MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
July 2017

The Committee meeting held during the month of **July 2017** acted on 26 development requests. The Committee acted upon 3 Release of Performance Guarantees, 5 classifications, 7 approvals, 11 conditional approvals 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 5 **Sketch plat** classifications contained 13 new lots with 13 new dwelling units on a total of 25.14 acres. Of these 5 sketch plats, 3 were determined to require County Planning Board approval and 2 were declared exempt.

Preliminary plats included 1 residential plat with 3 new lots and 2 new dwelling units on a total of 2.50 Acres.

Final plats included 1 residential plat with 3 new lots and 2 new dwelling units on a total of 2.50 Acres

There were 16 **Site Plan** applications reviewed by the Committee. Of which, 2 were found to be exempt from County review and 14 were found to be under County jurisdiction. The combined site plan applications represent 341,232 square feet of additional building area, 1,588 new parking spaces and 468 new Dwelling Unit on a total of 169.86 acres.

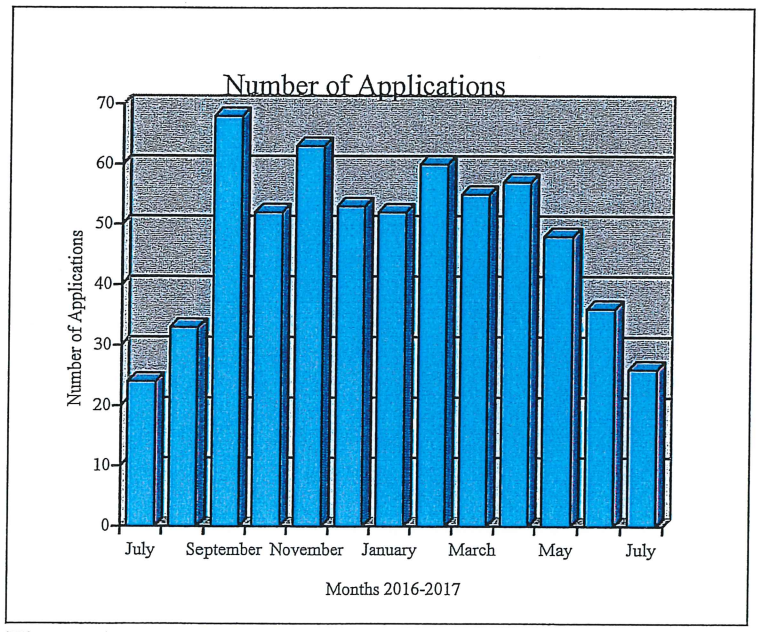

Figure 1

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.

Development Activity
July 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																	
ED-S-993	940 Beatrice Parkway	916	7,8	A	No	0.46	2	2	2	7,203	8	0.00	A	SF		0	0
MO-S-495	Sebastian Russo	9	1,17	B	No	23.42	2	2	2	0	0	0.00	A	SF		0	0
PA-S-195	Bienvenido Marte 165 Pulaski Ave.	359	53, 54, 55	A	No	0.17	3	2	2	4,181	2	0.00	A	SF		0	0
WO-S-1093	687 Ford Avenue & 109 Mason St.	351.01	81, 82	B	No	0.46	2	4	4	5,000	4	0.00	A	SF		0	0
WO-S-1094	Jamie Gordon 71 Izola Avenue	157	108	A	No	0.90	1	3	3	7,363	0	0.00	A	SF		0	0
	Subtotal			**5**		**25.41**	**10**	**13**	**13**	**23,747**	**14**	**0.00**			**0**	**0**	**0**
Exempt Site Plans																	
WO-EX-368	Verizon 1077 US Highway 1	786.01	6	EX	No	3.38	1	0	0	187	0	0.00	A	COM		0	0
WO-SP-579	705 St. Georges Avenue	406	4.06	EX	No	0.65	3	0	16	3,758	32	0.00	A	MF		0	0
	Subtotal			**2**		**4.03**	**4**	**0**	**16**	**3,945**	**32**	**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
July 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																	
PI-371	17A and 19 Maplehurst Lane	3610	2.01, 4.01	P	No	2.50	2	3	2	5,720	6	0.00	A	SF		0	0
	Subtotal			**1**		**2.50**	**2**	**3**	**2**	**5,720**	**6**	**0.00**			**0**	**0**	**0**
Final Plats																	
PI-371	17A and 19 Maplehurst Lane	3610	2.01, 4.01	F	No	2.50	2	3	2	5,720	6	0.00	A	SF		0	0
	Subtotal			**1**		**2.50**	**2**	**3**	**2**	**5,720**	**6**	**0.00**			**0**	**0**	**0**

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Development Activity
July 2017

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Site Plans																	
CA-SP-145	Carteret Performing Arts Center	6501	18	SP	No	0.71	5	0	0	25,106	534	0.00	C	REC	Washington Avenue	0	0
EB-SP-306	QuickChek	6.02	11.02	SP	No	1.83	3	0	0	5,496	50	0.00	C	R		0	0
ED-SP-515	333 & 343 Thomall Street	676	2.A3, 6	SP	No	7.87	2	0	0	3,936	0	0.00	C	O	Thornall Street	0	0
ED-SP-516	125 Jackson Avenue	795	20.A, 21	SP	No	5.83	2	0	0	0	0	0.00	A	W		0	0
ED-SP-517	Metroplex Freezer Bldg. Addition	199.A	32.C5	SP	No	12.02	1	0	0	7,260	53	0.00	A	W		0	0
MO-SP-232	Icon Dance Studio	8	2.09	SP	No	7.00	1	0	0	15,400	60	0.00	C	S	Perrineville Road	0	0
MX-SP-82	Renewal, LLC	349	10.01	SP	No	2.94	3	1	200	55,453	209	0.00	C	MF	Lincoln Blvd	0	0
NB-SP-218	Tacoria Restaurant	49	29	SP	No	0.10	1	0	0	0	0	0.00	C	R	Easton Avenue	0	0
OB-SP-290	Avalon Old Bridge	17000	28.112	SP	No	101.13	3	0	252	153,013	564	0.00	C	MF		0	0
OB-SP-291	Lancha Construction Corporation	23000	2	SP	No	2.16	1	0	0	1,200	11	0.00	C	ST	Old Bridge - Englishtown Rd.	0	0
SP-SP-328	JP Express	308	41	SP	No	7.13	1	0	0	18,400	67	0.00	C	M		0	0
SP-SP-329	50 Cragwood Rd	528.01	45.01	SP	No	15.09	1	0	0	50,223	0	0.00	A	OTH		0	0
SY-SP-207	Aco Arsov	6017.11	5 / 5	SP	No	1.20	2	0	0	1,800	4	0.00	C	ST	Bordentown Amboy Turnpike	0	0
WO-SP-669	Burger King	31.08	5	SP	No	0.82	1	0	0	0	4	0.00	C	S	New Brunswick Avenue	0	0
	Subtotal			**14**		**165.83**	**27**	**1**	**452**	**337,287**	**1,556**	**0.00**			**8**	**0**	**0**
	Total			**23**		**200.27**	**45**	**20**	**485**	**376,419**	**1,614**	**0.00**			**8**	**0**	**0**

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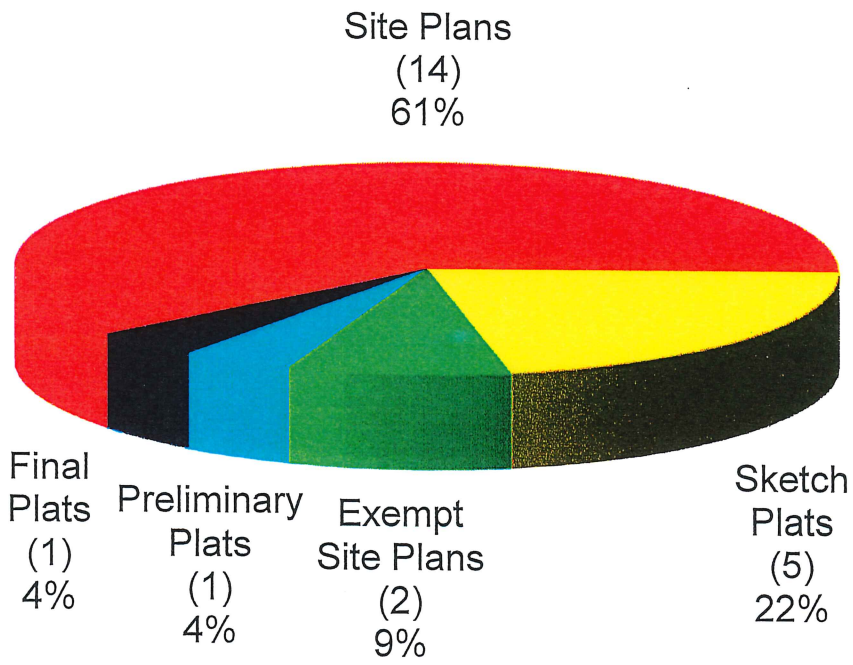
Middlesex County Planning Board
July 2017 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
July 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	940 Beatrice Parkway			2	2	2	0.46	A		
Monroe	Sebastian Russo		Jamesburg-Perrineville Road 5-C-123	2	2	2	23.42		B	
Perth Amboy	Bienvenido Marte 165 Pulaski Avenue			3	2	2	0.17	A		
Woodbridge	687 Ford Avenue & 109 Mason Street		Lafayette Avenue 1-C-95	2	4	4	0.46		B	
Woodbridge	Jamie Gordon 71 Izola Avenue			1	3	3	0.90	A		
TOTALS										
Current Month	5	0	2	10	13	13	25.41	3	2	0
Year to Date 2017	41	5	7	70	91	469	493.23	28	10	3
Year to Date 2016	39	14	11	71	85	75	298.32	25	12	2

PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
July 2017

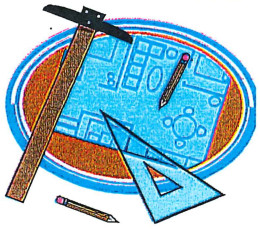
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	1	2.50	2	3	36,300	2	54,450	0.80	0.00	0
Year to Date 2017	1	2.50	2	3	36,300	2	54,450	0.80	0.00	0
Year to Date 2016	5	87.29	11	115	33,064	109	34,884	1.25	16.76	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	3	202.61	8	101	87,383	417	21,165	2.06	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	4	99.59	13	63	68,859	68	63,796	0.68	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	2	122.68	3	3	1,781,314	0	0	0.00	50.00	0
Year to Date 2016	1	147.92	1	2	3,221,698	0	0	0.00	562.68	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	2.50	2	3	36,300	2	54,450	0.80	10.00	0
Year to Date 2017	7	424.25	16	110	168,003	419	44,106	0.99	50.00	0
Year to Date 2016	12	546.05	29	185	128,573	177	134,384	0.32	579.44	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
July 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	1	2.50	2	3	36,300	2	54,450	0.80	0.00	0
Year to Date 2017	39	571.93	22	421	59,176	169	147,416	0.30	0.00	0
Year to Date 2016	8	66.49	14	61	47,480	55	52,660	0.83	65.63	0
MULTIFAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	3	54.72	3	54	44,141	104	22,919	1.90	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	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	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	2	167.30	2	2	3,643,794	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	1	24.43	1	2	532,085	0	0	0.00	0.00	0
TOTALS										
Current Month	1	2.50	2	3	36,300	2	54,450	0.80	0.00	0
Year to Date 2017	45	890.41	30	480	80,805	273	142,074	0.31	0.00	0
Year to Date 2016	22	511.07	26	266	83,693	244	91,239	0.48	103.30	0

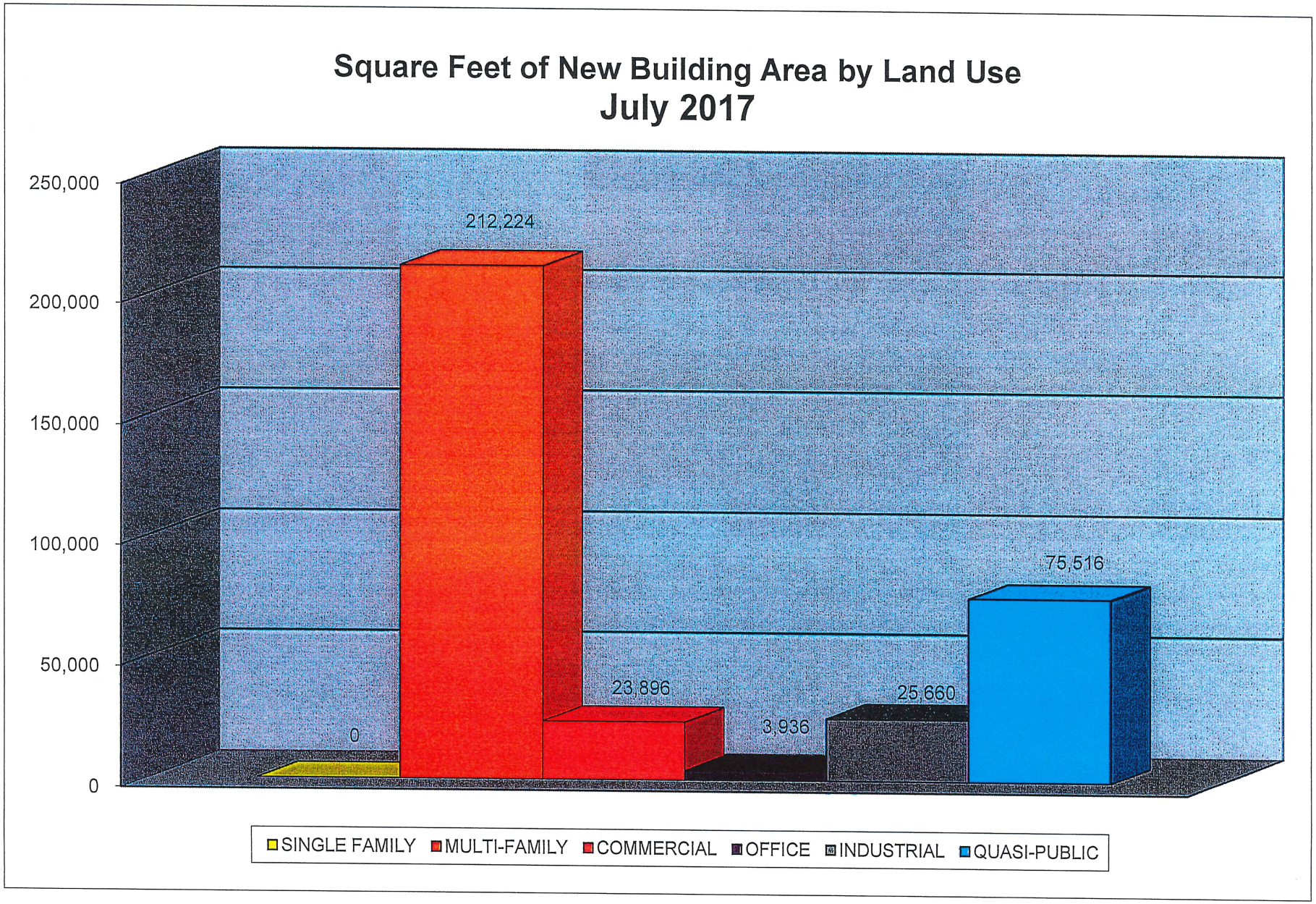
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
July 2017

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	2	104.07	452	208,466	773	0
Year to Date 2017	18	386.18	2,510	1,152,297	3,179	1
Year to Date 2016	6	148.47	605	336,682	1,655	2
COMMERCIAL				0		
Current Month	6	13.11	0	23,896	129	0
Year to Date 2017	28	141.53	3	604,158	2,125	0
Year to Date 2016	37	239.76	183	842,639	2,147	9
OFFICE						
Current Month	1	7.87	0	3,936	0	0
Year to Date 2017	11	49.67	441	832,701	1,902	0
Year to Date 2016	9	75.80	6	28,006	667	1
INDUSTRIAL						
Current Month	3	24.98	0	25,660	120	0
Year to Date 2017	21	707.90	119	3,999,981	2,153	2
Year to Date 2016	15	604.10	1	2,870,898	2,367	1
QUASI-PUBLIC						
Current Month	2	15.80	0	75,329	534	0
Year to Date 2017	8	167.51	0	126,421	645	0
Year to Date 2016	16	295.30	1	68,570	313	0
TOTALS						
Current Month	14	165.83	452	337,287	1,556	0
Year to Date 2017	86	1,452.79	3,073	6,715,558	10,004	3
Year to Date 2016	83	1,363.43	796	4,146,795	7,149	13



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
July 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	4	0.00	0	0	0
MULTI-FAMILY					
Current Month	1	0.65	16	3,758	32
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	4	3.00	14	22,706	165
Year to Date 2016	4	10.85	0	818,975	61
OFFICE					
Current Month	0	0.00	0	0	0
Year to Date 2017	1	0.30	0	0	7
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	1	2.77	0	66,337	24
QUASI-PUBLIC					
Current Month	1	3.38	0	187	0
Year to Date 2017	6	11.19	0	187	49
Year to Date 2016	9	305.71	0	99,773	37
TOTALS					
Current Month	2	4.03	16	3,945	32
Year to Date 2017	16	69.79	542	467,377	1,271
Year to Date 2016	17	321.24	67	1,017,297	227

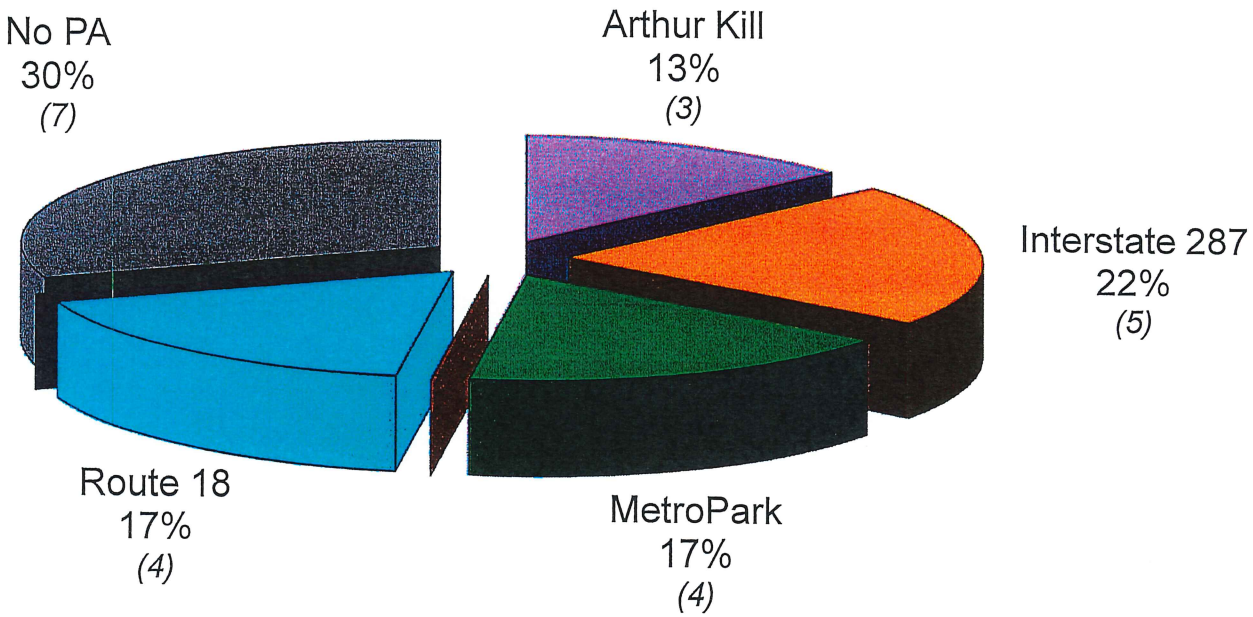

Square Feet of New Building Area by Land Use
July 2017
250,000
200,000
150,000
100,000
50,000
0
0
212,224
23,896
3,936
25,660
75,516
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
July 2017

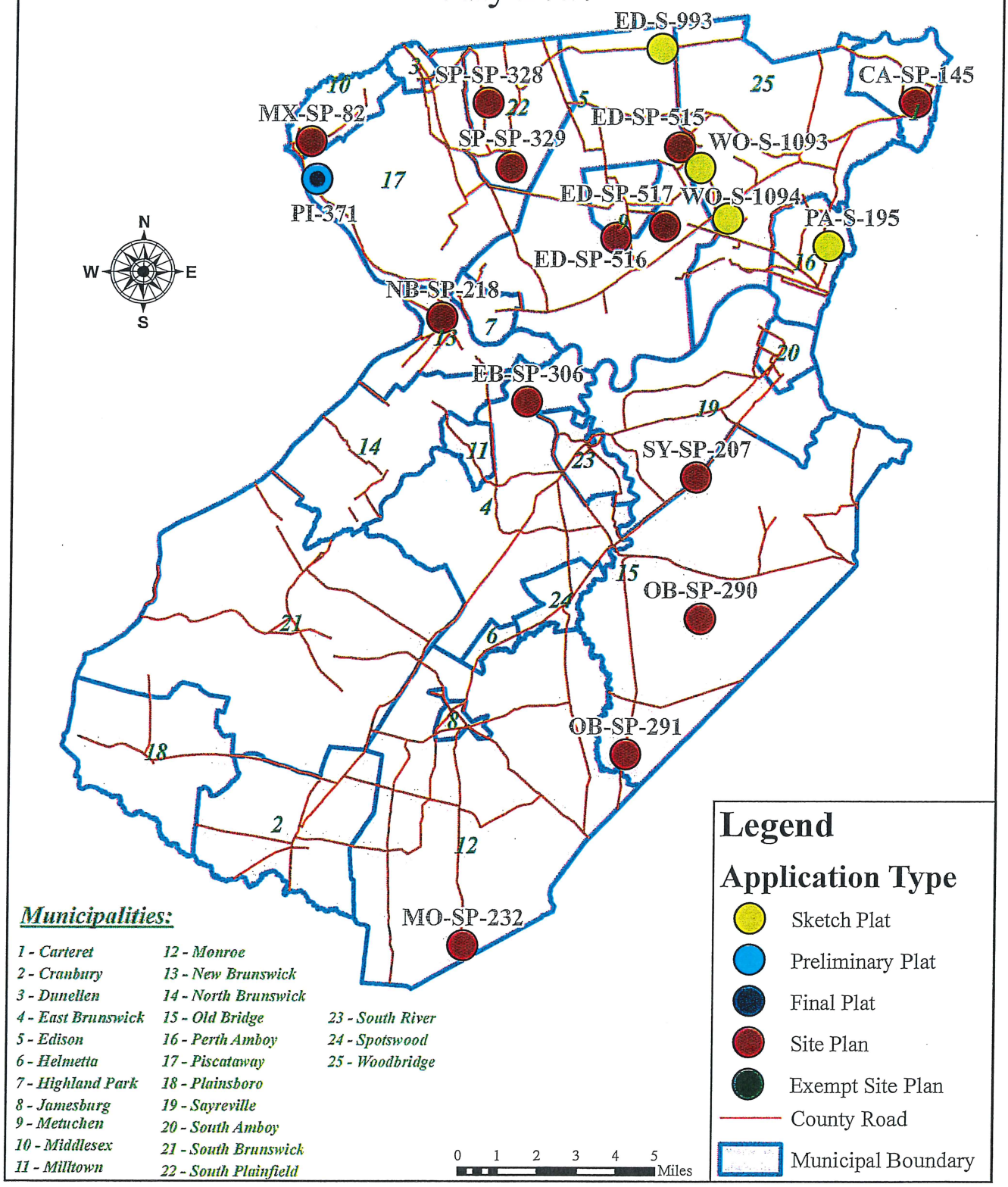
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	3	1.70	2	29,287	540	0.00	0
Year to Date 2017	16	51.79	72	448,896	870	0.00	0
Year to Date 2016	25	607.83	32	1,116,228	673	281.90	1
Interstate 287							
Current Month	5	27.09	204	92,553	341	0.00	0
Year to Date 2017	38	317.45	626	742,138	2,132	0.00	0
Year to Date 2016	25	314.25	136	1,206,446	1,286	17.91	6
MetroPark							
Current Month	4	17.54	4	9,123	4	0.00	0
Year to Date 2017	20	112.54	1,061	989,498	2,982	0.00	0
Year to Date 2016	15	38.21	182	145,235	778	0.00	2
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	3	38.67	0	0	0	0.00	0
Route 18							
Current Month	4	106.32	252	161,509	629	0.00	0
Year to Date 2017	50	1,119.08	404	563,364	1,592	0.00	1
Year to Date 2016	25	274.72	52	511,786	1,628	37.67	1
Route 130							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2017	7	44.26	5	617,432	558	10.00	0
Year to Date 2016	10	535.69	4	84,640	116	0.00	2
Turnpike Exit 8A							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2017	14	847.81	139	3,022,444	1,406	0.00	0
Year to Date 2016	13	469.54	134	2,022,607	1,414	0.00	2
No PA							
Current Month	7	47.62	23	83,947	100	0.00	0
Year to Date 2017	56	857.96	2,371	1,898,591	3,170	0.00	2
Year to Date 2016	65	1,109.84	931	416,015	2,117	93.94	8

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 2017 Applications



Development Review Committee
Location of Reviewed Applications
Middlesex County Planning Board
July 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 County Planning Board
Land Development Review Committee
Variance Notices
July 2017

Municipality	Title	Date of Receipt	Date of Hearing	Date of Letter	Block	Lot #	* Type of App.	Purpose of Application	County Road Name
Edison	48 River Drive LLC	7/3/17	7/17/17	7/6/17	106	65A,66A	SB	minor subdivision/adjust lot lines	
Edison	Tony & Sons Builders, LLC	7/10/17	7/17/17	7/11/17	260	15-Dec	SB	2lot-2 house subdivision	
Middlesex	Beth & Joe Olechnowicz	6/29/17	7/12/17	6/29/17	123	5-Jan	SB	minor subdivision-new house	
Old Bridge	Amboy Bank-Foxboro Village	6/28/17	7/11/17	6/28/17	16002	2,3,14	SB	minor subdivision	
Plainsboro	DYC DEV.Urban renewal LLC	7/10/17	7/17/17	7/10/17	1701	4-Jan	SP	Install Improvements	Scudders Mill Rd
Plainsboro	IVC PFV Residential, LLC	7/11/17	7/17/17	7/12/17	104	1.03,1.04	SP/SB	Subdivision/SP-Apartment complex	
South River	Darul Arqum School	7/10/17	7/25/17	7/11/17	100	1-Jan	SP	Use portion of school for worship	
Totals	7								1

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

Performance Guarantees
Received During the Month
July 2017

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
ME-SP-149	District at Metuchen Ph. II	Middlesex Avenue (#669)	$90,978.00	193	40	126	-	-	-	145	-	-	1	-	-	-	75	1,898	-	-
NB-SP-8	Frances E. Parker	Easton Avenue (#527)	$53,438.90	411	99	308	-	-	-	-	-	2	-	-	-	500	-	-	-	-
NO-SP-51	Clara Properties, LLC	Old Georges Rd (#695)	$35,683.00	274	52	115	-	-	-	-	-	1	-	-	2	-	-	-	-	-
OB-SP-278	330 Ernston Road	Ernston Road (#673)	$5,676.00	85	19	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SP-SP-127	JSM at South Plainfield	Hamilton Blvd (#603)	$41,088.00	170	150	8	-	-	-	40	-	2	1	-	4	-	20	30	-	-
Total:	**5**	**5**	**$226,863.90**	**1,133**	**360**	**587**	**-**	**-**	**-**	**185**	**-**	**5**	**2**	**-**	**6**	**500**	**95**	**1,928**	**-**	**-**
Total:	**25**	**25**	**$3,801,033.50**	**9,310**	**3,586**	**6,412**	**1,540**	**0**	**0**	**2,666**	**6**	**48**	**7**	**7**	**55**	**1,500**	**248**	**9,103**	**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

July 2017

Purpose	Current Month 2017	Year To Date 2017	Year To Date 2016
Physical Improvements (Cash Contributions)	$ 3,000.00	$ 252,720.00	$ -
(Performance Guarantees/Subdivisions)	-	2,225,474.00	147,348.00
*Physical Improvements (Performance Guarantees/Site Plans)	226,863.90	1,466,517.50	2,348,491.42
Downstream Drainage Contributions	724.00	1,571.00	2,295.00
Subdivision & Site Plan Review Fees	44,361.35	368,778.79	- 319,522.68
Totals	$ 274,949.25	$ 4,315,061.29	$ 2,817,657.10