MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
January 2017

The Committee meeting held during the month of **January 2017** acted on 52 development requests. The Committee acted upon 29 extensions, 1 reconsideration, 3 classifications, 8 approvals, 9 conditional approvals,1 withdrawal 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 7 new lots with 5 new dwelling units on a total of 2.53 acres. Of these 3 sketch plats, none were determined to require County Planning Board approval and 3 were declared exempt.

Preliminary plats included 1 new plat which fell under the category of Commercial, Industrial or Quasi-Public with 3 new lots on a total of 101.99 acres.

Final plats included 4 new residential plats with 58 new lots and 55 new dwelling units on a total of 90.48 Acres.

There were 12 **Site Plan** applications reviewed by the Committee. Of which, 2 were found to be exempt from County review and 10 were found to be under County jurisdiction. The combined site plan applications represent 1,384,171 square feet of additional building area, 1,483 new parking spaces and 1 new Dwelling Unit on a total of 272.88 acres.

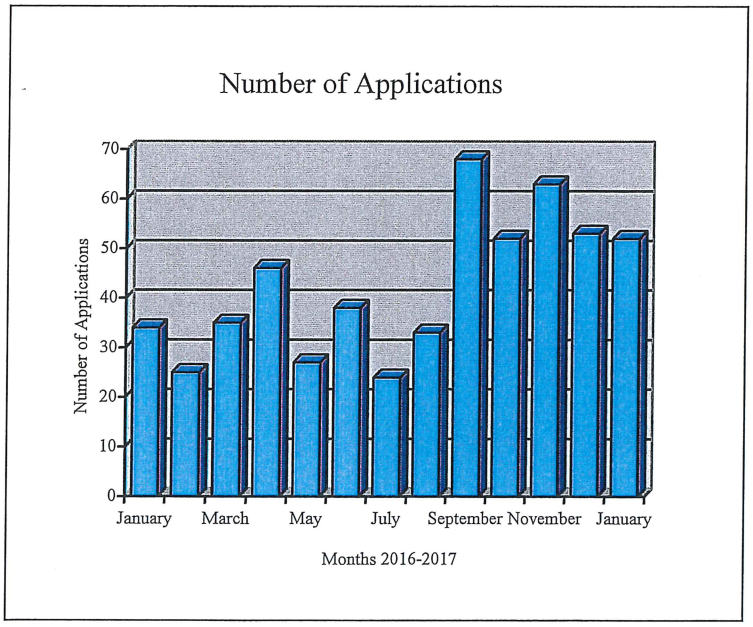

Figure 1

In addition the staff also reviewed 8 **Variance Notices**, of which 8 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
January 2017

Sketch Plats

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.
ED-S-986	62 Preston Street	161.T	17.H	A	No	0.00	1	2	2	3,702	8	0.00	A	SF		0	0
MI-S-29	Elm Place	32	1.05	A	No	1.57	3	3	1	0	0	0.00	A	SF		0	0
MO-S-494	119 Helmetta Road	102	11	A	No	0.45	1	2	2	0	0	0.00	A	SF	Helmetta Road	0	0
MO-S-490	Applegarth Distribution Center	41	9.06, 10.02	B	No	18.14	2	0	0	0	0	0.00	N	W	Applegarth Road	0	0
	Subtotal			**4**		**20.16**	**7**	**7**	**5**	**3,702**	**8**	**0.00**			**2**	**0**	**0**

Exempt Site Plans

ED-EX-495	Verizon Wireless PSE&G - Edison Oakland	689	2.C	EX	No	2.11	1	0	0	0	0	0.00	A	COM		0	0
WO-EX-269	Cande Land 4, LLC 77 Holton St.	750	7.031	EX	No	0.30	1	0	0	0	7	0.00	A	O		0	0
	Subtotal			**2**		**2.41**	**2**	**0**	**0**	**0**	**7**	**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
January 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																	
CR-22	Cranbury Corporate Park	5	2.04, 2.07	P	No	101.99	2	3	0	0	0	0.00	C	W	Prospect Plains Road	0	0
	Subtotal			**1**		**101.99**	**2**	**3**	**0**	**0**	**0**	**0.00**			**2**	**0**	**0**
Final Plats																	
SB-226	East Meadow Estates (Sh. 1 of 4)	94.02	38, 6.06	F	No	22.62	2	58	55	0	0	0.00	A	SF		0	0
SB-226	East Meadow Estates (Sh. 2 of 4)	94.02	38, 6.06	F													
SB-226	East Meadow Estates (Sh. 3 of 4)	94.02	38, 6.06	F													
SB-226	East Meadow Estates (Sh. 4 of 4)	94.02	38, 6.06	F													
	Subtotal			**4**		**22.62**	**2**	**58**	**55**	**0**	**0**	**0.00**			**0**	**0**	**0**

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Development Activity
January 2017

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
CR-SP-24	Cranbury Corporate Park	5	2.04, 2.07	SP	No	102.00	2	3	0	747,250	304	0.00	C	W	Cranbury South River Road / Prospect Plains Road	0	0
MO-SP-228	Matrix; 400 Docks Corner Road	81	2	SP	No	28.73	1	0	0	364,000	277	0.00	C	W	Cranbury-South River Road	0	0
OB-SP-286	Investors Bank	3230	2.15	SP	No	6.55	1	0	0	2,339	184	0.00	C	S	Cheesequake-Morristown / Laurence Harbor	0	0
PA-SP-200	431 Amboy Avenue	173	6, 7	SP	No	0.10	2	0	1	0	3	0.00	C	O/A	Amboy Avenue	0	0
PI-SP-224	Centennial Plaza	5403	5.07	SP	No	13.81	1	0	0	74,095	0	0.00	A	R		0	0
PL-SP-83	Lifetime Fitness	701	33.07	SP	No	12.92	1	0	0	119,333	599	0.00	C	R	Scudders Mill Road	0	0
SB-SP-362	New Road Solar, LLC	96	36, 39.01, 39.03, 42, 43.01, 44	SP	No	78.40	6	0	0	0	0	0.00	C	OTH		0	0
SP-SP-195	Allen Flavors Inc.	445	10.03	SP	No	4.68	1	0	0	77,154	109	0.00	A	M		0	0
SY-SP-192	Mary Aileen, LLC.	62	17.01	SP	No	19.39	1	0	0	0	0	0.00	C	ST	Jernee Mill Road	0	0
SY-SP-205	WaWa	440	3.01	SP	No	3.89	1	0	0	0	0	0.00	C	R		0	0
Subtotal				**10**		**270.47**	**17**	**3**	**1**	**1,384,171**	**1,476**	**0.00**			**8**	**0**	**0**
Total				**21**		**417.65**	**30**	**71**	**61**	**1,387,873**	**1,491**	**0.00**			**12**	**0**	**0**

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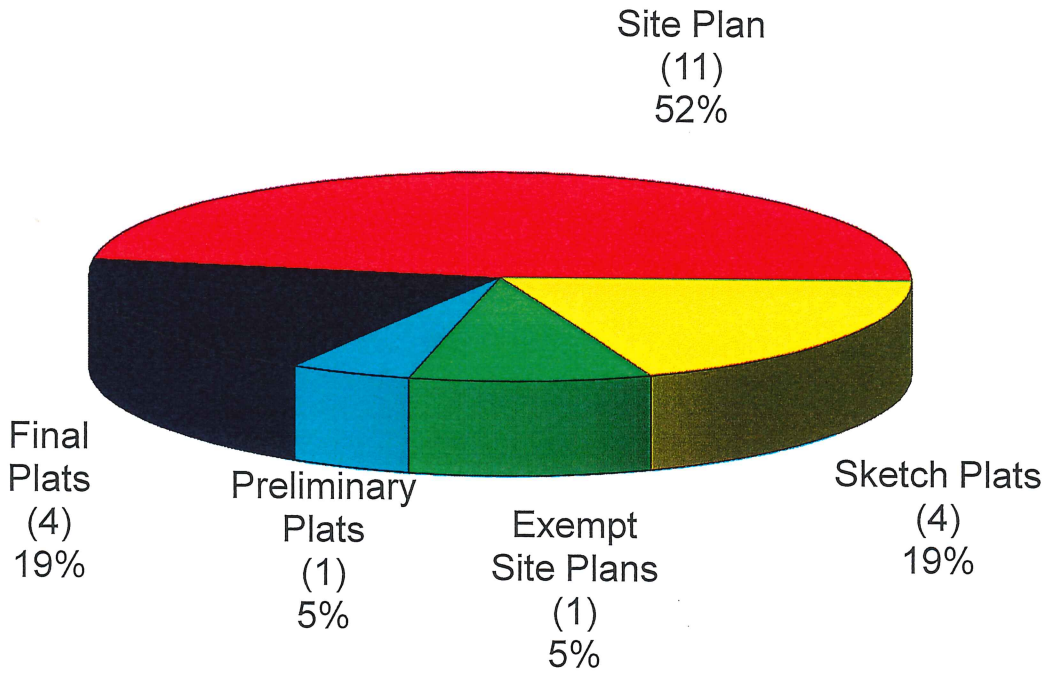
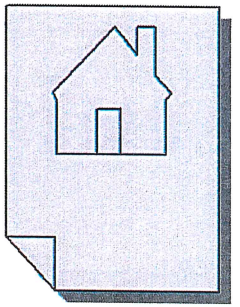
Middlesex County Planning Board
January 2017 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
January 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
Edison	62 Preston Street			1	2	2	0.51	A		
Milltown	Elm Place			3	3	1	1.57	A		
Monroe	119 Helmetta Road			1	2	2	0.45	A		
TOTALS										
Current Month	3	0	0	5	7	5	2.53	3	0	0
Year to Date 2017	3	0	0	5	7	5	2.53	3	0	0
Year to Date 2016	6	2	1	14	15	15	10.99	5	1	0



PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
January 2017

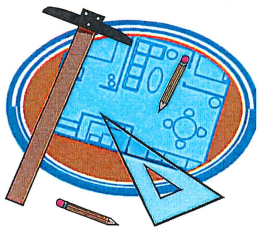
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	1	18.88	2	4	205,603	4	205,603	0.21	0.00	0
MULTI-FAMILY										
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
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	1	71.35	2	3	1,036,002	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 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	1	101.99	2	3	1,480,895	0	0	0.00	0.00	0
Year to Date 2017	1	101.99	2	3	1,480,895	0	0	0.00	0.00	0
Year to Date 2016	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 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	1	101.99	2	3	1,480,895	0	0	0.00	0.00	0
Year to Date 2017	1	101.99	2	3	1,480,895	0	0	0.00	0.00	0
Year to Date 2016	2	90.23	4	7	561,488	4	982,605	0.04	0.00	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
January 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	4	90.48	8	58	67,954	55	71,660	0.61	0.00	0
Year to Date 2017	4	90.48	8	58	67,954	55	71,660	0.61	0.00	0
Year to Date 2016	2	26.25	1	9	127,050	7	163,350	0.27	17.51	0
MULTI-FAMILY										
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
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	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 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	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
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	4	90.48	8	58	67,954	55	71,660	0.61	0.00	0
Year to Date 2017	4	90.48	8	58	67,954	55	71,660	0.61	0.00	0
Year to Date 2016	2	26.25	1	9	127,050	7	163,350	0.27	17.51	0

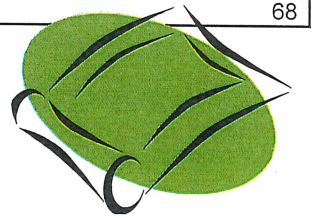
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
January 2017

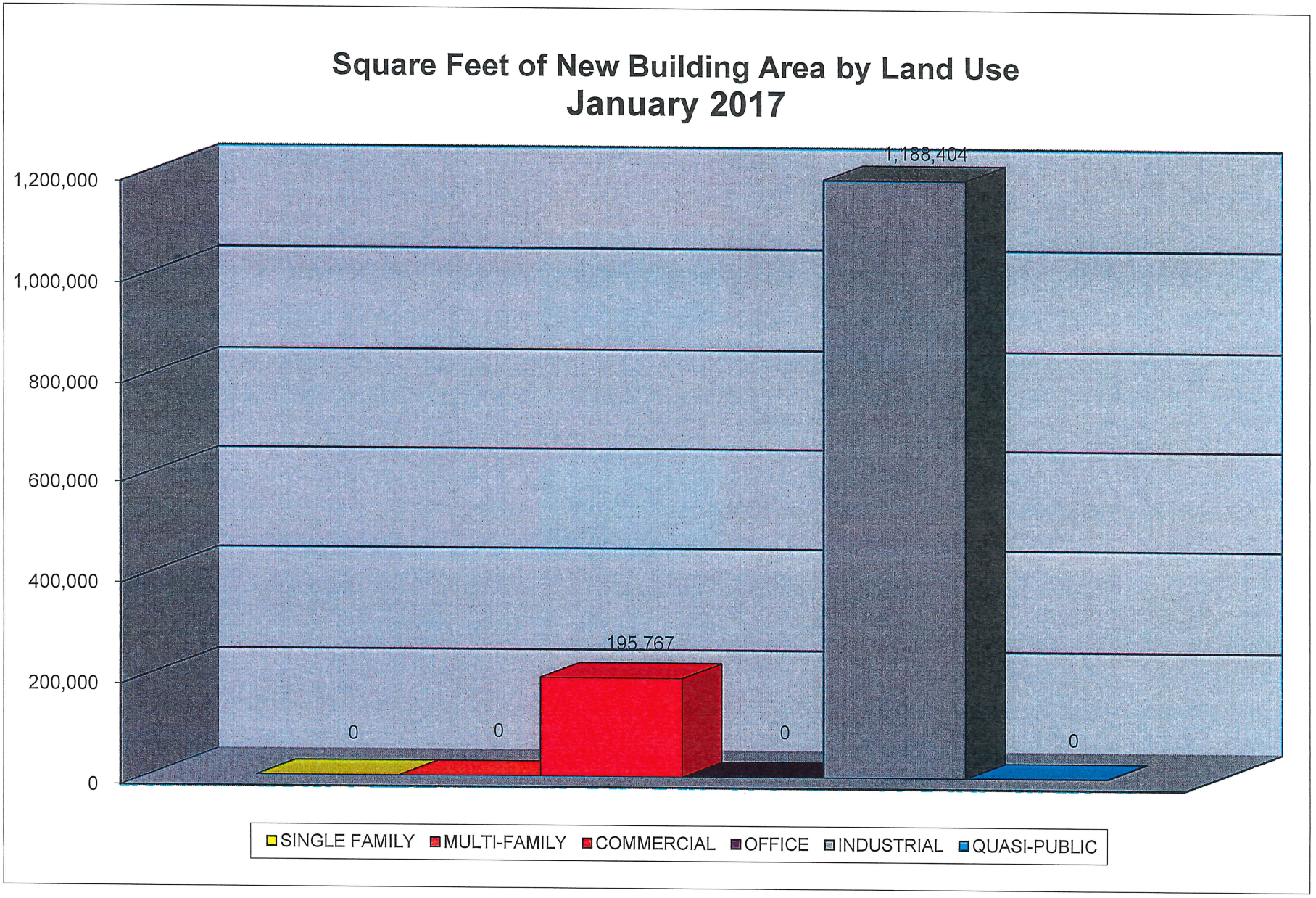
Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces	Additional Driveways On County Roads
SINGLE FAMILY						
Current Month	0	0.00	0	0	0	0
Year to Date 2017	0	0.00	0	0	0	0
Year to Date 2016	0	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	0	0.00	0	0	0	0
Year to Date 2017	0	0.00	0	0	0	0
Year to Date 2016	0	0.00	0	0	0	0
COMMERCIAL						
Current Month	5	56.56	0	195,767	783	0
Year to Date 2017	5	56.56	0	195,767	783	0
Year to Date 2016	5	13.60	0	73,081	93	1
OFFICE						
Current Month	1	0.10	1	0	3	0
Year to Date 2017	1	0.10	1	0	3	0
Year to Date 2016	1	12.38	0	1,427	0	0
INDUSTRIAL						
Current Month	3	135.41	0	1,188,404	690	0
Year to Date 2017	3	135.41	0	1,188,404	690	0
Year to Date 2016	2	90.06	0	595,101	442	0
QUASI-PUBLIC						
Current Month	1	78.40	0	0	0	0
Year to Date 2017	1	78.40	0	0	0	0
Year to Date 2016	3	14.43	1	6,649	1	0
TOTALS						
Current Month	10	270.47	1	1,384,171	1,476	0
Year to Date 2017	10	270.47	1	1,384,171	1,476	0
Year to Date 2016	11	130.47	1	676,258	536	1



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
January 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	0	0.00	0	0	0
Year to Date 2016	0	0.00	0	0	0
MULTI-FAMILY					
Current Month	0	0.00	0	0	0
Year to Date 2017	0	0.00	0	0	0
Year to Date 2016	0	0.00	0	0	0
COMMERCIAL				0	
Current Month	0	0.00	0	0	0
Year to Date 2017	0	0.00	0	0	0
Year to Date 2016	2	3.20	0	818,975	31
OFFICE					
Current Month	1	0.30	0	0	7
Year to Date 2017	1	0.30	0	0	7
Year to Date 2016	0	0.00	0	0	0
INDUSTRIAL					
Current Month	0	0.00	0	0	0
Year to Date 2017	0	0.00	0	0	0
Year to Date 2016	0	0.00	0	0	0
QUASI-PUBLIC					
Current Month	1	2.11	0	0	0
Year to Date 2017	1	2.11	0	0	0
Year to Date 2016	5	290.90	0	99,773	37
TOTALS					
Current Month	2	2.41	0	0	7
Year to Date 2017	2	2.41	0	0	7
Year to Date 2016	7	294.10	0	918,748	68



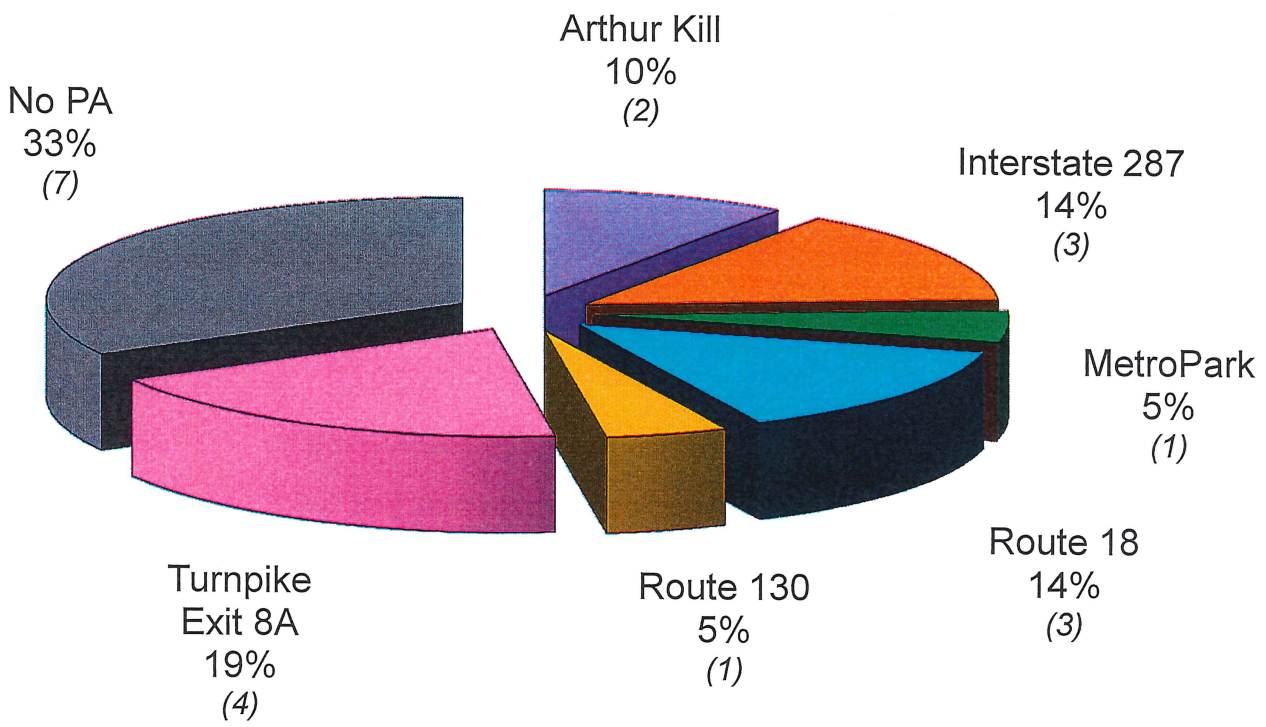

Square Feet of New Building Area by Land Use
January 2017
1,200,000
1,000,000
800,000
600,000
400,000
200,000
0
0
0
195,767
0
1,188,404
0
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
January 2017

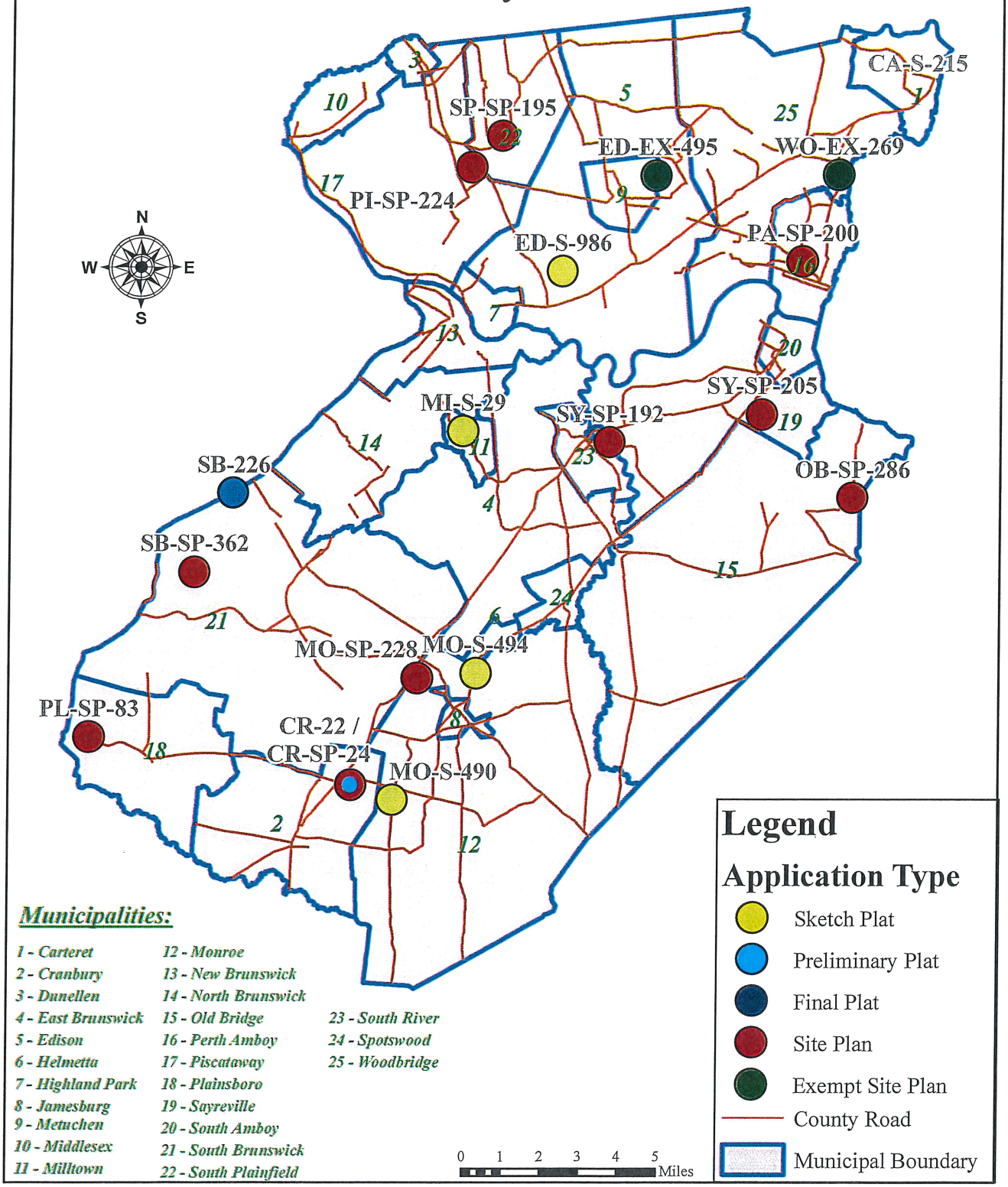
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	2	0.10	1	0	10	0.00	0
Year to Date 2017	2	0.10	1	0	10	0.00	0
Year to Date 2016	6	287.92	2	917,033	57	0.56	0
Interstate 287							
Current Month	3	18.49	2	154,951	117	0.00	0
Year to Date 2017	3	18.49	2	154,951	117	0.00	0
Year to Date 2016	3	77.28	3	513,488	422	0.00	0
MetroPark							
Current Month	1	2.11	0	0	0	0.00	0
Year to Date 2017	1	2.11	0	0	0	0.00	0
Year to Date 2016	3	2.11	3	7,003	21	0.00	0
Plainsboro/Forrestal							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2017	0	0.00	0	0	0	0.00	0
Year to Date 2016	0	0.00	0	0	0	0.00	0
Route 18							
Current Month	3	29.83	0	2,339	184	0.00	0
Year to Date 2017	1	101.99	2	3	184	0.00	0
Year to Date 2016	4	21.67	0	103,806	108	0.00	1
Route 130							
Current Month	1	1.57	1	0	0	0.00	0
Year to Date 2017	1	1.57	1	0	0	0.00	0
Year to Date 2016	1	3.51	0	56,338	12	0.00	0
Turnpike Exit 8A							
Current Month	4	250.86	0	1,111,250	581	0.00	0
Year to Date 2017	4	250.86	0	1,111,250	581	0.00	0
Year to Date 2016	1	6.32	0	0	0	0.00	0
No PA							
Current Month	7	182.25	57	119,333	599	0.00	0
Year to Date 2017	7	182.25	57	119,333	599	0.00	0
Year to Date 2016	11	179.97	29	10,832	0	35.02	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
January 2017 Applications



Development Review Committee
Location of Reviewed Applications
Middlesex County Planning Board
January 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

Legend

Application Type

- Sketch Plat
- Preliminary Plat
- Final Plat
- Site Plan
- Exempt Site Plan
- County Road
- Municipal Boundary

Middlesex County Planning Board
Land Development Review Committee
Variance Notices
January 2017

Municipality	Title	Date of Receipt	Date of Hearing	Date of Letter	Block	Lot #	* Type of App.	Purpose of Application	County Road Name
Edison	Hawkeye Development Co.	1/3/17	1/10/17	1/3/17	1011	12-Jan	SB	2 lot/2 new homes subdivision	
Jamesburg	ACF Enterprises, Inc.	1/4/17	1/12/17	1/5/17	7	20	OTH	Use 1st fl. As professional office	Buckelew Av.
Middlesex	Middlesex Res. Urb. Renewal	1/17/17	1/25/17	1/18/17	349	6.02, etc	SP	5 Story bldg-212 apts-retail etc	Lincoln Blvd.
Perth Amboy	DENJ Inc	12/27/16	1/14/17	1/18/17	395	2-Jan	SP/SB	16 Buildable lots subdivision	
Piscataway	Sam NJ 44 Stelton	12/27/16	1/11/17	1/18/17	1901	64.01	SP	Add to bldg-site improvements	Stelton Rd.
Piscataway	T-Mobile North east LLC	1/17/17	1/26/17	1/18/17	5301	14.04	SP	Upgrades to rooftop wireless facilit	So. Washington
South Plainfield	Angelo Deandrea	1/13/17	1/24/17	1/18/17	147	14	SB	2 Lot minor subdivision	
Woodbridge	SP Real Estate Group, LLC	12/16/16	1/4/17	1/5/17	443.01	1738	SB	2 lot/2 new homes subdivision	
Totals	8								4

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

Performance Guarantees
Received During the Month
January 2017

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
MO-155	Regency at Monroe Phase 9	Spotswood-Eng.Rd (#613)	$ 3,134.00	80	-	44	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EB-SP-299	Irwin School E. Brunswick	Summerhill Road (#613)	$ 21,439.00	130	-	80	-	-	-	-	-	1	-	-	4	-	-	78	-	-
Total:	**2**	**2**	**$ 24,573.00**	**210**	**-**	**124**	**-**	**-**	**-**	**-**	**-**	**1**	**-**	**-**	**4**	**-**	**-**	**78**	**-**	**-**
Total:	**2**	**2**	**$ 24,573.00**	**210**	**0**	**124**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**4**	**0**	**0**	**78**	**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

January 2017

Purpose	Current Month 2017	Year To Date 2017	Year To Date 2016
Physical Improvements (Cash Contributions)	$ -	$ -	$ -
*Physical Improvements (Performance Guarantees/Subdivisions)	3,134.00	3,134.00	-
*Physical Improvements (Performance Guarantees/Site Plans)	19,296.00	19,296.00	57,261.60
Downstream Drainage Contributions		-	1,111.00
Subdivision & Site Plan Review Fees	60,246.35	60,246.35	- 46,700.00
Totals	$ 82,676.35	$ 82,676.35	$ 105,072.60