SG)Sign, (D)Driveway, (F)Fence, (O)Other

Performance Guarantees
Received During the Month
December 2016

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
CR-SP-97	Hampton Inn	Cranbury S.R. Rd (#535)	$ 39,391.00	164	111	260	-	-	-	-	-	-	1	2	7	217	-	692	-	-
MO-SP-115	Om Sri Balaji and Sai Temple	Rhode Hall Road (#522)	$ 358,116.00	964	-	5,749	-	-	-	125	-	1	3	-				1,650		
MO-SP-189	Wawa	Butcher Road (#619)	$ 2,449.00	9	-	5	-	-	-	-	-	-	-	-	1	-	-	76	-	-
NB-SP-127	R.W.J Univ. Hosp.	French St (#529)	$ 69,720.00	250	450	278	-	-	-	-	-	5	2	3	2	-	35	-	-	-
PI-SP-213	485 Washington Ave	Washington Ave(#529)	$ 6,096.00	22	-	58	-	-	-	-	-	-	-	-	1	-	-	-	-	-
SB-SP-161 / SB-225	APCO Petroleum Corporation	George Road (#695)	$ 31,758.00	245	82	185	-	-	-	-	-	-	-	3	4	-	-	-	-	
PI-SP-176	Walmart	S. Washington Av. (#665)	$ 17,481.12	10	-	219	-	-	-	-	-	2	-	-	1	-	-	-	-	-
EB-SP-76	The Park Chateau	Cranbury Road (#535)	$ 25,220.00	515	-	262	-	-	-	-	-	2	-	2	-	-	-	-	-	-
NB-SP-212	Johnson and Johnson Landing Lane	Landing Lane (#609)	$ 159,992.00	1,171	260	572	-	-	-	-	-	3	-	-	1	200	-	-	-	-
Total:	**9**	**9**	**$ 710,223.12**	**3,350**	**903**	**6,754**	**-**	**-**	**-**	**125**	**-**	**13**	**6**	**10**	**17**	**417**	**35**	**2,418**	**-**	**-**
Total:	**48**	**48**	**$ 4,085,981.54**	**16,305**	**14,044**	**14,806**	**145**	**1,321**	**0**	**1,781**	**1**	**43**	**11**	**129**	**121**	**11,167**	**127**	**47,683**	**2**	**0**

KEY CODE CATEGORY

1 = Linear Feet of Curbing
2 = Square Yards of Pavement
3 = Square Yards of Sidewalks
4 = Linear Feet of Trench Repair
5= Linear Feet of Guide Rail
6= Square Yards of Rip Rap
7= Linear Feet of RCP
8= Headwalls/Culverts
9 = Catch Basins
10= Manholes
11= Signs
12 = Detectable Warning Surfaces
13= Square Yards of Topsoil & Seeding
14 = Linear Feet of Sewer and/or Water Line
15 = Linear Feet of Striping
16 = New Signalized Intersection
17 = Revised Signalized Intersection

Total Monetary Values Received Through Subdivision and Site Plan Applications

December 2016

Purpose	Current Month 2016	Year To Date 2016	Year To Date 2015
Physical Improvements (Cash Contributions)	$ -	$ 4,948.00	$ 9,926.00
*Physical Improvements (Performance Guarantees/Subdivisions)	-	47,348.00	81,764.25
*Physical Improvements (Performance Guarantees/Site Plans)	710,223.12	4,038,633.50	3,755,432.70
Downstream Drainage Contributions	-	2,481.00	5,676.00
Subdivision & Site Plan Review Fees	89,668.23	501,094.34	- 543,209.01
Totals	$ 799,891.35	$ 4,594,504.84	$ 4,396,007.96