MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
October 2017

The Committee meeting held during the month of **October 2017** acted on 24 development requests. The Committee acted upon 2 Releases of Performance Guarantees, 3 classifications, 6 approvals, 5 conditional approvals, 4 extensions, 2 withdrawals, 2 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 4 new lots with 4 new dwelling units on a total of 4.69 acres. Of these 3 sketch plats, 1 was determined to require County Planning Board approval and 2 were declared exempt.

Preliminary plats included 1 plat which fell under the categories of Commercial, Industrial or Quasi-Public with 3 new lots on a total of 390.00 Acres.

Final plats included 2 plats which fell under the categories of Commercial, Industrial or Quasi-Public with 6 new lots on a total of 491.99 Acres

There were 8 **Site Plan** applications reviewed by the Committee. Of which, 2 were found to be exempt from County review and 6 were found to be under County jurisdiction. The combined site plan applications represent 77,802 square feet of additional building area, 476 new parking spaces and 101 new Dwelling Unit on a total of 84.52 acres.

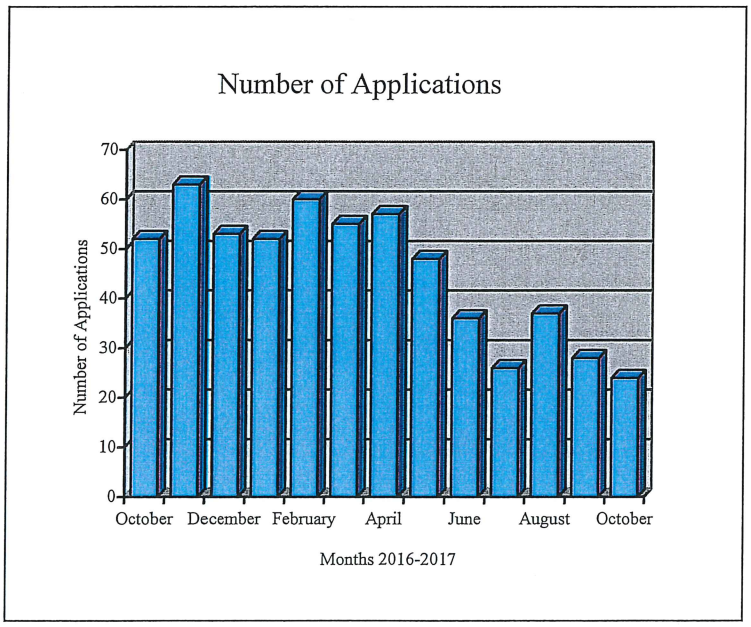

Figure 1

In addition the staff also reviewed 5 **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
October 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																	
MO-S-498	Lot 32, Block 148, Shafar	148	32	B	No	3.20	1	2	2	0	0	0.00	C	SF	Matchaponix Avenue	0	0
PI-S-646	80 Commonwealth Avenue	8604	10	A	No	1.00	1	2	2	3,360	4	0.00	A	SF		0	0
WO-S-1096	8 Wildwood Place	413.06	1 & 4	A	No	0.49	2	0	0	0	0	0.00	A	SF		0	0
	Subtotal			**3**		**4.69**	**4**	**4**	**4**	**3,360**	**4**	**0.00**			**1**	**0**	**0**
Exempt Site Plans																	
ED-EX-507	450 Raritan Center Parkway	395	28	EX	No	7.40	1	0	0	0	111	0.00	A	O		0	0
WO-EX-370	915 St. Georges Avenue	396.02	3	EX	No	0.76	1	0	0	0	0	0.00	A	S		0	0
	Subtotal			**1**		**0.76**	**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
October 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-58	Cranbury Brick Yard	10	10	P	No	390.00	1	3	0	0	0	0.00	A	W	Station Road	0	0
	Subtotal			**1**		**390.00**	**1**	**3**	**0**	**0**	**0**	**0.00**			**1**	**0**	**0**
Final Plats																	
CR-22	Cranbury Corporate Park	5	2.04, 2.07	F	No	101.99	2	3	0	0	0	0.00	A	W		0	0
CR-58	Cranbury Brick Yard	10	10	F	No	390.00	1	3	0	0	0	0.00	A	W	Station Road	0	0
	Subtotal			**2**		**491.99**	**3**	**6**	**0**	**0**	**0**	**0.00**			**1**	**0**	**0**

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Development Activity
October 2017

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Site Plans																	
ED-SP-15	Evgo - Menlo Park Mall	690	3	SP	No	14.09	1	0	0	0	8	0.00	A	OTH	Lafayette Road	0	0
ME-SP-145	319-335 Lake Avenue	111	4,5	SP	No	1.35	2	0	0	14,547	88	0.00	C	R		0	0
MO-SP-234	235 Prospect Plains. LLC	61	56	SP	No	0.44	1	0	0	0	10	0.00	C	O	Prospect Plains Road	0	0
MO-SP-235	Guru Nanak Sikh Heritage Inc.	13	2	SP	No	20.15	1	0	0	4,712	50	0.00	C	WS		0	0
PL-SP-84	The Place at Plainsboro	1304	1	SP	No	30.37	1	3	101	58,326	209	0.00	C	T	Dey Road	0	0
WO-SP-107	581 Main Street	192	10	SP	No	9.96	1	0	0	217	0	0.00	C	O	Main Street	0	0
	Subtotal			**6**		**76.36**	**7**	**3**	**101**	**77,802**	**365**	**0.00**			**4**	**0**	**0**
	Total			**13**		**963.80**	**16**	**16**	**105**	**81,162**	**369**	**0.00**			**7**	**0**	**0**

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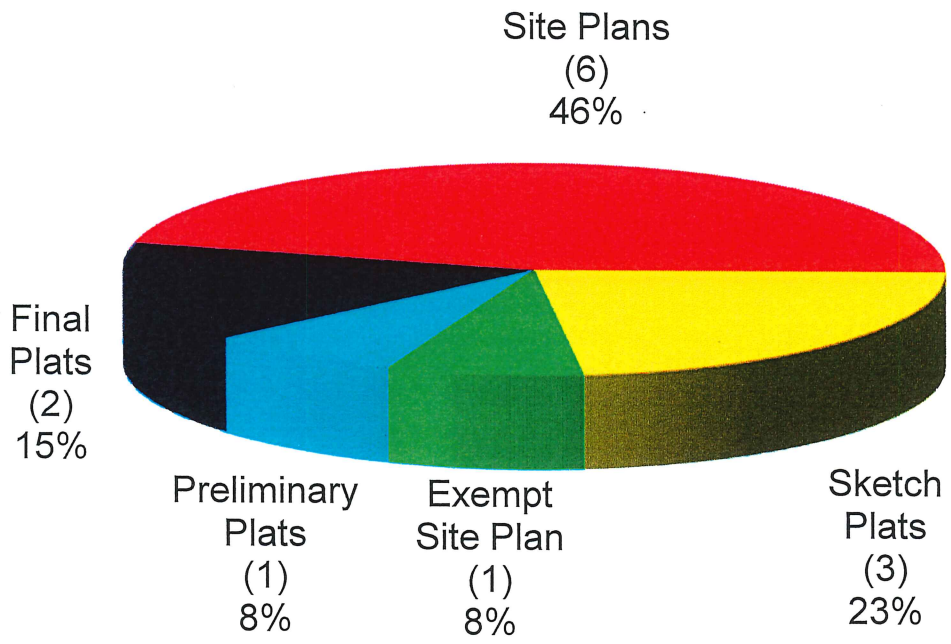
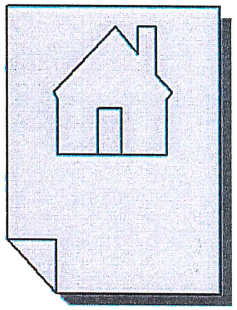
Middlesex County Planning Board
October 2017 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
October 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
Monroe	Lot 32, Block 148, Shafar	Matchaponix Avenue #612	Union Hill Road 5-B-30	1	2	2	3.20		B	
Piscataway	80 Commonwealth Avenue			1	2	2	1.00	A		
Woodbridge	8 Wildwood Place			2	0	0	0.49	A		
TOTALS										
Current Month	3	1	1	4	4	4	4.69	2	1	0
Year to Date 2017	61	13	17	105	131	494	967	38	20	3
Year to Date 2016	54	16	16	143	119	104	341	35	17	2



PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
October 2017

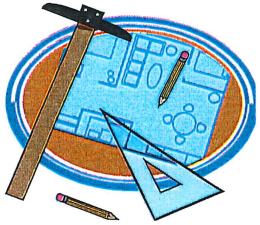
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	1	2.50	2	3	36,300	2	54,450	0.80	0.00	0
Year to Date 2016	15	96.89	15	132	31,974	124	34,037	1.28	16.76	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	4	232.98	9	104	97,583	518	19,592	2.22	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	5	112.51	14	65	75,399	68	72,073	0.60	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	390.00	1	3	5,662,800	0	0	0.00	10.00	0
Year to Date 2017	3	512.68	4	6	3,722,057	0	0	0.00	80.00	0
Year to Date 2016	2	220.96	2	4	2,406,254	0	0	0.00	984.69	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	390.00	1	3	5,662,800	0	0	0.00	10.00	0
Year to Date 2017	9	844.62	18	116	317,169	520	70,753	0.62	80.00	0
Year to Date 2016	24	641.61	35	206	135,672	192	145,565	0.30	1,001.45	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
October 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	1	908.53	27	469	84,383	177	223,591	0.19	0.00	0
Year to Date 2016	15	416.49	22	137	132,426	90	201,581	0.22	101.72	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	6	117.33	6	151	33,847	355	14,397	3.03	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	3	26.13	9	58	19,625	132	8,623	5.05	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	2	491.99	3	6	3,571,847	0	0	0.00	0.00	0
Year to Date 2017	4	659.29	5	8	3,589,834	0	0	0.00	0.00	0
Year to Date 2016	3	220.96	3	4	2,406,254	0	0	0.00	422.01	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	2	491.99	3	6	3,571,847	0	0	0.00	0.00	0
Year to Date 2017	54	1,781.61	41	631	122,990	532	145,878	0.30	0.00	0
Year to Date 2016	36	1,109.76	47	406	119,067	411	117,618	0.37	561.40	0

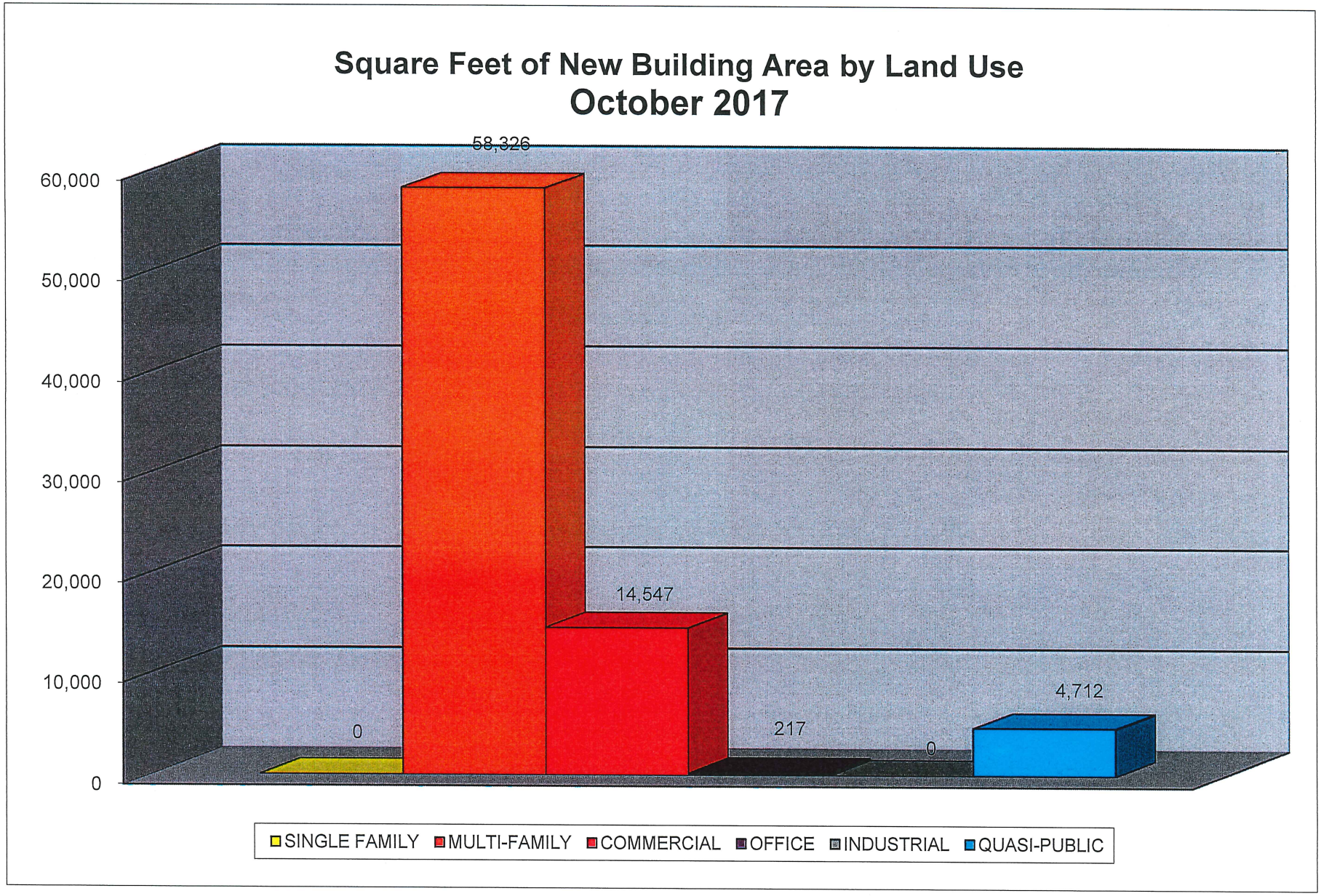
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
October 2017

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	1	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	1	30.37	101	58,326	209	0
Year to Date 2017	21	447.81	2,893	1,299,879	3,731	1
Year to Date 2016	9	158.20	751	413,821	1,787	2
COMMERCIAL				0		
Current Month	1	1.35	0	14,547	88	0
Year to Date 2017	35	168.35	3	673,356	2,397	4
Year to Date 2016	53	367.63	305	1,183,778	3,593	9
OFFICE						
Current Month	2	10.40	0	217	10	0
Year to Date 2017	16	68.45	450	836,460	1,965	0
Year to Date 2016	16	95.37	6	88,678	1,023	2
INDUSTRIAL						
Current Month	0	0.00	0	0	0	0
Year to Date 2017	30	1,095.31	121	3,359,656	2,775	2
Year to Date 2016	22	920.75	1	4,157,174	3,266	1
QUASI-PUBLIC						
Current Month	2	34.24	0	4,712	58	0
Year to Date 2017	15	272.75	1	156,835	789	2
Year to Date 2016	18	297.93	1	68,570	313	0
TOTALS						
Current Month	6	76.36	101	77,802	365	0
Year to Date 2017	119	2,086.09	3,466	7,514,587	11,657	9
Year to Date 2016	118	1,839.88	1,064	5,912,021	9,982	14



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
October 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	15	0.00	0	0	0
Year to Date 2016	4	0.00	0	0	0
MULTI-FAMILY					
Current Month	0	0.00	0	0	0
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	1	0.76	0	0	0
Year to Date 2017	6	4.26	14	22,706	165
Year to Date 2016	7	14.13	0	834,601	103
OFFICE					
Current Month	1	7.40	0	0	111
Year to Date 2017	3	8.09	0	1,700	118
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	2	12.63	0	102,376	36
QUASI-PUBLIC					
Current Month	0	0.00	0	0	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	8.16	0	0	111
Year to Date 2017	20	78.84	542	469,077	1,382
Year to Date 2016	21	334.38	67	1,068,962	281

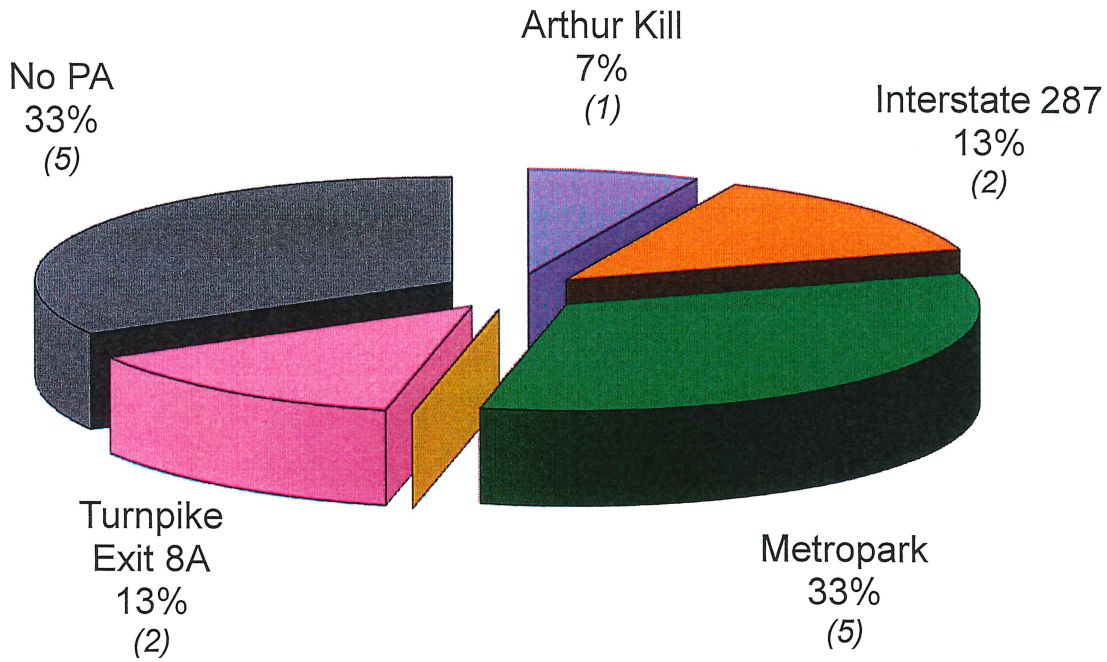

Square Feet of New Building Area by Land Use
October 2017
60,000
50,000
40,000
30,000
20,000
10,000
0
0
58,326
14,547
217
0
4,712
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
October 2017

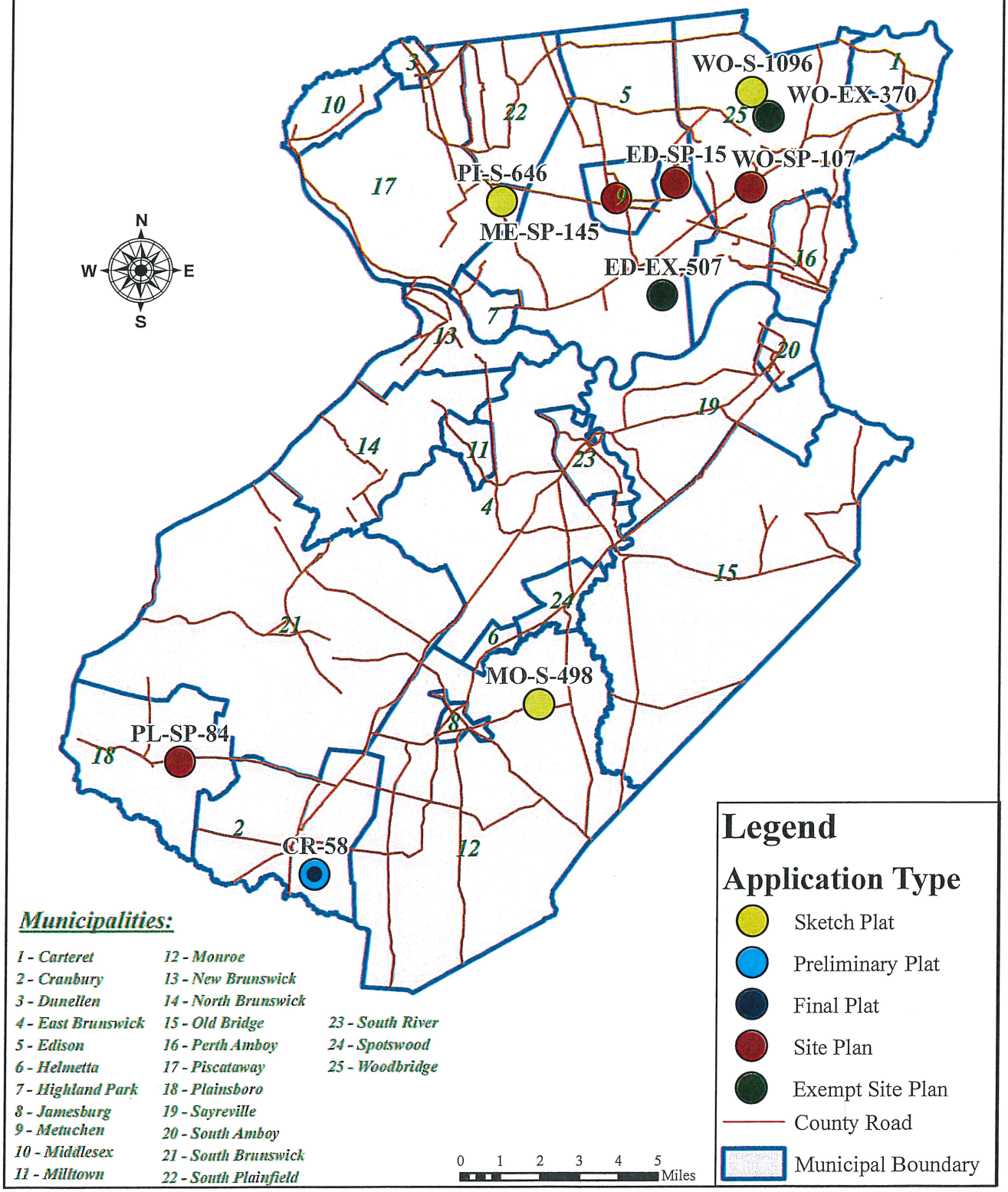
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	1	7.40	0	0	111	0.00	0
Year to Date 2017	22	290.12	72	460,777	1,020	0.00	2
Year to Date 2016	23	934.93	93	1,242,975	1,284	563.24	2
Interstate 287							
Current Month	2	2.35	2	17,907	92	0.00	0
Year to Date 2017	47	581.00	634	775,599	2,384	0.00	0
Year to Date 2016	37	375.71	142	1,350,652	1,699	17.91	6
MetroPark							
Current Month	5	26.65	0	14,764	96	0.00	0
Year to Date 2017	26	139.78	1,063	1,008,989	3,082	0.00	0
Year to Date 2016	21	43.25	189	175,954	852	0.00	2
Plainsboro/Forrestal							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2017	3	91.11	202	116,652	418	0.00	0
Year to Date 2016	5	64.51	0	119,333	599	0.00	0
Route 18							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2017	57	1,581.28	408	595,740	1,620	0.33	5
Year to Date 2016	29	613.63	52	511,786	1,882	37.67	1
Route 130							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2017	8	44.76	7	620,118	562	10.00	0
Year to Date 2016	12	573.38	4	684,640	489	0.00	2
Turnpike Exit 8A							
Current Month	2	102.43	0	0	10	0.00	0
Year to Date 2017	23	1,112.13	139	3,429,480	2,014	0.00	0
Year to Date 2016	21	717.37	290	2,374,555	2,038	0.00	2
No PA							
Current Month	5	833.72	103	63,038	259	0.00	0
Year to Date 2017	83	2,012.60	2,834	2,407,286	3,882	0.00	4
Year to Date 2016	94	1,440.74	1,115	919,357	2,759	100.52	10

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

Planning Areas
October 2017 Applications



Development Review Committee
Location of Reviewed Applications
Middlesex County Planning Board
October 2017



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

Municipality	Title	Date of Receipt	Date of Hearing	Date of Letter	Block	Lot #	* Type of App.	Purpose of Application	County Road Name
Jamesburg	SSHJ, LLC	10/3/17	10/12/17	10/4/17	31	4	SP/SB	Retail/Residential Building	E Railroad Ave
Monroe	Costco Wholesale Corp.	10/6/17	10/26/17	10/10/17	79	20	SP/SB	Minor subd/add 3700 sf office	
North Brunswick	Chris Malekkides	10/6/17	10/17/17	10/10/17	229	35	SP	Convert I family to 2 family house	Wood Ave.
Sayreville	901 Ernston Road LLC	10/12/17	10/25/17	10/12/17	438&45	1&1	SP	Health Care Facility	Ernston Road
South Brunswick	EWA So. Brunswick 83, LLC	9/28/17	10/18/17	10/2/17	12.02	13	SP/SB	Minor Subd/2 new warehouses	
Totals	5								3

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

Middlesex County Planning Board
Development Review Committee
Rejected Applications
October 10, 2017

TYPE*	TITLE	APPLICATION NUMBER	MUNICIPALITY	RECEIPT DATE	DATE OF REJECTION	ACTION DATE	REASONS FOR REJECTION*
D	61 East Railroad Avenue	010915	Jamesburg	September 11, 2017	September 21, 2017	October 10, 2017	9
A	174 Fiat Ave & 177 Pershing Ave	010919	Woodbridge	September 19, 2017	September 20, 2017	October 10, 2017	3,7

Total

***TYPE OF APPLICATION**

A. SKETCH PLAT
B. PRELIMINARY PLAT
C. FINAL PLAT
D. SITE PLAN
E. EXEMPT SITE PLAN

***REASONS FOR REJECTION**

1. IMPROPER FEE AMOUNT OR NO FEE.
2. CHECK MADE PAYABLE TO WRONG PAYEE.
3. INSUFFICIENT NUMBER OF PLANS.
4. PLANS NOT SIGNED AND/OR SEALED.
5. APPLICATION FORM IMPROPERLY FILLED OUT AND/OR NOT SIGNED.
6. NO APPLICATION FORM(S) SUBMITTED.
7. PLANS NOT PREPARED IN ACCORDANCE WITH COUNTY STANDARDS.
8. TRAFFIC STUDY NOT SUBMITTED.
9. DRAINAGE CALCULATIONS NOT SUBMITTED.
10. ALL CONDITIONS OF PRELIMINARY APPROVAL HAVE NOT BEEN SATISFIED.

Performance Guarantees
Received During the Month
October 2017

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
CR-SP-118	Compass at Cranbury	Station Road (#615)	$10,092.00	60	82	-	-	-	-	-	-	-		-	3	-	-	-	-	-
SP-SP-77	Mastracola	Hamilton Blvd (#603)	$10,368.00	30	-	104	-	-	-	16	-	-	-	-	2	-	-	-	-	-
Total:	**2**	**2**	**$20,460.00**	**90**	**82**	**104**	**-**	**-**	**-**	**16**	**-**	**-**	**-**	**-**	**5**	**-**	**-**	**-**	**-**	**-**
Total:	**34**	**34**	**$6,069,062.50**	**12,512**	**10,064**	**8,847**	**1,540**	**0**	**0**	**2,716**	**6**	**63**	**17**	**13**	**74**	**3,488**	**335**	**22,211**	**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

October 2017

Purpose	Current Month 2017	Year To Date 2017	Year To Date 2016
Physical Improvements (Cash Contribution)	$ 100,000.00	$ 352,720.00	$ 4,948.00
*Physical Improvements (Performance Guarantees/Subdivision)	-	2,248,943.00	147,348.00
*Physical Improvements (Performance Guarantees/Site Plans)	20,460.00	3,756,407.50	3,365,217.40
Downstream Drainage Contributions	-	1,571.00	2,481.00
Subdivision & Site Plan Review Fees	27,971.71	446,750.08	411,426.11
Totals	$ 148,431.71	$ 6,806,391.58	$ 3,931,420.51