MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
February 2016

The Committee meeting held during the month of **February** acted on 25 development requests. The Committee acted upon 5 extensions, 2 releases of performance guarantees, 3 classifications, no reconsideration, 10 approvals,3 conditional approvals, no disapprovals, 2 withdrawals, no reviews, no rejections, 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 6 new lots with 4 new dwelling units on a total of 18.95 acres. Of these 3 sketch plats, 1was determined to require County Planning Board approval and 2 were declared exempt.

Preliminary plats included no new residential plats. The Committee reviewed 1 additional plat which fell under the category of Commercial with 2 new lots on a total of 2.11 acres.

Final plats included no new residential plats. The Committee reviewed 1 additional plat which fell under the category of Quasi-Public with 2 new lots on a total of 24.43 acres.

There were 11 **Site Plan** applications reviewed by the Committee. Of which, 1 was found to be exempt from County review and 10 were found to be under County jurisdiction. The combined site plan applications represent 325,460 square feet of additional building area, 1,812new parking spaces, and 566 new dwelling units on a total of 154.04 acres.

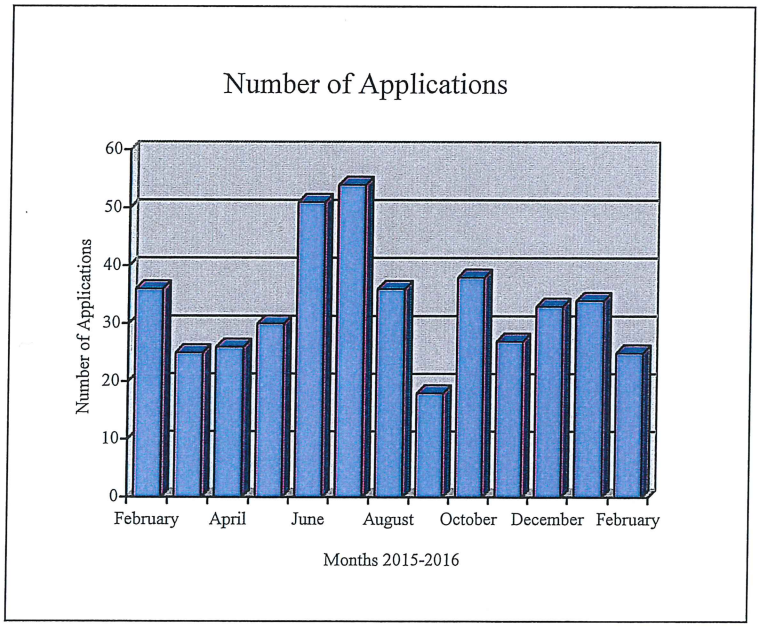

Figure 1

In addition the staff also reviewed 6 **Variance Notices**, of which 6 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
February 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																	
MO-S-490	APPLEGARTH DIST.CENTER	41	9.06, 10.02	B	NO	18.14	2	2	0	179,800	136	0.00	C	W	APPLEGARTH ROAD	0	0
PI-S-644	348 WILLIAM STREET	2000	5.01	A	NO	0.57	1	2	2	2,000	4	0.00	A			0	0
WO-S-1075	2 GATEWAY AVENUE	483.01	17.02	A	NO	0.24	1	2	2	2,390	4	0.00	A	SF		0	0
	Subtotal			**3**		**18.95**	**4**	**6**	**4**	**184,190**	**144**	**0.00**			**1**	**0**	**0**
Exempt Site Plans																	
WO-EX-367	COLONIA PROPERTIES, LLC 160 LAKE AVENUE	516.03	685	EX	NO	0.92	1	0	0	0	0	0.00	A	S		0	0
	Subtotal			**1**		**0.92**	**1**	**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

Development Activity
February 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																	
SB-225	APCO PETROLEUM CORP.	89.02	5.11	P	NO	2.11	3	2	1	9,741	28	0.00	C	R	GEORGES ROAD	0	0
	Subtotal			**1**		**2.11**	**3**	**2**	**1**	**9,741**	**28**	**0.00**			**2**	**0**	**0**
Final Plats																	
MO-S-478	OM SRI SAI BALAJI TEMPLE	82	2	F	NO	24.43	1	2	0	0	0	0.00	A	WS	RHODES HALL ROAD	0	0
	Subtotal			**1**		**24.43**	**1**	**2**	**0**	**0**	**0**	**0.00**			**1**	**0**	**0**

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Development Activity
February 2016

Site Plans

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
EB-SP-298	MCDONAGH CHRYSLER-CAR LOT	55.02	4.06, 4.25, 4.28, 22.03	SP	NO	2.26	4	0	0	0	0	0.00	C	ST	OLD BRIDGE TURNPIKE	0	0
ED-SP-499	342-344 PLAINFIELD AVENUE	82	3C & 3E	SP	NO	0.47	2	0	10	4,097	15	0.00	C	MF	PLAINFIELD AVENUE	0	0
ED-SP-83	INMAN AVENUE; MILANO CONTRACTING	412	3.01, 3-C-8, 3-C-9	SP	NO	4.93	3	0	0	6,500	5	0.00	C	O	INMAN AVENUE	0	0
MO-SP-144	VERIZON WIRELESS; 159 PROSPECT PLAINS ROAD	47.02	1	SP	NO	6.00	1	0	0	0	0	0.00	A	COM	PROSPECT PLAINS ROAD	0	0
MO-SP-221	CELEBRATION AT MONROE	53/54/55	3 & 4 / 24 / 1	SP	NO	130.70	4	0	522	251,038	1,476	0.00	C	C/R	SPOTSWOOD - ENGLISHTOWN ROAD	2	0
NO-SP-157	ABSOLUTE PROPERTY MANAGEMENT; 1346 HOW LANE	37	1	SP	NO	1.38	1	0	0	18,000	83	0.00	C	R/O	HOW LANE	0	0
OB-SP-237	AMERICAN PLAZA	21002	3	SP	NO	3.98	1	1	0	24,644	124	0.00	C	R	TEXAS ROAD	0	0
PI-SP-213	485 WASHINGTON AVENUE	807	5.01	SP	NO	0.29	1	0	0	0	11	0.00	C	O	WASHINGTON AVENUE	0	0
SB-SP-161	APCO PETROLEUM CORP.	8902	5.11	SP	NO	2.11	3	2	1	9,741	28	0.00	C	R	GEORGES ROAD	0	0
SR-SP-96	SOUTH RIVER COURTYARD	271	1, 2	SP	NO	1.00	2	0	33	11,440	70	0.00	C	A	WHITE HEAD AVENUE	0	0
	Subtotal			**10**		**153.12**	**22**	**3**	**566**	**325,460**	**1,812**	**0.00**			**10**	**2**	**0**
	Total			**16**		**199.53**	**31**	**13**	**571**	**519,391**	**1,984**	**0.00**			**14**	**2**	**0**

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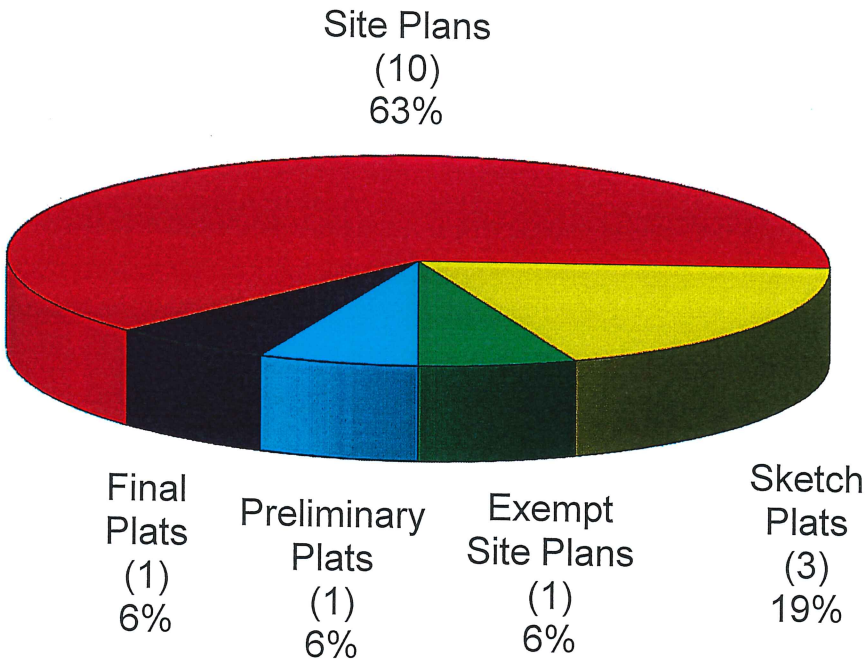
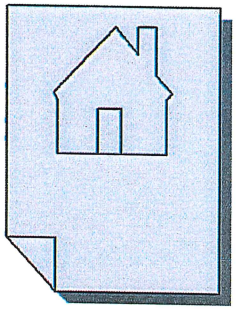
Middlesex County Planning Board
February 2016 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
February 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
Monroe	Applegarth Distribution Center	Applegarth Road #619		2	2	0	18.14		B	
Piscataway	348 William Street			1	2	2	0.57	A		
Woodbridge	2 Gateway Avenue			1	2	2	0.24	A		
TOTALS										
Current Month	3	1	0	4	6	4	18.95	2	1	0
Year to Date 2016	9	7	1	18	21	19	29.94	7	2	0
Year to Date 2015	5	0	2	12	9	4	12.28	3	2	0



PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
February 2016

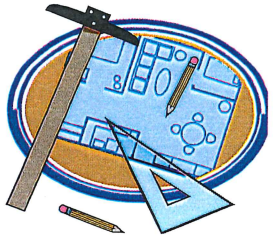
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	1	18.88	2	4	205,603	4	205,603	0.21	0.00	0
Year to Date 2015	2	6.12	2	10	26,659	9	29,621	1.47	0.00	0
MULTI-FAMILY										
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	0	0.00	0	0	0	0	0	0.00	0.00	0
COMMERCIAL										
Current Month	1	2.11	3	2	45,956	1	91,912	0.47	0.00	0
Year to Date 2016	2	73.46	5	5	639,984	1	3,199,918	0.01	0.00	0
Year to Date 2015	1	26.25	5	7	163,350	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	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	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2015	0	0.00	0	0	0	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	1	19.56	1	3	284,011	0	0	0.00	0.00	0
TOTALS										
Current Month	1	2.11	3	2	45,956	1	91,912	0.47	0.00	0
Year to Date 2016	3	92.34	7	9	446,926	5	804,466	0.05	0.00	0
Year to Date 2015	4	51.93	8	20	113,104	9	251,341	0.17	0.00	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
February 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	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	2	26.25	1	9	127,050	7	163,350	0.27	17.51	0
Year to Date 2015	2	7.78	2	10	33,890	9	37,655	1.16	1.99	0
MULTI-FAMILY										
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	0	0.00	0	0	0	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 2016	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2015	0	0.00	0	0	0	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	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	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2015	0	0.00	0	0	0	0	0	0.00	0.00	0
QUASI-PUBLIC										
Current Month	1	24.43	1	2	532,085	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	1	24.43	1	2	532,085	0	0	0.00	0.00	0
Year to Date 2016	3	50.68	2	11	200,693	7	315,374	0.14	17.51	0
Year to Date 2015	3	27.34	3	13	91,610	9	132,326	0.33	1.99	0

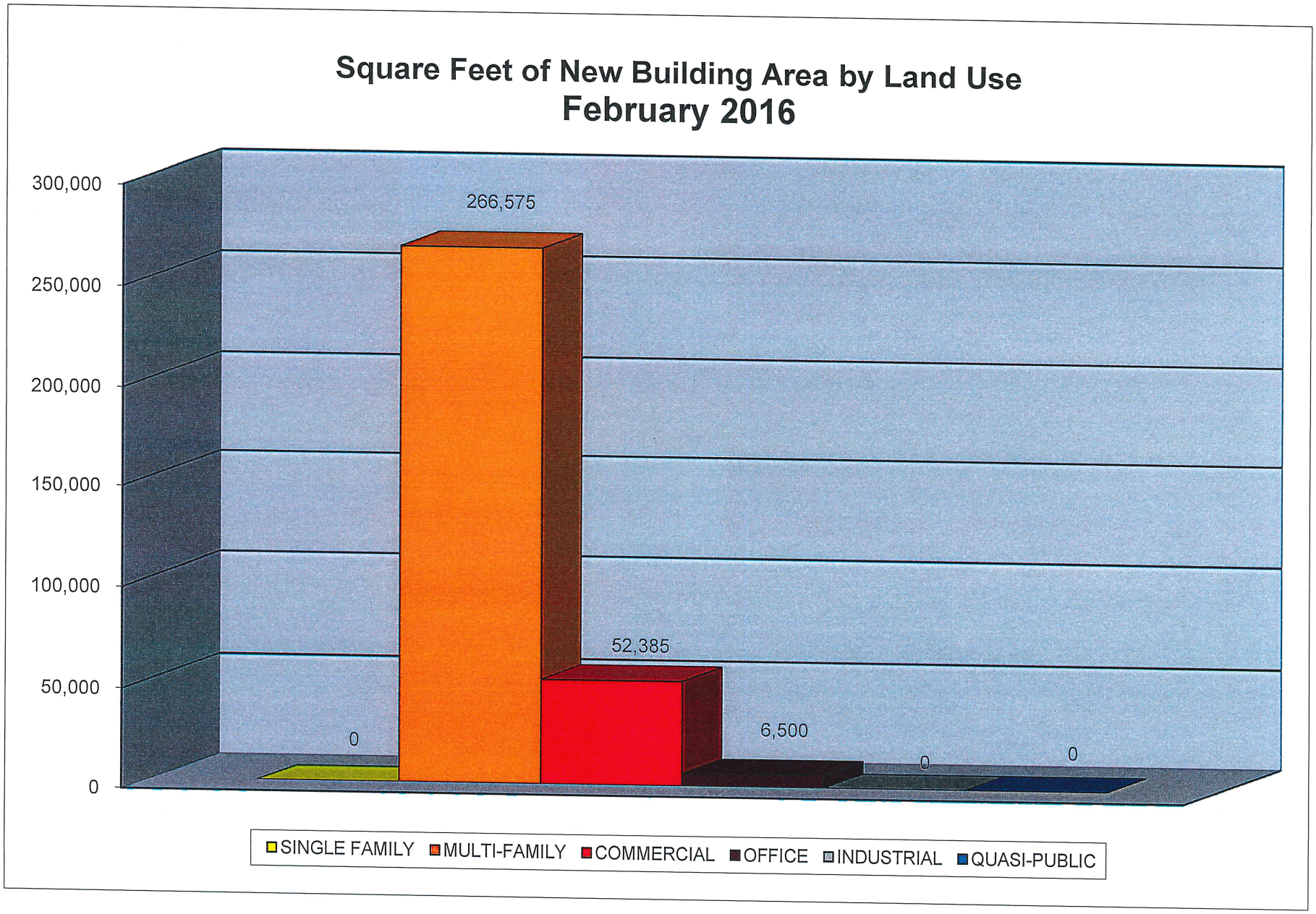
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
February 2016

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	0	0.00	0	0	0	0
Year to Date 2015	0	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	3	132.17	565	266,575	1,561	2
Year to Date 2016	3	132.17	565	266,575	1,561	2
Year to Date 2015	4	2.49	72	61,700	114	0
COMMERCIAL						
Current Month	4	9.73	1	52,385	235	0
Year to Date 2016	9	23.33	1	125,466	328	1
Year to Date 2015	5	43.15	170	348,857	1,162	0
OFFICE						
Current Month	2	5.22	0	6,500	16	0
Year to Date 2016	3	17.60	0	7,927	16	0
Year to Date 2015	5	22.49	26	752,389	2,076	0
INDUSTRIAL						
Current Month	0	0.00	0	0	0	0
Year to Date 2016	2	90.06	0	595,101	442	0
Year to Date 2015	6	250.47	0	754,413	2,027	0
QUASI-PUBLIC						
Current Month	1	6.00	0	0	0	0
Year to Date 2016	4	20.43	1	6,649	1	0
Year to Date 2015	6	16.73	0	45,773	234	1
TOTALS						
Current Month	10	153.12	566	325,460	1,812	2
Year to Date 2016	21	283.59	567	1,001,718	2,348	3
Year to Date 2015	26	138.05	125	199,351	473	0



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

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 2016	0	0.00	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	0	0.00	0	0	0
Year to Date 2015	0	0.00	0	0	0
COMMERCIAL					
Current Month	1	0.92	0	0	0
Year to Date 2016	3	4.12	0	818,975	31
Year to Date 2015	2	0.96	0	3,420	51
OFFICE					
Current Month	0	0.00	0	0	0
Year to Date 2016	0	0.00	0	0	0
Year to Date 2015	0	0.00	0	0	0
INDUSTRIAL					
Current Month	0	0.00	0	0	0
Year to Date 2016	0	0.00	0	0	0
Year to Date 2015	0	0.00	0	0	0
QUASI-PUBLIC					
Current Month	0	0.00	0	0	0
Year to Date 2016	5	290.90	0	99,773	37
Year to Date 2015	0	0.00	0	0	0
TOTALS					
Current Month	1	0.92	0	0	0
Year to Date 2016	8	295.02	0	918,748	68
Year to Date 2015	2	0.96	0	3,420	51

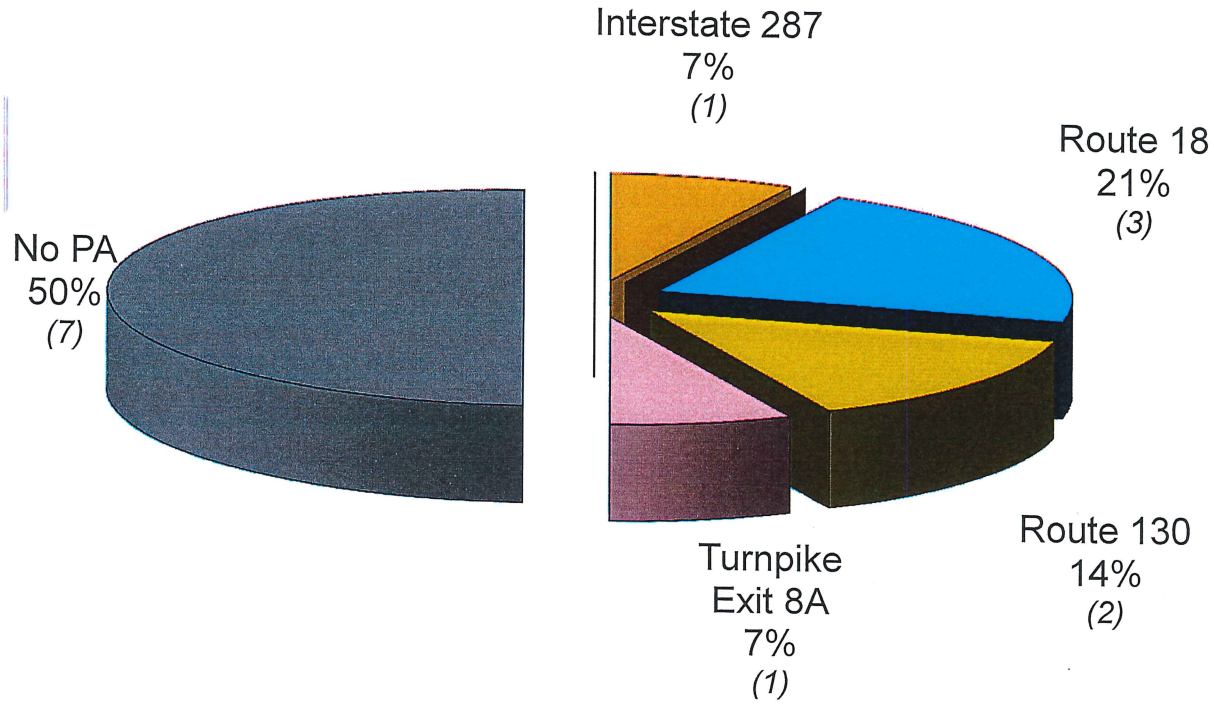

Square Feet of New Building Area by Land Use
February 2016
300,000
250,000
200,000
150,000
100,000
50,000
0
266,575
52,385
6,500
0
0
0
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY STRATEGIC PLANNING AREAS
February 2016

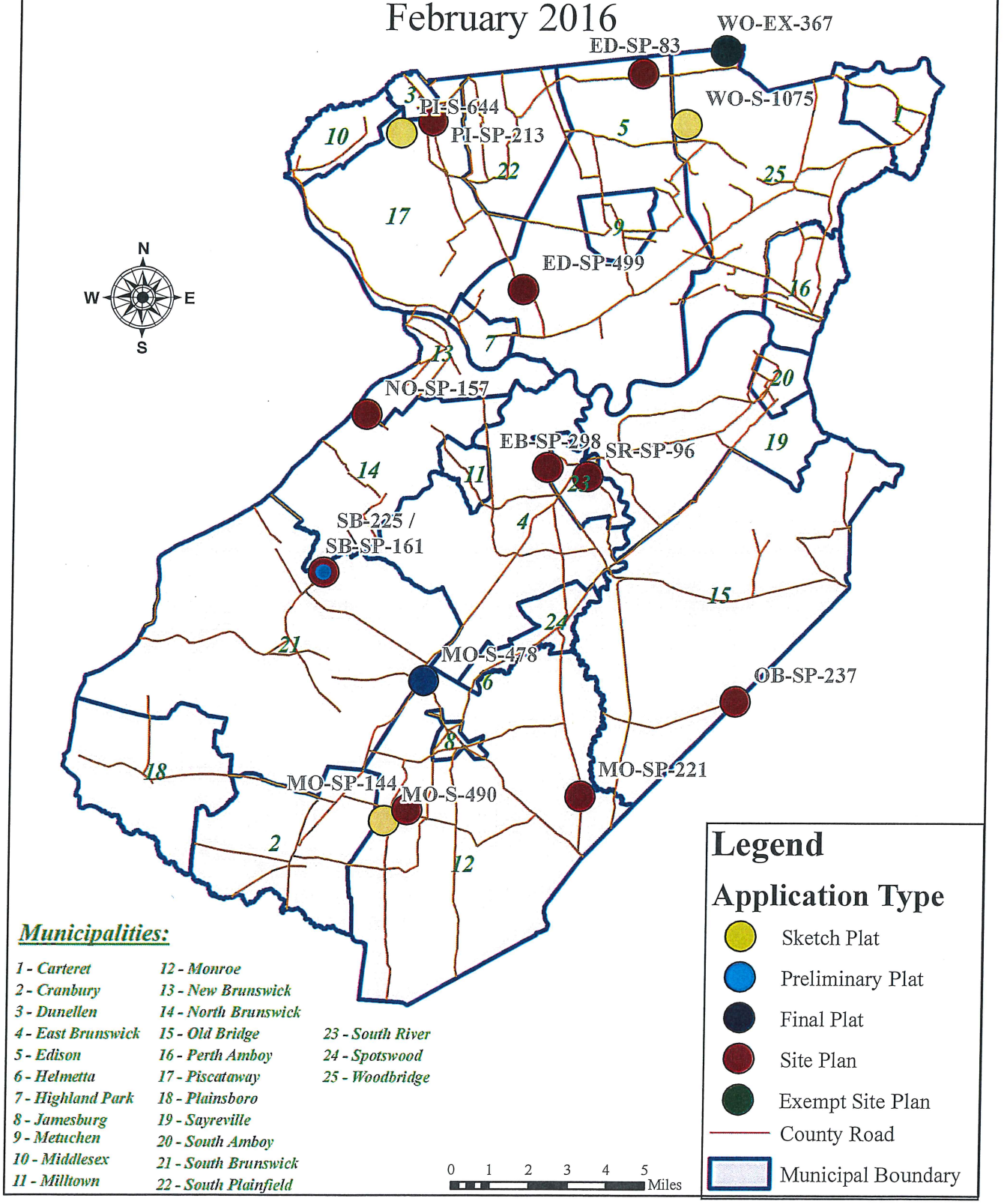
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2016	6	287.92	2	917,033	57	0.56	0
Year to Date 2015	6	57.49	17	698,107	207	0.00	0
Interstate 287							
Current Month	1	0.47	10	4,097	15	0.00	0
Year to Date 2016	4	77.75	13	517,585	437	0.00	0
Year to Date 2015	9	49.26	49	77,417	476	0.00	0
MetroPark							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2016	3	2.11	3	7,003	21	0.00	0
Year to Date 2015	5	29.31	73	797,977	2,435	0.00	0
Plainsboro/Forrestal							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2016	0	0.00	0	0	0	0.00	0
Year to Date 2015	4	50.62	4	53,753	115	0.00	0
Route 18							
Current Month	3	7.24	33	36,084	194	0.00	0
Year to Date 2016	7	28.91	33	139,890	302	0.00	1
Year to Date 2015	6	4.15	16	7,767	128	0.00	1
Route 130							
Current Month	2	4.22	2	19,482	56	0.00	0
Year to Date 2016	3	7.73	2	75,820	68	0.00	0
Year to Date 2015	0	0.00	0	0	0	0.00	0
Turnpike Exit 8A							
Current Month	1	6.32	0	0	0	0.00	0
Year to Date 2016	2	12.64	0	0	0	0.00	0
Year to Date 2015	1	167.95	0	53,901	1,818	0.00	0
No PA							
Current Month	7	139.03	526	279,928	1,583	0.00	2
Year to Date 2016	18	319.00	555	290,760	1,583	35.02	5
Year to Date 2015	11	76.35	180	357,927	948	1.99	3

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

Planning Areas
February 2016 Applications



Development Review Comittee
Location of Reviewed Applications
Middlesex County Planning Board
February 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
February 2016

Municipality	Title	Date of Receipt	Date of Hearing	Date of Letter	Block	Lot #	* Type of App.	Purpose of Application	County Road Name
Carteret	DuPont	2/16/16	2/24/16	3/1/16	304	2.01,2.02	O	Grading Plan/Debris pile	Roosevelt Av.
Milltown	M. Hanna's Contractors Inc.	1/25/16	2/5/16	1/26/16	56	5	SP	Move Driveway	N. Main St.
North Brunswick	N. Brunswick Cultural Center	2/16/16	2/23/16	2/24/16	188	6	SP	Expand building to 57,532 sq ft	
Old Bridge	Wawa Inc.	1/25/16	2/2/16	1/26/16	22100	1	SP	Add diesel fuel-site modifications	Englishtown Rd.
Sayreville	Saltwater Tackle Inc.	2/17/16	2/24/16	2/24/16	136.01	20-Jan	SP	Awning type sign	Washington Rd.
South Brunswick	Windsor Associates	1/25/16	2/3/16	1/26/16	85	17.014	SP	72 Units/4 buildings	
Totals	6								4

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

Performance Guarantees
Received During the Month
February 2016

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
ED-SP-238	BAPS Edison	Woodbridge Avenue (#514)	$ 39,264.00	628	118	207	-	-	-	-	-	-	-	-	2	2,000	-	204	-	-
PI-SP-340	Hanny Gorbalan	W. Seventh Street (#601)	$ 24,850.00	115	10	60	-	-	-	-	-	1	-	-	2	100	-	-	-	-
Total:	**2**	**2**	**$ 64,114.00**	**743**	**128**	**267**	**-**	**-**	**-**	**-**	**-**	**1**	**-**	**-**	**4**	**2,100**	**-**	**204**	**-**	**-**
Total:	**5**	**5**	**$ 121,375.60**	**1,058**	**187**	**913**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**13**	**2,267**	**0**	**5,949**	**0**	**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

February 2016

Purpose	Current Month 2016	Year To Date 2016	Year To Date 2015
Physical Improvements (Cash Contributions)	$ -	$ -	$ -
*Physical Improvements (Performance Guarantees/Subdivisions)	-	-	-
*Physical Improvements (Performance Guarantees/Site Plans)	64,114.00	121,375.60	74,156.71
Downstream Drainage Contributions	-	1,111.00	1,139.00
Subdivision & Site Plan Review Fees	51,757.90	98,457.90	- 80,752.62
Totals	$ 115,871.90	$ 220,944.50	$ 156,048.33