MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
December 2017

The Committee meeting held during the month of **December 2017** acted on 17 development requests. The Committee acted upon 5 classifications, 1 approval, 5 conditional approvals, 3 extensions, 1 withdrawal and 2 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 5 **Sketch plat** classifications contained 11 new lots with 6 new dwelling units on a total of 77.22 acres. Of these 5 sketch plats, 1 was determined to require County Planning Board approval and 4 were declared exempt.

There were no new **Preliminary plat** Applications reviewed by the board.

There were no new **Final plat** Applications reviewed by the board

There were 6 **Site Plan** applications reviewed by the Committee. Of which, None were found to be exempt from County review and 6 were found to be under County jurisdiction. The combined site plan applications represent 58,100 square feet of additional building area, 44 new parking spaces and 10 new Dwelling Unit on a total of 54.55 acres.

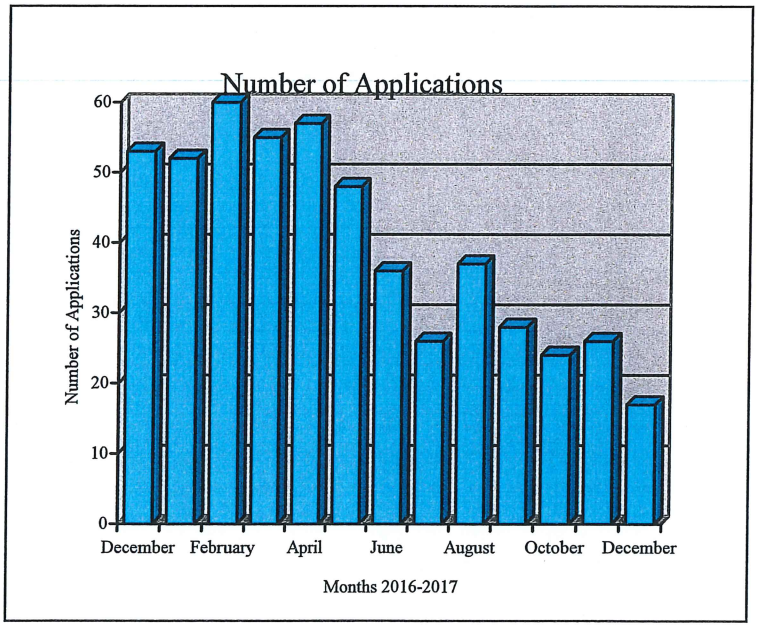

Figure 1

In addition the staff also reviewed 7 **Variance Notice** which were found to require County Planning Board review. Letters were then sent to the corresponding applicants notifying them of the County's requirements.

Developm Activity
December 2017

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-216	Thornall Street	6207	13 & 14	A	No	0.20	2	2	2	2,496	4	0.00	A	SF		0	0
EB-S-279	81 School House Lane	2.03	7.07, 7.18	C	No	2.69	2	2	2	0	0	0.00	A	SF		0	0
ME-S-172	383-389 Main Street 10 Pearl St	116	29.01, 29.04	A	No	0.28	4	2	0	0	21	0.00	A	R/S	Main Street	0	0
PA-S-196	Bridgeport 2	428/430	1.04/ 1, 1.01	B	No	73.68	3	3	0	0	0	0.00	A	W	State Street	0	0
WO-S-1098	3 Berkley Avenue	468.02	2294	A	No	0.37	1	2	2	3,500	0	0.00	A	SF		0	0
	Subtotal			**5**		**77.22**	**12**	**11**	**6**	**5,996**	**25**	**0.00**			**2**	**0**	**0**
Exempt Site Plans																	
	Subtotal			**0**		**0.00**	**0**	**0**	**0**	**0**	**0**	**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

Developm Activity
December 2017

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																	
	Subtotal			**0**		**0.00**	**0**	**0**	**0**	**0**	**0**	**0.00**			**0**	**0**	**0**
Final Plats																	
	Subtotal			**0**		**0.00**	**0**	**0**	**0**	**0**	**0**	**0.00**			**0**	**0**	**0**

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Developm Activity
December 2017

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Site Plans																	
ED-SP-353	342-344 Plainfield Avenue	82	3C, 3E	SP	No	0.47	2	2	4	3,978	10	0.00	C	MF	Plainfield Avenue	0	0
JA-SP-45	13 East Railroad Avenue	28	2.05	SP	No	39.00	1	0	0	0	0	0.00	C	S	Railroad Avenue	0	0
SB-SP-366	Metro Self Storage	95	51.065	SP	No	12.80	1	0	0	44,425	22	0.00	C	S		0	0
SR-SP-5	Provident Bank	321	14	SP	No	0.43	1	0	0	0	0	0.00	C	S	Street	0	0
ST-SP-68	BVM Construction	17	62	SP	No	1.71	1	0	0	0	3	0.00	C	O		0	0
WO-SP-672	479 Port Reading Avenue	649.01	19	SP	No	0.14	1	0	6	9,697	9	0.00	A	R/A	Port Reading Avenue	0	0
	Subtotal			**6**		**54.55**	**7**	**2**	**10**	**58,100**	**44**	**0.00**			**4**	**0**	**0**
	Total			**11**		**131.77**	**19**	**13**	**16**	**64,096**	**69**	**0.00**			**6**	**0**	**0**

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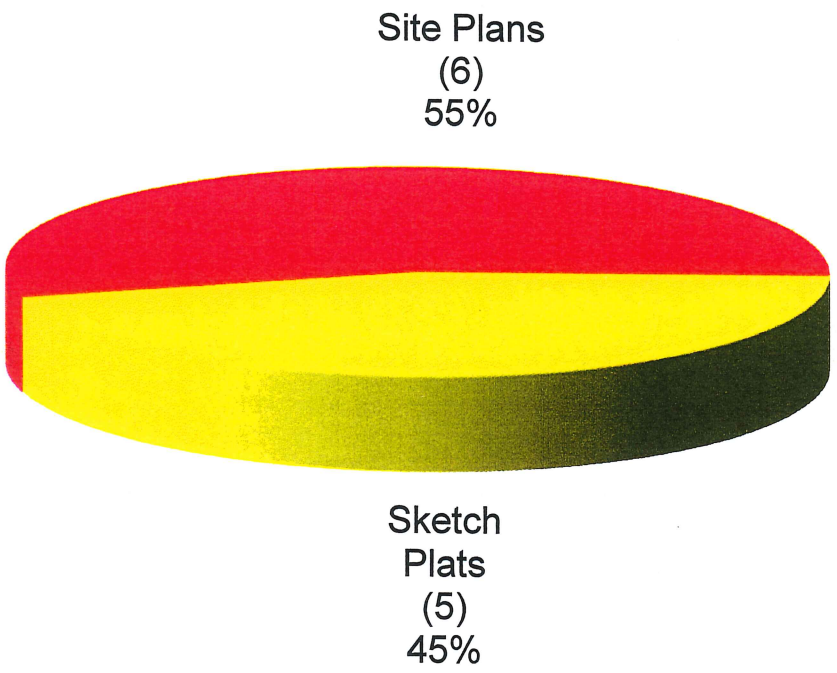
Middlesex County Planning Board
December 2017 Applications



SKETCH PLAT PLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
December 2017

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	Thornall Street			2	2	2	0.20	A		
East Brunswick	81 School House Lane			2	2	2	2.69			C
Metuchen	383-389 Main Street 10 Pearl St	Main Street #531		4	2	0	0.28	A		
Perth Amboy	Bridgeport 2	State Street #611		3	3	0	73.68		B	
Woodbridge	3 Berkley Avenue			1	2	2	0.37	A		
TOTALS										
Current Month	5	2	0	12	11	6	77.22	3	1	1
Year to Date 2017	70	15	19	174	149	508	1,072	43	23	4
Year to Date 2016	65	55	56	72	75	65	67	44	19	2

PRELIMINARY PLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
December 2017

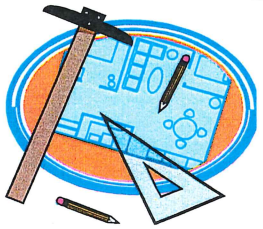
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	1	2.50	2	3	36,300	2	54,450	0.80	0.00	0
Year to Date 2016	24	270.72	23	736	16,023	727	16,221	2.69	127.15	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	4	232.98	9	104	97,583	518	19,592	2.22	0.00	0
Year to Date 2016	2	211.25	4	5	1,840,410	0	0	0.00	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	1	96.46	3	3	1,400,599	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
OFFICE										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	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
INDUSTRIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	10.00	0
Year to Date 2017	3	512.68	4	6	3,722,057	0	0	0.00	100.00	0
Year to Date 2016	2	220.96	2	4	2,406,254	0	0	0.00	984.69	0
QUASI-PUBLIC										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	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
TOTALS										
Current Month	0	0.00	0	0	0	0	0	0.00	10.00	0
Year to Date 2017	9	844.62	18	116	317,169	520	70,753	0.62	100.00	0
Year to Date 2016	33	815.44	43	810	43,853	795	44,680	0.97	1,111.84	0

FINAL APPROVALS
SUMMARY OF NEW SUBDIVISION ACTIVITY
December 2017

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	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	1	920.84	28	474	84,624	182	220,394	0.20	0.00	0
Year to Date 2016	24	487.77	31	251	84,650	196	108,404	0.40	101.72	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	6	117.33	6	151	33,847	355	14,397	3.03	0.00	0
Year to Date 2016	12	391.08	10	201	84,753	189	90,135	0.48	37.67	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	4	39.05	10	60	28,350	132	12,887	3.38	0.00	0
OFFICE										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	1	96.46	3	3	1,400,599	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
INDUSTRIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	4	659.29	5	8	3,589,834	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
QUASI-PUBLIC										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	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
TOTALS										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	55	1,793.92	42	636	122,867	537	145,518	0.30	0.00	0
Year to Date 2016	45	1,192.36	56	520	99,883	517	100,463	0.43	561.40	0

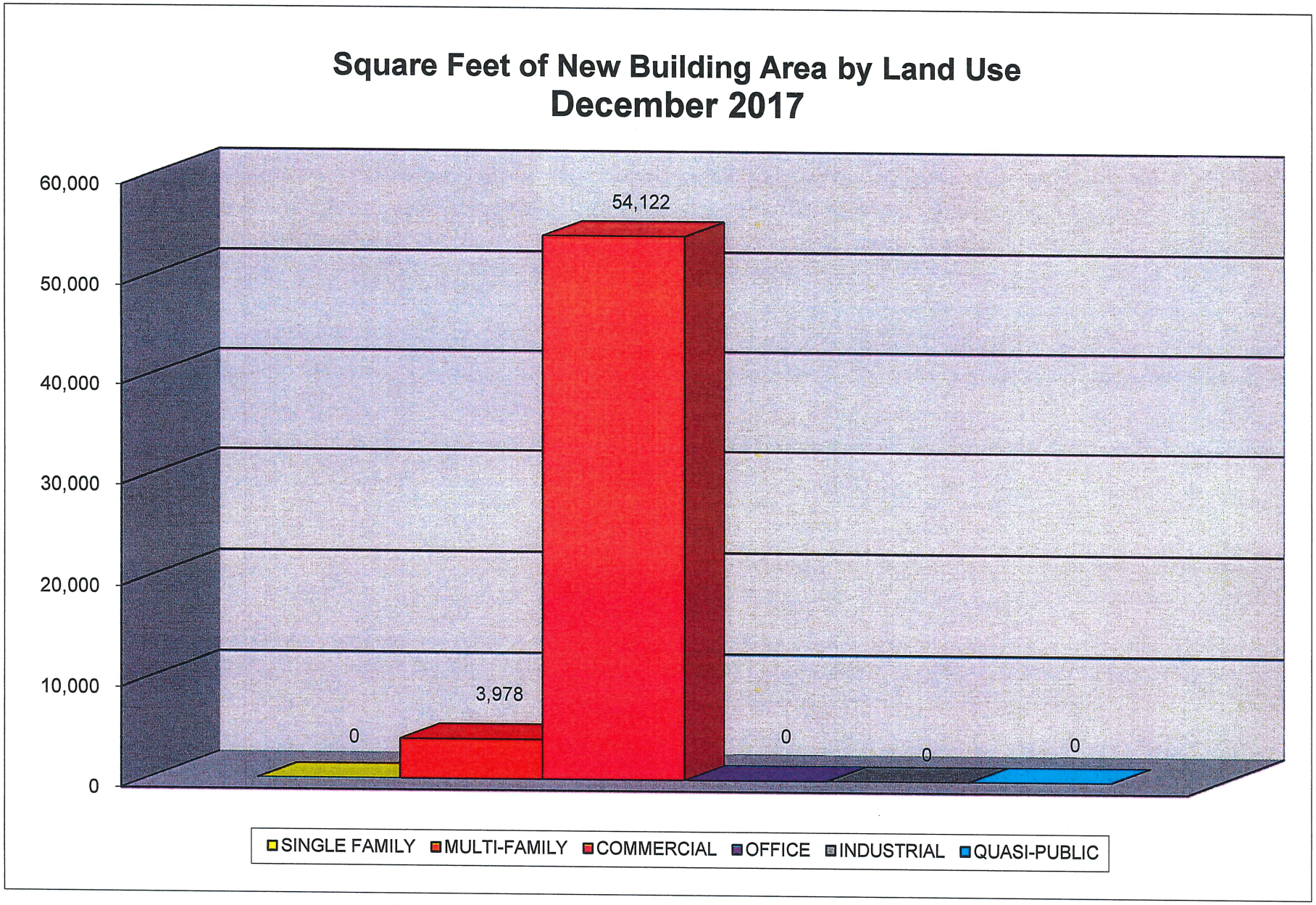
SITE PLAN A LICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
December 2017

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 2017	0	0.00	0	0	0	0
Year to Date 2016	1	2.02	16	1,950	0	0
MULTI-FAMILY						
Current Month	1	0.47	4	3,978	10	0
Year to Date 2017	26	491.19	3,329	1,484,978	4,512	1
Year to Date 2016	13	229.42	1,155	662,208	2,552	2
COMMERCIAL						
Current Month	4	52.37	6	0 54,122	31	0
Year to Date 2017	43	243.92	58	885,134	2,546	6
Year to Date 2016	61	384.27	305	1,203,630	3,737	9
OFFICE						
Current Month	1	1.71	0	0	3	0
Year to Date 2017	17	70.16	450	836,460	1,968	0
Year to Date 2016	20	176.75	6	104,726	1,197	2
INDUSTRIAL						
Current Month	0	0.00	0	0	0	0
Year to Date 2017	32	1,266.41	121	3,359,656	2,786	2
Year to Date 2016	28	975.69	1	4,157,174	3,426	1
QUASI-PUBLIC						
Current Month	0	0.00	0	0	0	0
Year to Date 2017	15	272.75	1	156,835	789	2
Year to Date 2016	20	312.47	1	69,283	623	0
TOTALS						
Current Month	6	54.55	10	58,100	44	0
Year to Date 2017	135	2,377.85	3,957	7,911,464	12,601	11
Year to Date 2016	143	2,080.62	1,484	6,198,971	11,535	14



EXEMPT SITE PL APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
December 2017

Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces
SINGLE FAMILY					
Current Month	0	0.00	0	0	0
Year to Date 2017	24	0.00	0	0	0
Year to Date 2016	5	0.00	0	0	0
MULTI-FAMILY					
Current Month	0	0.00	0	0	0
Year to Date 2017	3	40.87	528	250,941	944
Year to Date 2016	2	1.41	67	27,936	72
COMMERCIAL					
Current Month	0	0.00	0	0	0
Year to Date 2017	8	16.15	14	26,631	220
Year to Date 2016	7	14.13	0	834,601	103
OFFICE					
Current Month	0	0.00	0	0	0
Year to Date 2017	3	8.09	0	1,700	118
Year to Date 2016	1	0.50	0	4,276	33
INDUSTRIAL					
Current Month	0	0.00	0	0	0
Year to Date 2017	2	14.43	0	193,543	106
Year to Date 2016	3	16.85	0	102,376	36
QUASI-PUBLIC					
Current Month	0	0.00	0	0	0
Year to Date 2017	6	11.19	0	187	49
Year to Date 2016	11	408.60	1	99,773	63
TOTALS					
Current Month	0	0.00	0	0	0
Year to Date 2017	22	90.73	542	473,002	1,437
Year to Date 2016	29	447.24	68	1,068,962	307

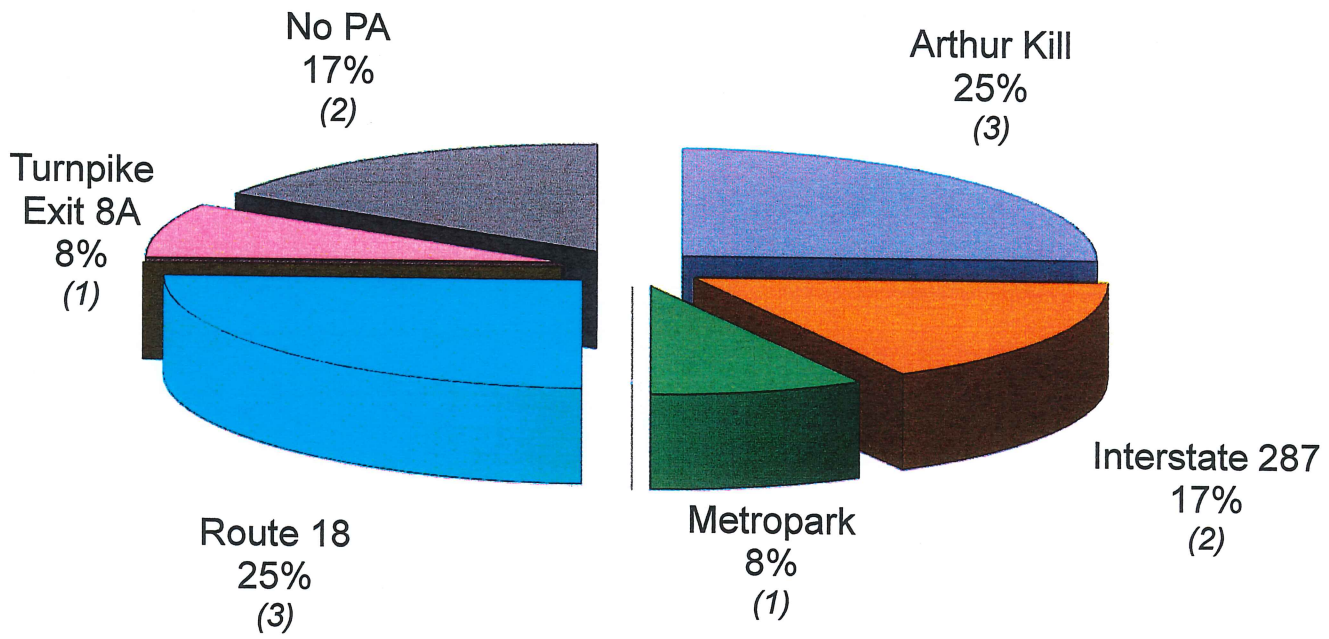

Square Feet of New Building Area by Land Use
December 2017
60,000
50,000
40,000
30,000
20,000
10,000
0
0
3,978
54,122
0
0
0
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
December 2017

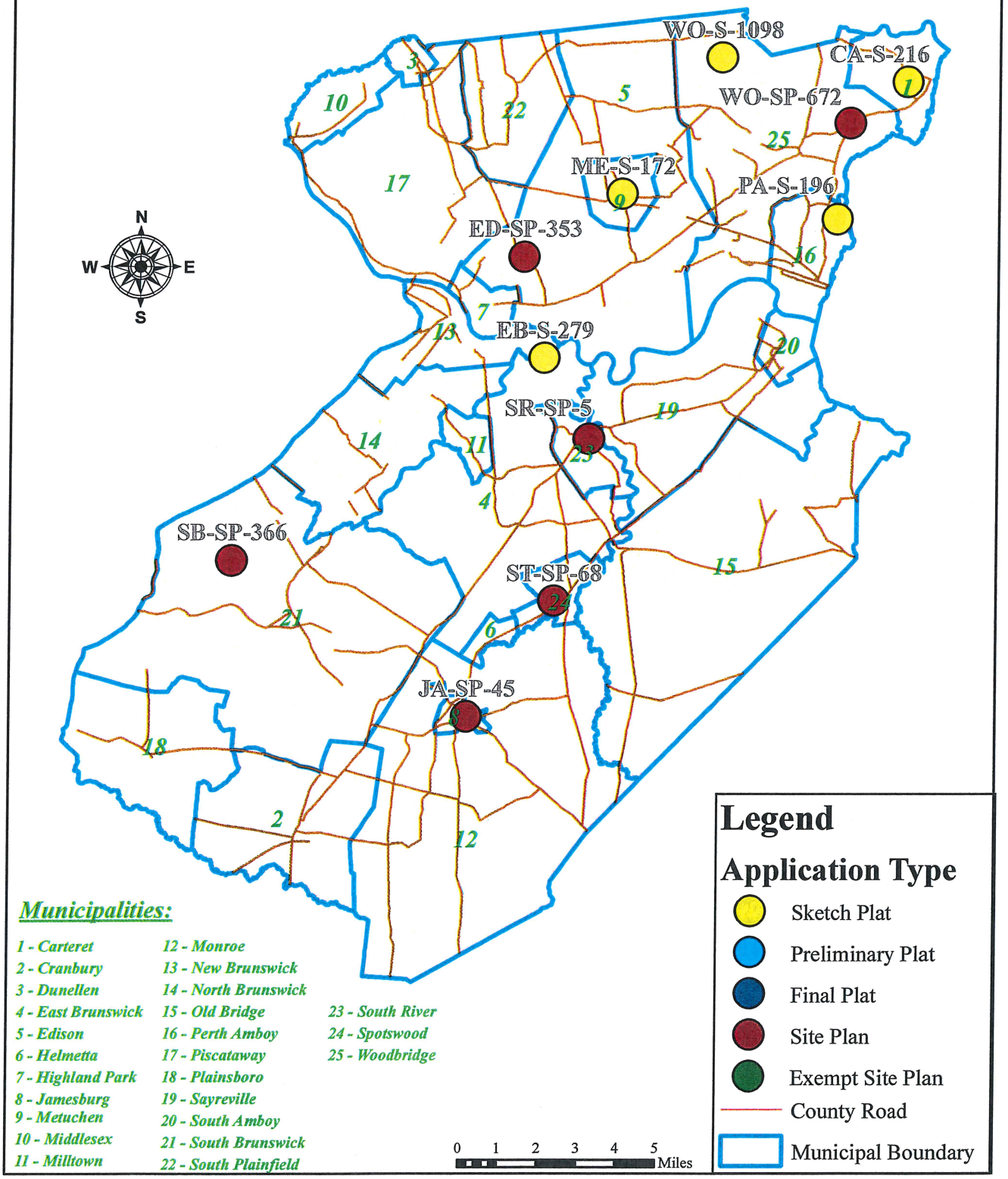
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	3	74.02	8	12,193	13	0.00	0
Year to Date 2017	25	364.14	80	472,970	1,033	0.00	2
Year to Date 2016	26	951.19	130	1,275,997	1,310	563.24	2
Interstate 287							
Current Month	2	0.75	4	3,978	31	0.00	0
Year to Date 2017	52	604.66	638	784,313	2,472	0.00	2
Year to Date 2016	44	447.26	504	1,514,800	2,578	17.91	6
MetroPark							
Current Month	1	0.28	0	0	21	0.00	0
Year to Date 2017	28	150.75	1,063	1,008,989	3,103	0.00	0
Year to Date 2016	23	68.38	189	175,954	1,162	0.00	2
Plainsboro/Forrestal							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2017	3	91.11	202	116,652	418	0.00	0
Year to Date 2016	5	64.51	0	119,333	599	0.00	0
Route 18							
Current Month	3	4.83	2	0	3	0.00	0
Year to Date 2017	62	1,587.65	418	599,665	1,690	0.33	5
Year to Date 2016	37	755.84	52	524,865	1,923	37.67	2
Route 130							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2017	10	92.36	229	736,775	998	10.00	0
Year to Date 2016	12	573.38	4	684,640	489	0.00	2
Turnpike Exit 8A							
Current Month	1	39.00	0	0	0	0.00	0
Year to Date 2017	25	1,318.43	139	3,429,480	2,014	0.00	0
Year to Date 2016	24	905.07	877	2,374,555	2,086	110.39	3
No PA							
Current Month	2	13.17	2	47,925	22	0.00	0
Year to Date 2017	94	2,072.44	3,100	2,677,415	4,303	0.00	4
Year to Date 2016	117	1,621.07	1,270	1,054,113	3,063	117.28	10

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 2017 Applications



Development Review Committee
Location of Reviewed Applications
Middlesex County Planning Board
December 2017



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 Coun lanning Board
Land Development Review Committee
Variance Notices
December 2017

Municipality	Title	Date of Receipt	Date of Hearing	Date of Letter	Block	Lot #	* Type of App.	Purpose of Application	County Road Name
Cranbury	Keystone NJ Associates, LLC	11/27/17	12/7/17	11/28/17	10	4.01,19.0	SP	Driveway-canopy shelter-fence	Station Road
Cranbury	Mukesh Somani	11/22/17	12/6/17	11/27/17	15	7	SP	Convert house to office & 2 BR ap	Station Road
Jamesburg	Life Storage, LP	12/12/17	12/14/17	12/12/17	71.01	9.01.10	SP	31780 SF Storage Facility	
Jamesburg	Musa P Macapodi	12/4/17	12/14/17	12/5/17	NA	NA	SP	Convert to 2 professional offices	
Jamesburg	Naresh Patel	12/4/17	12/14/17	12/5/17	20	463-468	SB	2 Lot subdivision	
Old Bridge	Nassau Dev. VI, LLC	12/26/17	1/4/18	2/28/17	3231	17	SP	Apartmens in w existing Building	
Woodbridge	Quincy Heights, LLC	12/4/17	12/13/17	12/6/17	31.08	1	SP	2 four story bldgs-93 apartments	
Totals	7								2

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

Performanc uarantees
Received During the Month
December 2017

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PI-SP-48	Ibis Car Care, Inc. (Wawa)	Durham Road (#501) / Stelton Road (#529)	$95,332.00	918	172	858	-	-	-	200	-	2	1	-	-	-	-	-	-	-
SA-SP-33	Southeast Sayreville Development (Main Street & Thompson Street, LLC)	Main Street (#684)	$22,424.00	112	25	1,390	-	-	-	-	-	-		-	-	-	-	-	-	-
Total:	**2**	**3**	**$117,756.00**	**1,030**	**197**	**2,248**	**-**	**-**	**-**	**200**	**-**	**2**	**1**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total:	**38**	**39**	**$6,231,494.50**	**13,752**	**10,283**	**11,109**	**1,540**	**0**	**0**	**2,929**	**6**	**65**	**18**	**14**	**80**	**3,488**	**335**	**22,211**	**1**	**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 2017

Purpose	Current Month 2017	Year To Date 2017	Year To Date 2016
Physical Improvements (Cash Contributions)	$ 19,225.00	$ 371,945.00	$ 4,948.00
(Performance Guarantees/Subdivisions)	-	2,248,943.00	147,348.00
*Physical Improvements (Performance Guarantees/Site Plans)	117,756.00	3,918,838.50	4,038,633.50
Downstream Drainage Contributions	0.00	1,571.00	2,481.00
Subdivision & Site Plan Review Fees	26,654.87	489,035.95	- 478,094.34
Totals	$ 121,530.35	$ 7,030,333.45	$ 4,671,504.84