

**MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
May 2016**

The Committee meeting held during the month of **May** acted on 27 development requests. The Committee acted upon 2 extensions, 2 releases of performance guarantees, 5 classifications, 10 approvals and 8 conditional approvals. Figure 1, below, shows the monthly totals of applications reviewed over the past 13 months for comparison.

The 5 **Sketch plat** classifications contained 12 new lots with 7 new dwelling units on a total of 58.66 acres. Of these 5 sketch plats, 4 were determined to require County Planning Board approval and 1 was declared exempt.

Preliminary plats included 1 new residential plat with 18 new lots and 16 new dwelling units on a total of 9.54 Acres. The Committee reviewed no additional plats which fell under the categories of Commercial, Industrial or Quasi-Public.

Final plats included 3 new residential plats with 33 new lots and 30 new dwelling units on a total of 65.01 Acres. The Committee reviewed no additional plats which fell under the categories of Commercial, Industrial or Quasi-Public.

There were 14 **Site Plan** applications reviewed by the Committee. Of which, 1 was found to be exempt from County review and 13 were found to be under County jurisdiction. The combined site plan applications represent 843,390 square feet of additional building area, 1,003 new parking spaces, and 22 new dwelling units on a total of 228.93 acres.

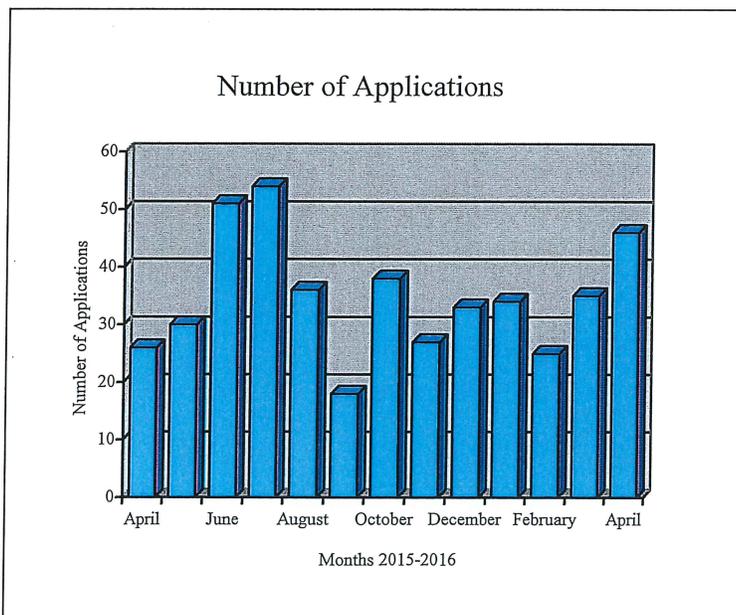


Figure 1

In addition the staff also reviewed 9 **Variance Notices**, of which 9 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
May 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.
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Sketch Plats

MX-S-124	RJT Construction, LLC.	5	8	B	No	4.51	1	3	3	0	6	0.00	A	SF		0	0
MO-S-491	DiPasquale	110	1.03	B	No	6.18	1	2	0	0	0	4.86	A	SF		0	0
MO-S-492	DiPasquale	109.02	3, 4 & 5	B	No	12.66	3	3	3	0	0	11.28	A	SF		0	0
OB-S-406	GSM Recycling	1051	29.12	C	No	6.73	1	2	0	0	30	0.00	A	S		0	0
SB-S-379	Mark Janiec	1	20.02	B	No	28.58	1	2	1	0	0	0.00	C	OTH	Dey Road	0	0
Subtotal				5		58.66	7	12	7	0	36	16.14			1	0	0

Exempt Site Plans

OB-EX-234	GSM Recycling, Inc.	1051	29.12	EX	No	6.73	1	2	0	0	30	0.00	A	S		0	0
Subtotal				1		6.73	1	2	0	0	30	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)evuew, (V)oid, (PG)Release, (DE)Deed Extension, (W)ithdrawal, (REI)jection, (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
May 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.
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Preliminary Plats

EB-248	Timber Road Tract	86.02/86.10	14/63.02	P	No	9.54	2	18	16	0	0	0.00	C	SF		0	0
Subtotal				1		9.54	2	18	16	0	0	0.00			0	0	0

Final Plats

EB-210	The Enclave	133.27	9.10, 9.13	F	No	8.66	2	17	16	0	0	0.00	A	SF	Old Bridge Turnpike	0	0
EB-247	Old Forge Builders	319	10.09	F	No	7.55	1	15	14	0	0	0.00	A	SF	Ryders Lane	0	0
SY-107	La Mer Section 5 Phase 5-5	449	6.55, 11	F	No	48.80	1	1	0	0	0	0.00	A	MF		0	0
Subtotal				3		65.01	4	33	30	0	0	0.00			2	0	0

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**Development Activity
May 2016**

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Site Plans

CA-SP-144	Elks Lodge #2335, 231 - 233 Roosevelt Avenue	301	10, 11	SP	No	0.53	2	0	0	7,456	0	0.00	C	CS	Roosevelt Avenue	0	0	
CR-SP-67	Dunkin Donuts, Cranbury South River Road	6.01	9	SP	No	0.77	1	0	0	1,957	23	0.00	C	R	Cranbury-South River Road	0	0	
EB-SP-157	Middlesex County Vocational and Technical School	131	18.04	SP	No	54.02	1	0	0	0	0	0.00	C	SCH	Summerhill Road	0	0	
ED-SP-308	Revlon Redevelopment Project	124	22.01, 22.02	SP	No	45.49	2	0	0	105	0	0.00	A	W		0	0	
MO-SP-193	Applegarth Distribution Center	41	9.06, 10.02	SP	No	18.14	2	2	0	179,800	136	0.00	C	W	Applegarth Road	1	0	
MO-SP-216	Parker at Monroe	52	4.27, 9, 10, 11	SP	No	13.66	4	0	0	12,600	68	13.99	A	AC		0	0	
NB-SP-214	15 Maple Street	410	14.01	SP	No	0.34	1	1	16	10,337	26	0.00	A	A		0	0	
NO-SP-51	Clara Properties, Georges Road	225	17	SP	No	1.21	1	0	0	8,820	44	0.00	C	R	Old Georges Road	2	0	
OB-SP-146	DCH Auto Group	4185	5.11	SP	No	4.70	1	0	0	39,110	0	0.00	A	S		0	0	
PI-SP-219	IEE Engineering	6003	4	SP	No	13.05	1	0	0	13,820	108	0.00	A	W		0	0	
PI-SP-346	Piscataway Crossing	4401	8.05	SP	No	43.48	1	0	0	564,700	542	17.91	C	W		0	0	
SP-SP-77	Lots 6.01, Block 328, Mastrocola	328	6.01	SP	No	0.50	1	0	6	4,685	26	0.00	C	O/A	Hamilton Boulevard	1	0	
ST-SP-17	85 Main Street, Verizon Wireless	99	2	SP	No	26.31	1	0	0	0	0	0.00	A	C	Main Street	0	0	
Subtotal						13	222.20	19	3	22	843,390	973	31.90			7	4	0
Total						23	362.14	33	68	75	843,390	1,039	48.04			10	4	0

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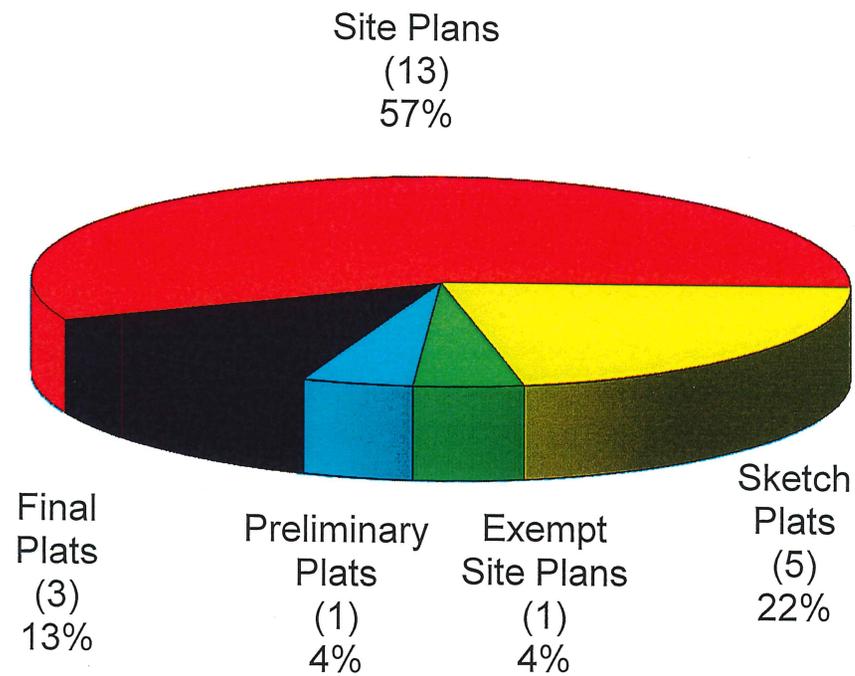
Application Type: (A)Sketch, (B)Sketch, (C)Sketch, (EX)empt, (SP)SitePlan, (P)reliminary, (F)inal

Action Key: (A)pproval, (D)isapproval, (C)onditional, (R)evue, (V)oid, (PG)Release, (DE)Deed Extension, (W)ithdrawal, (RE)jection, (Re)consideration

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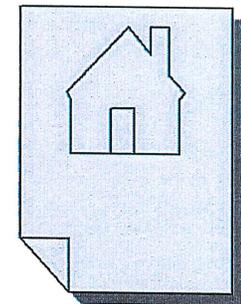
(W)arehouse, (M)anufacturing/Research, (HOS)pital, (WO)rship, (P)ublic Safety, (REC)reation, (CS)Civic Structure, (SCH)ool, (COM)munications *(AR - suffix)Age Restricted

Middlesex County Planning Board May 2016 Applications



**SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
May 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
Middlesex	RJT Construction, LLC		W. Second Street 2-B-300	1	3	3	4.51		B	
Monroe	DiPasquale		Daniel Road 5-B-100	1	2	0	6.18		B	
Monroe	DiPasquale		Old Forge Road 5-B-101	3	3	3	12.66		B	
Old Bridge	GSM Recycling			1	2	0	6.73			C
South Brunswick	Mark Janiec	Dey Road #614	Eiker Road 4-B-75	1	2	1	28.58		B	
TOTALS										
Current Month	5	1	4	7	12	7	58.66	0	4	1
Year to Date 2016	28	11	9	49	63	51	290.86	16	10	2
Year to Date 2015	24	3	8	50	53	179	93.20	15	9	0



**PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
May 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	9.54	2	18	23,087	16	25,973	1.68	0.00	0
Year to Date 2016	3	29.10	6	26	48,754	24	52,816	0.82	0.00	0
Year to Date 2015	4	8.86	8.00	22	17,543	21	18,378	2.37	0.00	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	1	206.45	3	3	2,997,654	0	0	0.00	0.00	0
Year to Date 2015	1	35.20	4	186	8,244	186	8,244	5.28	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2016	3	86.26	12	61	61,598	68	55,257	0.79	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	140.67	0
Year to Date 2016	1	147.92	1	2	3,221,698	0	0	0.00	281.34	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	1	9.54	2	18	23,087	16	25,973	1.68	140.67	0
Year to Date 2016	8	469.73	22	92	222,407	92	222,407	0.20	281.34	0
Year to Date 2015	9	369.77	25	225	71,587	207	77,812	0.56	0.00	0



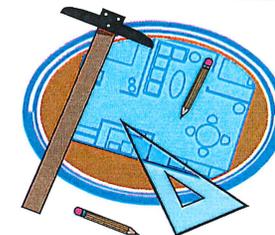
**FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
May 2016**

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	16.21	3	32	22,066	30	23,537	1.85	12.03	0
Year to Date 2016	6	64.54	7	52	54,065	46	61,117	0.71	41.57	0
Year to Date 2015	4	18.41	8	26	30,844	25	32,078	1.36	3.98	0
MULTI-FAMILY										
Current Month	1	48.80	1	1	2,125,728	0	0	0.00	0.00	0
Year to Date 2016	11	386.28	9	199	84,555	189	89,028	0.49	37.67	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	1	1.15	6	2	25,047	67	748	58.26	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	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	3	65.01	4	33	85,813	30	94,395	0.46	12.03	0
Year to Date 2016	18	475.25	17	253	81,826	235	88,093	0.49	79.24	0
Year to Date 2015	6	39.12	15	31	54,970	92	18,522	0.57	3.98	0



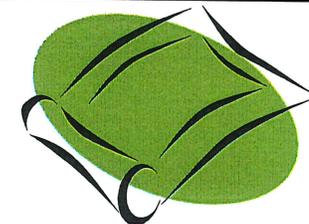
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
May 2016

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	2	14.00	16	22,937	94	0
Year to Date 2016	5	146.17	581	289,512	1,655	2
Year to Date 2015	11	89.15	204	134,997	381	0
COMMERCIAL						
Current Month	3	6.68	0	49,887	67	2
Year to Date 2016	27	190.06	93	720,614	1,860	7
Year to Date 2015	17	114.76	170	479,819	1,722	2
OFFICE						
Current Month	1	0.50	6	4,685	26	1
Year to Date 2016	5	29.47	6	13,354	43	1
Year to Date 2015	8	29.90	26	758,111	2,120	1
INDUSTRIAL						
Current Month	4	120.16	0	758,425	786	1
Year to Date 2016	14	595.69	1	2,870,898	2,367	1
Year to Date 2015	12	670.06	0	2,301,007	2,798	0
QUASI-PUBLIC						
Current Month	3	80.86	0	7,456	0	0
Year to Date 2016	11	147.58	1	24,465	308	0
Year to Date 2015	12	89.20	1	92,299	543	1
TOTALS						
Current Month	13	222.20	22	843,390	973	4
Year to Date 2016	62	1,108.98	682	3,918,843	6,233	11
Year to Date 2015	60	993.07	401	3,766,233	7,564	4

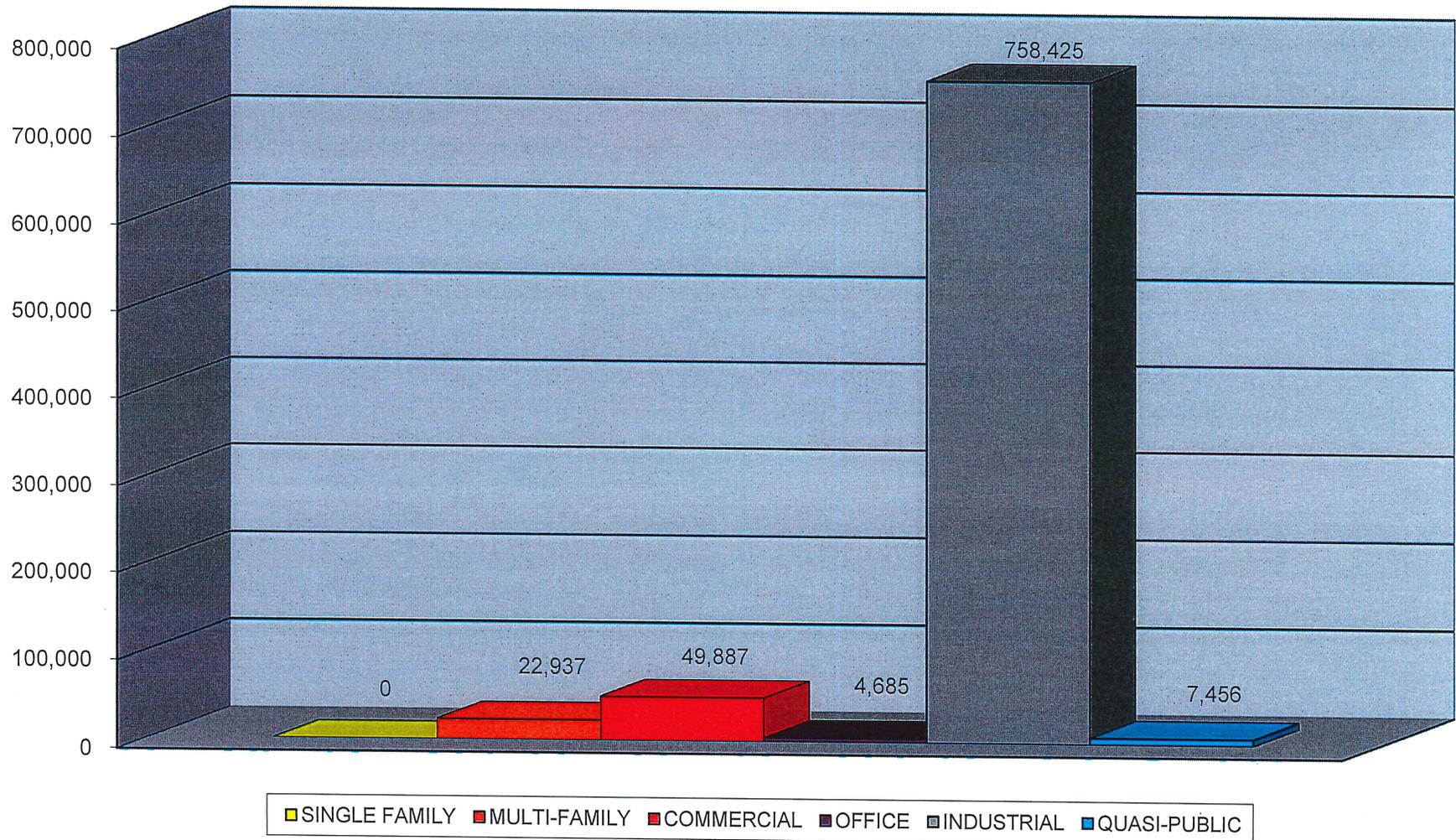


EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
May 2016

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	1	0.87	48	21,115	72
Year to Date 2015	1	0.57	9	6,228	24
COMMERCIAL					
Current Month	1	6.73	0	0	30
Year to Date 2016	4	10.85	0	818,975	61
Year to Date 2015	4	34.11	0	205,094	70
OFFICE					
Current Month	0	0.00	0	0	0
Year to Date 2016	1	0.50	0	4,276	33
Year to Date 2015	1	0.21	0	2,142	9
INDUSTRIAL					
Current Month	0	0.00	0	0	0
Year to Date 2016	1	2.77	0	66,337	24
Year to Date 2015	0	0.00	0	0	0
QUASI-PUBLIC					
Current Month	0	0.00	0	0	0
Year to Date 2016	6	297.09	0	99,773	37
Year to Date 2015	0	0.00	0	0	0
TOTALS					
Current Month	1	6.73	0	0	30
Year to Date 2016	13	312.08	48	1,010,476	227
Year to Date 2015	6	34.89	9	213,464	103



Square Feet of New Building Area by Land Use May 2016

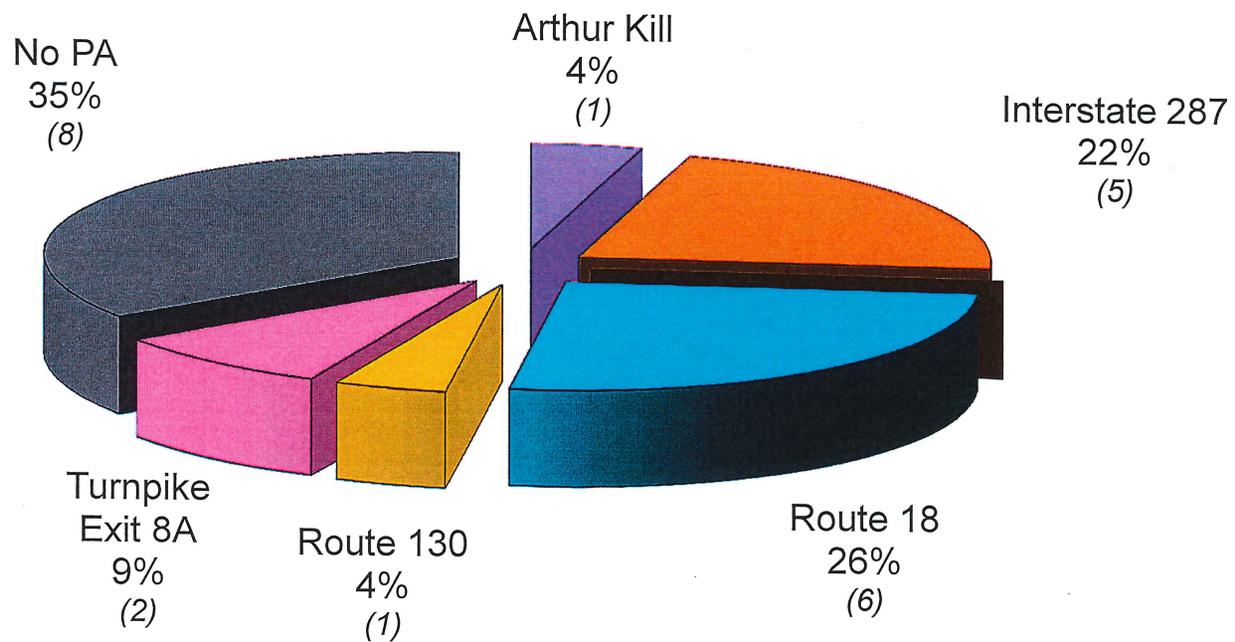


**SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY STRATEGIC PLANNING AREAS
May 2016**

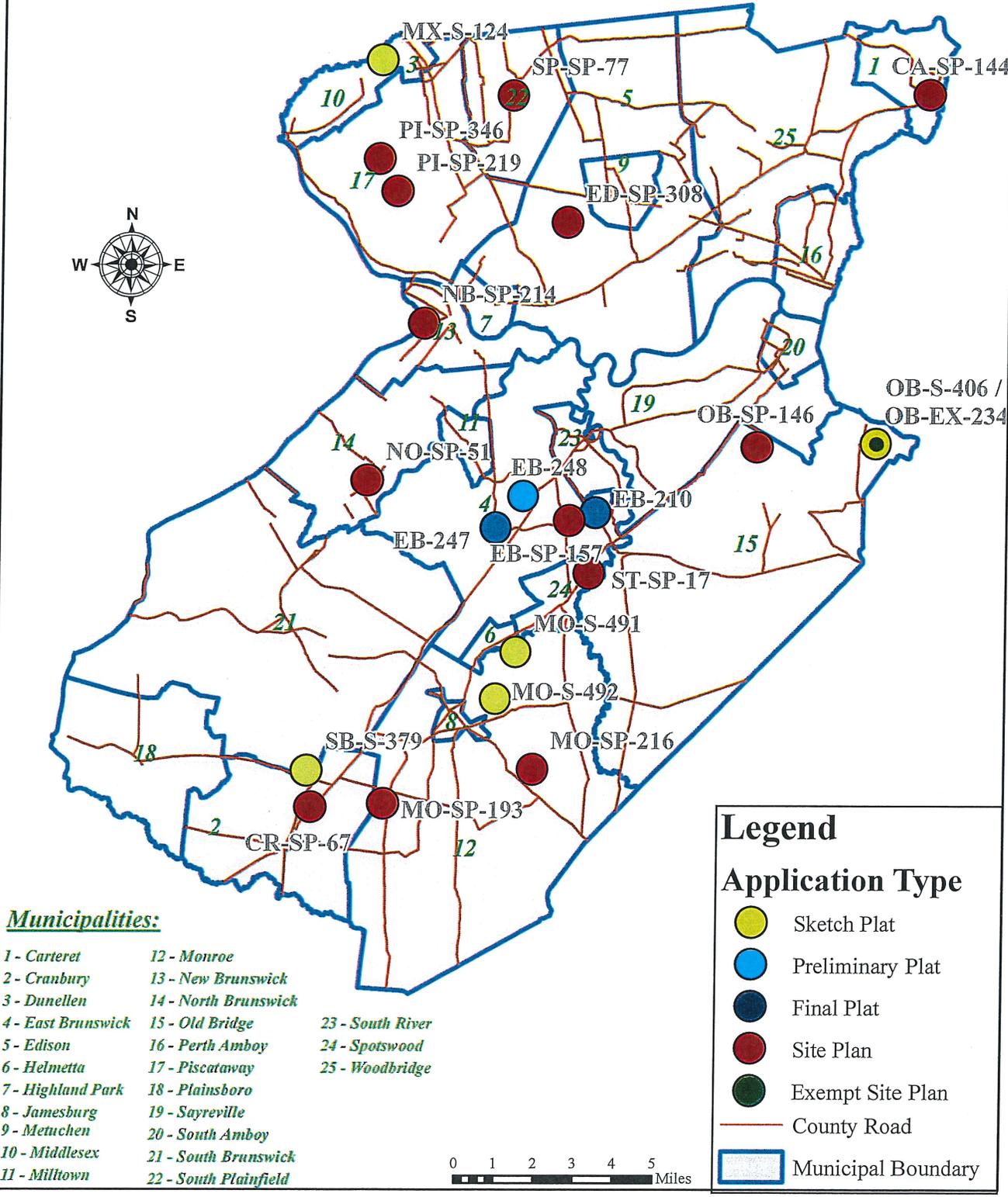
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	1	0.53	0	7,456	0	0.00	0
Year to Date 2016	17	599.64	9	1,078,942	619	281.90	1
Year to Date 2015	13	62.00	165	804,710	465	0.00	0
Interstate 287							
Current Month	5	107.03	9	583,310	682	17.91	1
Year to Date 2016	18	276.01	33	1,123,796	1,238	17.91	4
Year to Date 2015	25	312.72	349	220,111	27,330	0.00	8
MetroPark							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2016	7	4.07	56	37,494	106	0.00	0
Year to Date 2015	11	107.41	77	1,203,845	2,453	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	6	53.22	8	53,753	115	0.00	0
Route 18							
Current Month	6	107.15	16	39,110	60	0.00	0
Year to Date 2016	22	254.11	52	463,186	1,588	37.67	1
Year to Date 2015	11	41.31	16	20,181	200	0.00	4
Route 130							
Current Month	1	1.21	0	8,820	44	0.00	2
Year to Date 2016	7	471.84	2	84,640	112	0.00	2
Year to Date 2015	0	0.00	0	0	0	0.00	0
Turnpike Exit 8A							
Current Month	2	18.91	0	181,757	159	0.00	1
Year to Date 2016	11	295.46	134	2,007,955	1,373	0.00	2
Year to Date 2015	2	218.67	0	423,530	1,978	0.00	0
No PA							
Current Month	8	127.31	50	22,937	94	30.13	0
Year to Date 2016	48	744.97	831	361,375	1,952	77.18	8
Year to Date 2015	36	305.39	459	623,545	2,070	8.51	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 May 2016 Applications



Development Review Committee Location of Reviewed Applications Middlesex County Planning Board May 2016



Middlesex County Planning Board
 Land Development Review Committee
 Variance Notices
 May 2016

Municipality	Title	Date of Receipt	Date of Hearing	Date of Letter	Block	Lot #	* Type of App.	Purpose of Application	County Road Name
East Brunswick	In The Park Chateau Realty	4/22/16	5/4/16	4/25/16	321.18	38	SP	3500 s.f. Chapel building	Cranbury Rd.
Milltown	M. Hanna/Hanna Contractors	4/25/16	5/3/16	4/26/16	56	5	SP	Changing driveway location	N. Main St.
North Brunswick	Faith Brothers, LLC	5/5/16	5/17/16	5/10/16	90	23	SB	2 Lot/1 new house subdivision	
Perth Amboy	226 New Brunswick Ave	5/5/16	5/12/16	5/6/16	153	6 & 7	SP	Off Street parking	New Brunsw.Av
Perth Amboy	Steven Rosenweig M & M Realty Partners @	5/1/16	5/12/16	5/5/16	188	19.01 etc	SP	Expand parking Lot 103768 SF retail/comm'I-268	New Brunsw.Av So.Washington Avenue
Piscataway	Piscataway	5/18/16	5/26/16	5/18/16	5701	2	SP	condos	
South Brunswick	Robert Gelbard	5/11/16	5/19/16	5/13/16	94.02	6.06,38	SB	Subdivide for 55 dwelling units	
South Brunswick	So. Brunswick Properties LLC	4/25/16	5/4/16	4/26/16	22.01	2.031	SB	Subdivde-create 5 bldg lots	
South River	Original Canal's	4/25/16	5/17/16	4/27/16	391	1.01	SP	Building Add-on,parking,landscap	Old Bridge Tpk
Totals									9 6

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

**Performance Guarantees
Received During the Month
May 2016**

<u>FILE #</u>	<u>APPLICANT</u>	<u>COUNTY ROAD</u>	<u>AMOUNT</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>	<u>17</u>
EB-247	Old Forge Builders	Ryders Lane (#617)	\$ 39,402.00	122	630	206	-	-	-	-	-	-	-	-	-	1,030	-	-	-	-
EB-210	The Enclave at E.B.	Old Bridge Tpke (#527)	\$ 13,380.00	175	180	98	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ED-SP-472	Truman Office Building	Plainfield Avenue (#529)	\$ 10,295.00	50	210	120	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MO-SP-220	The Gateway	Applegarth Road (#619)	\$ 318,473.00	1,285	1,761	938	-	-	-	77	-	2	-	2	9	895	-	-	-	-
Total:	4	4	\$ 381,550.00	1,632	2,781	1,362	-	-	-	77	-	2	-	2	9	1,925	-	-	-	-
Total:	19	19	\$ 2,235,501.42	5,473	10,812	4,075	145	1,241	0	1,268	1	13	4	22	38	10,150	0	33,727	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

May 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)	381,556.00	2,099,048.40	530,049.71
Downstream Drainage Contributions	-	1,947.00	3,599.00
Subdivision & Site Plan Review Fees	25,877.02	198,737.96	237,339.82
Totals	\$ 407,433.02	\$ 2,447,081.36	\$ 808,482.53