MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
July 2016

The Committee meeting held during the month of **July** acted on 24 development requests. The Committee acted upon 3 extensions, 3 releases of performance guarantees, 3 classifications, 8 approvals, 6 conditional approvals, and 1 withdrawal. 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 6 new dwelling units on a total of 5.42 acres. Of these 3 sketch plats, 1 was determined to require County Planning Board approval and 2 were declared exempt.

Preliminary plats included 2 new residential plats with 89 new lots and 85 new dwelling units on a total of 4.80 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 13.33 acres.

Final plats included 2 new residential plats with 6 new lots and 6 new dwelling units on a total of 1.49 Acres. The Committee reviewed no additional plats which fell under the categories of Commercial, Industrial or Quasi-Public.

There were 9 **Site Plan** applications reviewed by the Committee. Of which, none were found to be exempt from County review and 9 were found to be under County jurisdiction. The combined site plan applications represent 87,064 square feet of additional building area and 142 new parking spaces on a total of 120.40 acres.

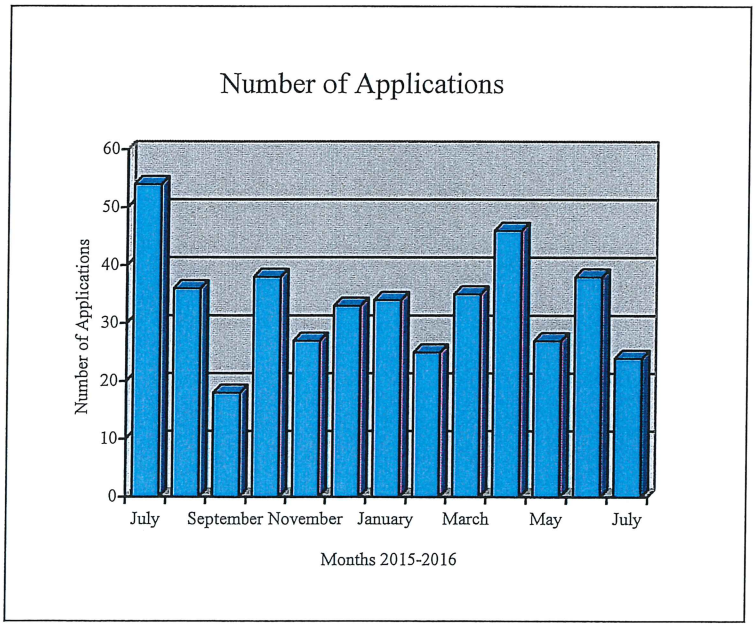

Figure 1

In addition the staff also reviewed 10 **Variance Notices**, of which 10 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
July 2016

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.
PA-S-193	Angelo & Chriselidys Roman	348	23, 24, 25	A	No	0.17	3	2	3	4,442	6	0.00	A	MF		0	0
PI-S-636	JHC, LLC; 1354 Stelton Road	8402	28.03, 31	B	No	3.64	4	2	1	0	0	0.00	C	R/SF	Stelton Road	0	0
WO-S-452	Lee Vetland	450.02	1.02	A	No	1.61	1	2	2	2,000	4	0.00	A	SF		0	0
	Subtotal			**3**		**5.42**	**8**	**6**	**6**	**6,442**	**10**	**0.00**			**1**	**0**	**0**

Exempt Site Plans

	Subtotal			**0**		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**			**0**	**0.00**	**0.00**

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
July 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																	
PI-369	Quick Chek	703	1.04	P	No	13.33	1	2	0	0	0	0.00	A	R	New Brunswick Avenue	0	0
SB-198	Schoolhouse Village	53	2, 3.01, 3.03	P	No	35.57	3	32	30	0	0	16.76	C	SF		0	0
SB-226	East Meadow Estates	94.02	38, 6.06	P	No	22.62	2	57	55	0	0	0.00	A	S		0	0
	Subtotal			**3**		**71.52**	**6**	**91**	**85**	**0**	**0**	**16.76**			**1**	**0**	**0**
Final Plats																	
PL-71	Lincoln Equity Group	104	1.04	F	No	4.80	1	2	0	0	0	0.00	A	MF		0	0
SP-280	Denninger Associates	65 / 66	4.01 / 5, 5.01	F	No	1.49	3	6	6	16,250	16	0.00	A	SF		0	0
	Subtotal			**2**		**6.29**	**4**	**8**	**6**	**16,250**	**16**	**0.00**			**0**	**0**	**0**

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Development Activity
July 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-301	Verizon Wireless; 100 Dutch Road	317.14	9, 17	SP	NO	18.60	2	0	0	0	1	0.00	A	COM		0	0
ED-SP-302	Woodbrook Elementary School	593.09	13-B	SP	No	21.54	1	0	0	26,623	0	0.00	C	SCH		0	0
ED-SP-477	Old Dominion Freight Line, Inc.	22	4-Q-2, 17	SP	No	8.41	2	0	0	0	0	0.00	A	M		0	0
MO-SP-184	Braususa Construction	37	12	SP	No	17.51	1	0	0	47,000	0	0.00	C	ST		0	0
NO-SP-158	T-Mobile, North Brunswick 7	148	111.04	SP	No	13.39	1	0	0	0	0	0.00	A	COM		0	0
PI-SP-347	Quick Check Corporation	703	1.04	SP	No	13.33	1	2	0	5,496	66	0.00	C	R	New Brunswick Avenue	0	0
PL-SP-43	750 College Road	701	13	SP	No	13.79	1	0	0	0	15	0.00	C	O	Scudders Mill Road	0	0
PL-SP-72	The Princeton Abbey and Cemetery	105	2.03	SP	No	12.39	1	0	0	3,402	4	0.00	A	OTH		0	0
WO-SP-662	QuickChek; 1001 U.S. Highway 1	821	8, 10, 12, 14, 24, 26	SP	No	1.44	6	0	0	4,543	56	0.00	C	S		0	0
	Subtotal			**9**		**120.40**	**16**	**2**	**0**	**87,064**	**142**	**0.00**			**2**	**0**	**0**
	Total			**17**		**203.63**	**34**	**107**	**97**	**109,756**	**168**	**16.76**			**4**	**0**	**0**

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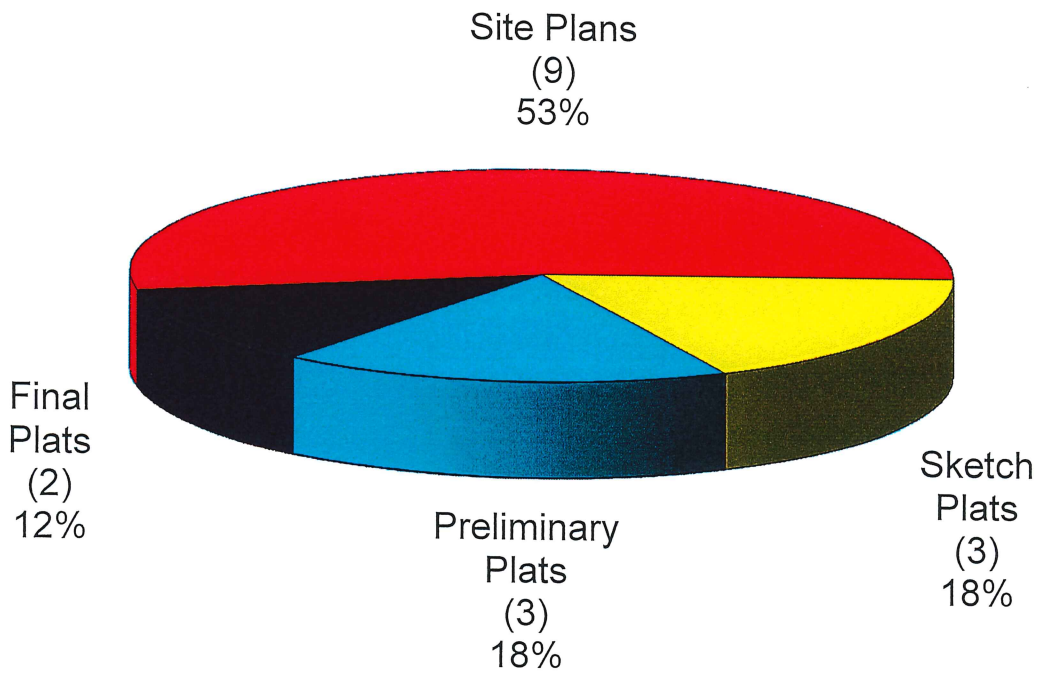
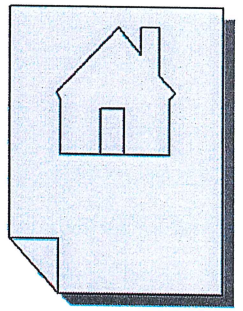
Middlesex County Planning Board
July 2016 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
July 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
Perth Amboy	Angelo & Chriselidys Roman			3	2	3	0.17	A		
Piscataway	JHC, LLC; 1354 Stelton Road	Stelton Road #529	Stelton Road 2-C-117	4	2	1	3.64		B	
Woodbridge	Lee Vetland			1	2	2	1.61	A		
TOTALS										
Current Month	3	1	1	8	6	6	5.42	2	1	0
Year to Date 2016	39	14	11	71	85	75	298.32	25	12	2
Year to Date 2015	42	7	14	76	91	206	162.54	26	16	0



PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
July 2016

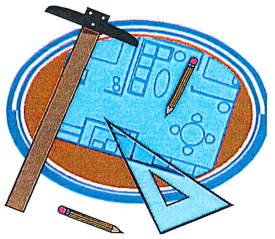
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	2	58.19	5	89	28,480	85	29,821	1.46	16.76	0
Year to Date 2016	5	87.29	11	115	33,064	109	34,884	1.25	16.76	0
Year to Date 2015	7	45.00	16.00	66	29,701	62	31,617	1.38	12.03	1,180
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	2	36.61	5	210	7,594	210	7,594	5.74	0.00	0
COMMERCIAL										
Current Month	1	13.33	1	2	290,327	0	0	0.00	0.00	0
Year to Date 2016	4	99.59	13	63	68,859	68	63,796	0.68	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	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	140.67	0
Year to Date 2016	1	147.92	1	2	3,221,698	0	0	0.00	562.68	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	2	71.46	5	8	389,100	0	0	0.00	0.00	0
TOTALS										
Current Month	3	71.52	6	91	34,235	85	36,652	1.19	157.43	0
Year to Date 2016	12	546.05	29	185	128,573	177	134,384	0.32	579.44	0
Year to Date 2015	14	503.78	37	297	73,888	272	80,679	0.54	12.03	1,180

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
July 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	1.49	3	6	10,817	6	10,817	4.03	12.03	0
Year to Date 2016	8	66.49	14	61	47,480	55	52,660	0.83	65.63	0
Year to Date 2015	4	137.39	13	75	79,796	70	85,496	0.51	25.98	0
MULTI-FAMILY										
Current Month	1	4.80	1	2	104,544	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	2	43.98	3	27	70,954	418	4,583	9.50	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	2	97.61	9	6	708,649	67	63,461	0.69	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	0	0.00	0	0	0	0	0	0.00	0.00	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	2	6.29	4	8	34,249	6	45,665	0.95	12.03	0
Year to Date 2016	22	511.07	26	266	83,693	244	91,239	0.48	103.30	0
Year to Date 2015	11	662.90	30	116	248,930	555	52,029	0.57	25.98	0

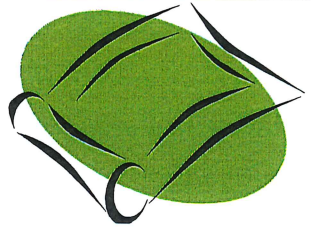
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
July 2016

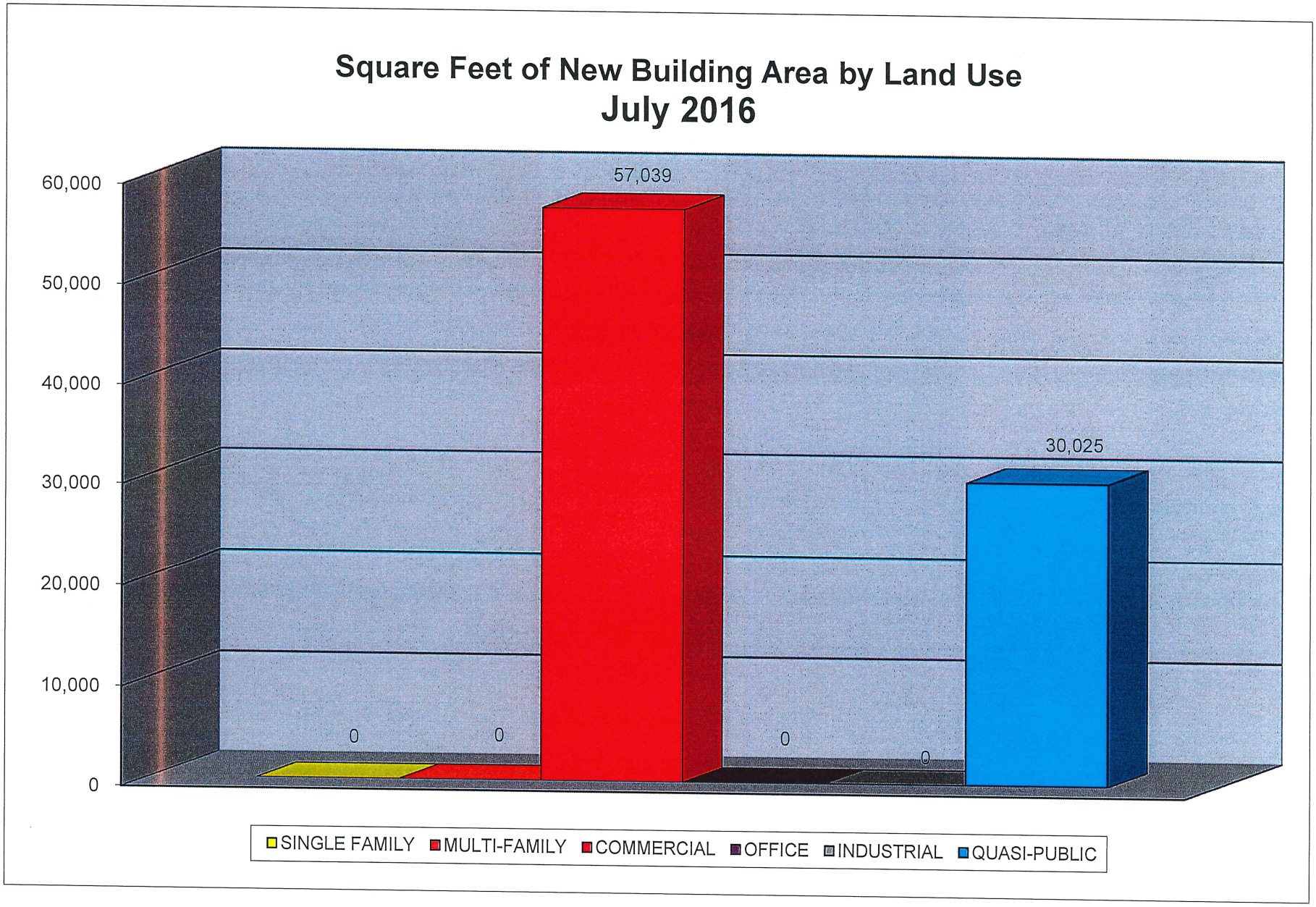
Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces	Additional Driveways On County Roads
SINGLE FAMILY						
Current Month	0	0.00	0	0	0	0
Year to Date 2016	0	0.00	0	0	0	0
Year to Date 2015	0	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	0	0.00	0	0	0	0
Year to Date 2016	6	148.47	605	336,682	1,655	2
Year to Date 2015	14	107.18	422	355,649	839	0
COMMERCIAL						
Current Month	3	32.28	0	57,039	122	0
Year to Date 2016	37	239.76	183	842,639	2,147	9
Year to Date 2015	26	328.84	176	856,383	3,191	2
OFFICE						
Current Month	1	13.79	0	0	15	0
Year to Date 2016	9	75.80	6	28,006	667	1
Year to Date 2015	17	228.75	26	877,155	2,374	1
INDUSTRIAL						
Current Month	1	8.41	0	0	0	0
Year to Date 2016	15	604.10	1	2,870,898	2,367	1
Year to Date 2015	24	1,085.30	0	5,503,669	4,551	0
QUASI-PUBLIC						
Current Month	4	65.92	0	30,025	5	0
Year to Date 2016	16	295.30	1	68,570	313	0
Year to Date 2015	17	129.11	3	125,185	778	2
TOTALS						
Current Month	9	120.40	0	87,064	142	0
Year to Date 2016	83	1,363.43	796	4,146,795	7,149	13
Year to Date 2015	98	1,879.18	627	7,718,041	11,733	5



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
July 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	4	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	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	4	10.85	0	818,975	61
Year to Date 2015	9	281.07	0	212,094	198
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	0	0.00	0	0	0
Year to Date 2016	1	2.77	0	66,337	24
Year to Date 2015	2	58.88	0	0	869
QUASI-PUBLIC					
Current Month	0	0.00	0	0	0
Year to Date 2016	9	305.71	0	99,773	37
Year to Date 2015	0	0.00	0	0	0
TOTALS					
Current Month	0	0.00	0	0	0
Year to Date 2016	17	321.24	67	1,017,297	227
Year to Date 2015	17	346.70	116	330,294	1,342



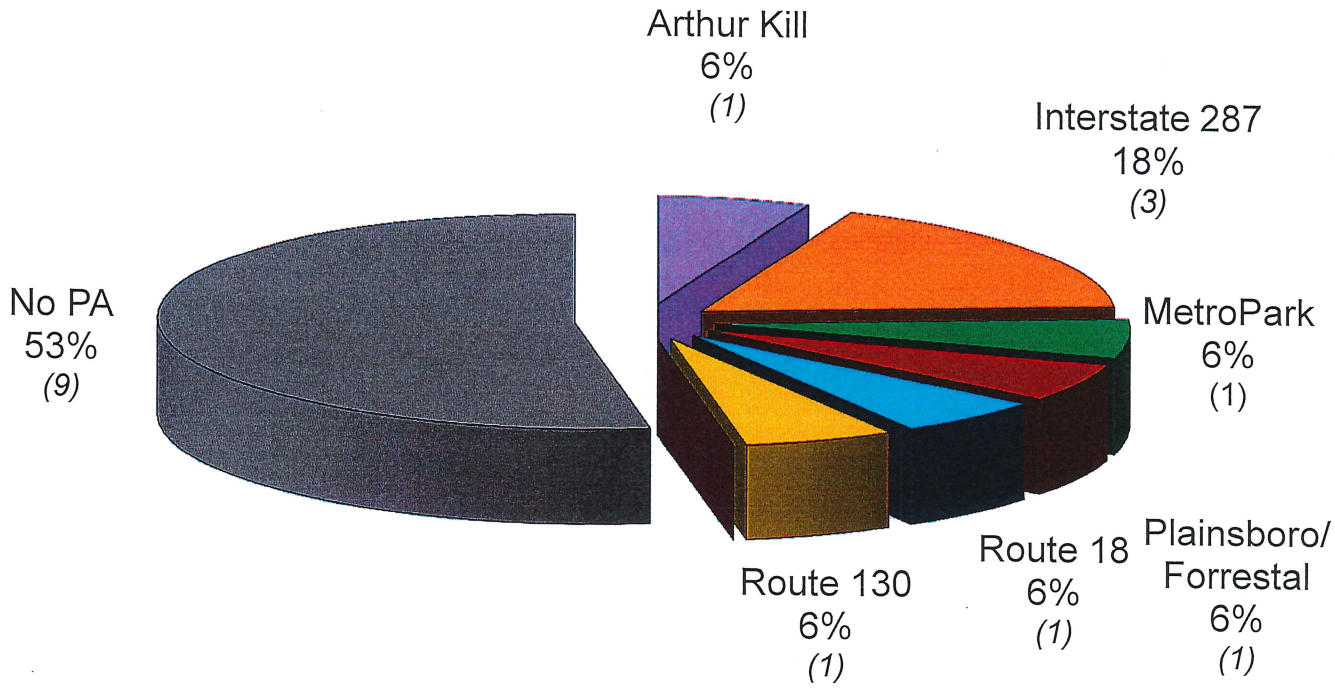

Square Feet of New Building Area by Land Use
July 2016
60,000
50,000
40,000
30,000
20,000
10,000
0
57,039
30,025
0
0
0
0
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY STRATEGIC PLANNING AREAS
July 2016

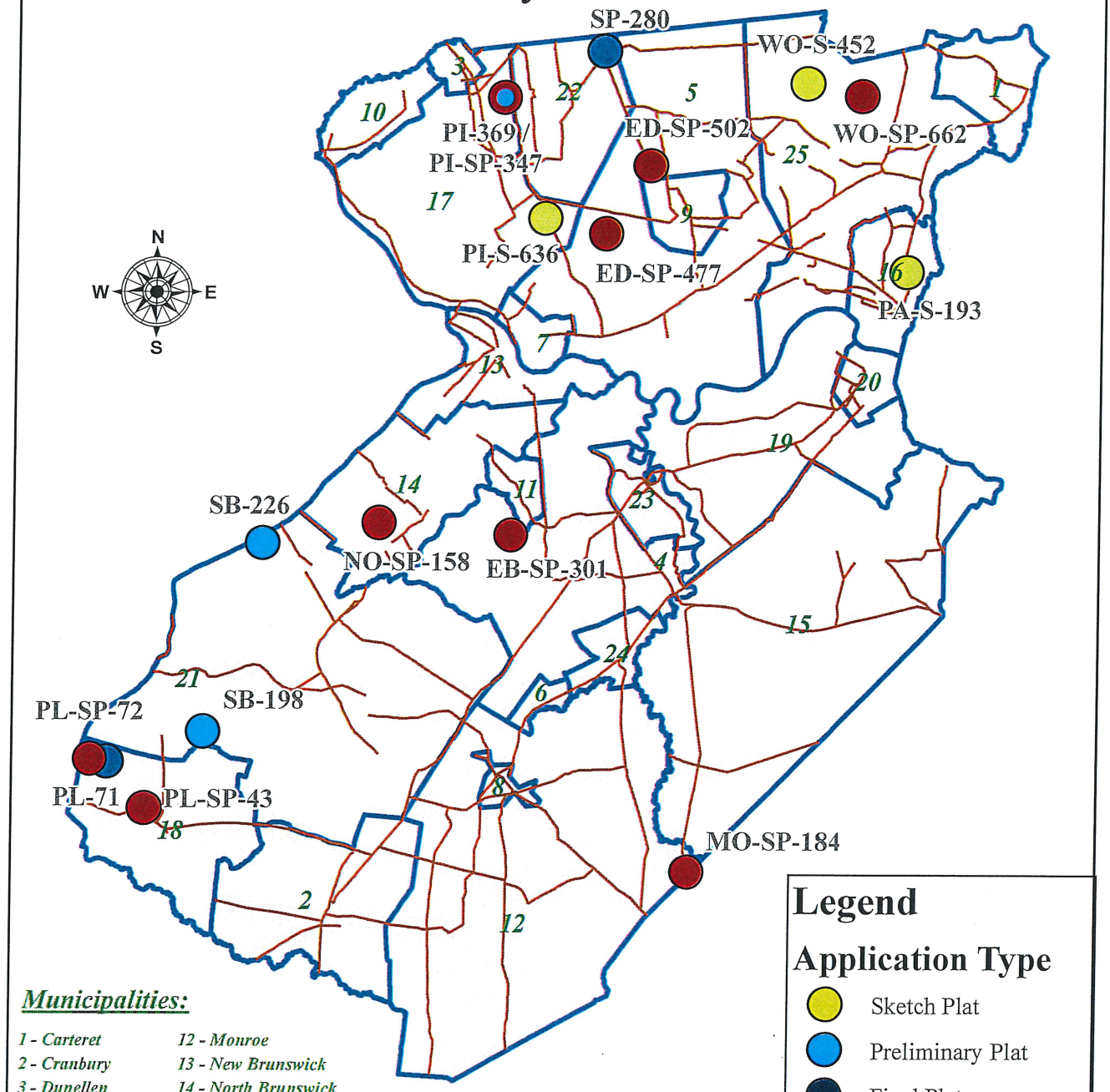
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	1	0.17	3	4,442	6	0.00	0
Year to Date 2016	25	607.83	32	1,116,228	673	281.90	1
Year to Date 2015	24	379.57	232	1,161,031	887	0.00	0
Interstate 287							
Current Month	3	33.59	1	26,623	0	0.00	0
Year to Date 2016	25	314.25	136	1,206,446	1,286	17.91	6
Year to Date 2015	46	1,441.30	355	3,401,831	30,690	7.50	8
MetroPark							
Current Month	1	1.44	0	4,543	56	0.00	0
Year to Date 2016	15	38.21	182	145,235	778	0.00	2
Year to Date 2015	15	118.05	79	1,209,301	2,620	0.00	0
Plainsboro/Forrestal							
Current Month	1	4.80	0	0	0	0.00	0
Year to Date 2016	3	38.67	0	0	0	0.00	0
Year to Date 2015	11	186.60	406	702,507	1,846	0.00	0
Route 18							
Current Month	1	17.51	0	47,000	0	0.00	0
Year to Date 2016	25	274.72	52	511,786	1,628	37.67	1
Year to Date 2015	20	70.07	19	145,032	895	0.00	5
Route 130							
Current Month	1	13.39	0	0	0	0.00	0
Year to Date 2016	10	535.69	4	84,640	116	0.00	2
Year to Date 2015	0	0.00	0	0	0	0.00	0
Turnpike Exit 8A							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2016	13	469.54	134	2,022,607	1,414	0.00	2
Year to Date 2015	12	672.75	105	1,348,348	2,347	88.00	0
No PA							
Current Month	9	132.73	93	27,148	106	16.76	0
Year to Date 2016	65	1,109.84	931	416,015	2,117	93.94	8
Year to Date 2015	59	437.68	807	1,032,603	2,745	24.38	4

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

Planning Areas
July 2016 Applications



Development Review Comittee
Location of Reviewed Applications
Middlesex County Planning Board
July 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

0 1 2 3 4 5 Miles

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
July 2016

Municipality	Title	Date of Receipt	Date of Hearing	Date of Letter	Block	Lot #	* Type of App.	Purpose of Application	County Road Name
Old Bridge	Edward & Eileen Del Rosso	7/1/16	7/12/16	7/5/16	11238	13	SB	2Lot subdivision-25 ft driveway	Amboy Road
Perth Amboy	Ali Rada	7/5/16	7/14/16	7/5/16	249	2	SP	Mixed use bldg-retail & 4 apts	State St.
Plainsboro	Riverview @ Princeton LLC	7/12/16	7/18/16	7/12/16	1703	3.01	O	Concept plan for retirement com.	
South Amboy	James Joe One LLC	7/11/16	7/20/16	7/15/16	161.02	20,22	SP	Raise 2 Apartment buildings etc.	
South Brunswick	David & Paula Sculley	7/11/16	7/20/16	7/12/16	97	10.15, 10.	SB	Minor sub For access driveway	
South Brunswick	Robert J. Longo	7/11/16	7/20/16	7/12/16	6	35.1	SP	5000 sf office/2100 sf car facility	
South Brunswick	Syed Ashraf	7/1/16	7/6/16	7/11/16	84.03	37	SB	Minor Sub-2 single family lots	
South Brunswick	W & D LLP	7/11/16	7/20/16	7/12/16	96	15.011	SP	12348 sf two story office bldg.	
South River	Whitehead Real Estate Holds	7/5/16	7/19/16	7/5/16	302	5.01	SP	Remove patio-widen driveway	Whitehead Av.
Woodbridge	Cedar Meadows Housing	7/26/16	7/27/16	7/26/16	908.01	10	SP	4 Story/100 unit aff. housing	Rahway Av.
Totals	10								4

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

Performance Guarantees
Received During the Month
July 2016

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
NO-SP-111	QuickChek	How Lane (#680)	$ 28,888.00	348	338	505	-	-	-	-	-	1	1	5	4	-	-	4,300	-	-
PL-SP-80	Sharbell Building Co.	Scudders Mill Road (#614)	$ 31,759.00	183	127	405	-	-	-	-	-	1	-	1	2	-	-	-	-	-
SP-SP-321	DC Hospitality	Hamilton Blvd (#603)	$ 10,516.00	180	95	254	-	-	-	-	-	-	-	-	2	-	-	-	-	-
WO-SP-652	302 Main Street	Main Street (#514)	$ 6,075.00	70	16	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total:	**4**	**4**	**$ 77,238.00**	**781**	**576**	**1,208**	**-**	**-**	**-**	**-**	**-**	**2**	**1**	**6**	**8**	**-**	**-**	**4,300**	**-**	**-**
Total:	**26**	**26**	**$ 2,348,491.42**	**6,836**	**11,537**	**5,603**	**145**	**1,241**	**0**	**1,268**	**1**	**15**	**5**	**28**	**58**	**10,150**	**0**	**38,027**	**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

July 2016

Purpose	Current Month 2016	Year To Date 2016	Year To Date 2015
Physical Improvements (Cash Contributions)	$ -	$ -	$ 4,426.00
*Physical Improvements (Performance Guarantees/Subdivisions)	-	147,348.00	33,068.00
*Physical Improvements (Performance Guarantees/Site Plans)	77,238.00	2,348,491.42	129,041.70
Downstream Drainage Contributions	-	2,295.00	4,004.00
Subdivision & Site Plan Review Fees	84,128.70	319,522.68	- 348,793.76
Totals	$ 161,366.70	$ 2,817,657.10	$ 519,333.46