MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
September 2017

The Committee meeting held during the month of **September 2017** acted on 28 development requests. The Committee acted upon 5 Releases of Performance Guarantees, 6 classifications, 8 approvals, 6 conditional approvals, 2 extensions, 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 6 **Sketch plat** classifications contained 13 new lots with 9 new dwelling units on a total of 246.60 acres. Of these 6 sketch plats, 4 were determined to require County Planning Board approval and 2 were declared exempt.

There were no new **Preliminary plat** Applications reviewed by the board.

Final plats included 3 residential plat with 102 new lots and 158 new dwelling units on a total of 34.31 Acres

There were 11 **Site Plan** applications reviewed by the Committee. Of which, none were found to be exempt from County review and 11 were found to be under County jurisdiction. The combined site plan applications represent 84,803 square feet of additional building area, 405 new parking spaces and 10 new Dwelling Unit on a total of 95.80 acres.

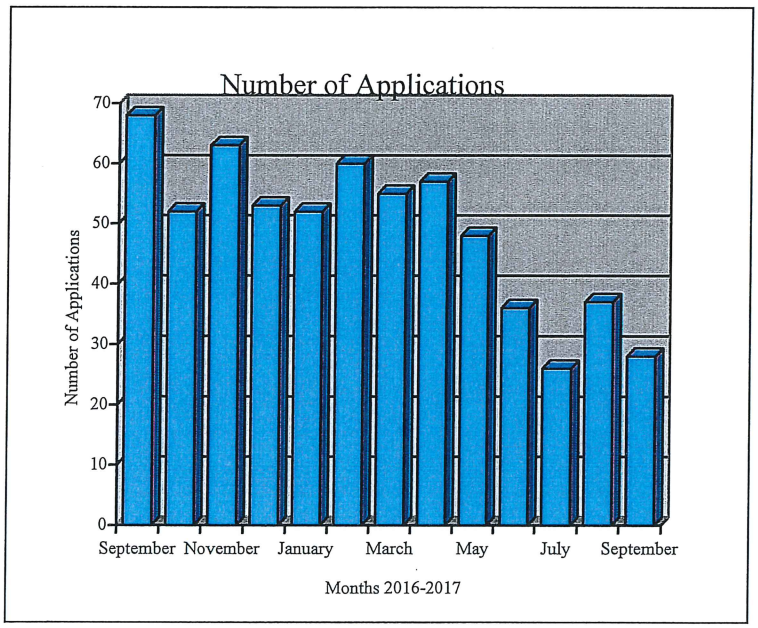

Figure 1

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
September 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																	
EB-S-277	Vimal Goyal	46	18, 19, 20	A	No	0.27	3	2	2	0	0	0.00	A	SF		0	0
ME-S-171	47 High Street	158	160	A	No	0.59	1	2	2	4,727	4	0.00	A	SF		0	0
EB-S-278	Cynthia Tudoroff	88.60	12, 13, 16	B	No	3.60	3	3	3	0	0	0.00	A	SF		0	0
MO-S-497	Karen Gelzer	18	8.05	B	No	6.98	1	2	2	0	0	0.00	A	SF		0	0
PI-360	Rockefeller Group Logistics Park	3502	1.05	B	No	228.00	1	2	0	0	0	0.00	A	W	River Road	0	0
WO-S-1095	Woodbridge Hospitality Group	247 / 243	1.01 / 1	B	No	7.16	2	2	0	0	0	0.00	A	S/O		0	0
	Subtotal			**6**		**246.60**	**11**	**13**	**9**	**4,727**	**4**	**0.00**			**1**	**0**	**0**
Exempt Site Plans																	
	Subtotal			**0**		**0.00**	**0**	**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
September 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																	
	Subtotal			**0**		**0.00**	**0**	**0**	**0**	**0**	**0**	**0.00**			**0**	**0**	**0**
Final Plats																	
MO-246	Monroe 33 (Sheet 1 of 2)	1.14	13.02	F	No	18.52	1	29	27	0	0	0.00	A	A/TH	Butcher Road	0	0
MO-246	Monroe 33 (Sheet 2 of 2)	1.14	13.02	F	No	13.72	1	65	123	0	0	0.00	A	A/TH	Butcher Road	0	0
SP-281	Park Avenue Estates	212	3, 6	F	No	2.07	2	8	8	23,280	32	0.00	A	SF	Park Avenue	2	0
	Subtotal			**3**		**34.31**	**4**	**102**	**158**	**23,280**	**32**	**0.00**			**3**	**2**	**0**

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Development Activity
September 2017

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Site Plans																	
ED-SP-308	Truck Tractor Parking Plan	124	23.01, 22.01	SP	No	11.44	2	0	0	0	126	0.00	A	W		0	0
ED-SP-318	Plainfield C.C. - First Tee N.Y.	401	1	SP	No	40.45	1	0	0	1,760	0	0.00	A	REC	Old Raritan Road	0	0
MO-SP-162	Verizon Wireless, 312 Applegarth	41	12.02	SP	No	6.50	1	0	0	60	0	0.00	A	COM		0	0
NB-SP-220	409 Livingston Avenue	340	5.01	SP	No	0.37	3	0	9	3,542	17	0.00	C	O/A	Livingston Avenue	0	0
PA-SP-67	567 Perth Amboy, LLC	184	20-27	SP	No	0.46	8	0	0	4,637	16	0.00	C	S	New Brunswick Avenue	0	0
SA-SP-51	DeVimy Equities, LLC.	62	10-12	SP	No	0.29	3	0	0	2,940	11	0.00	C	R	Main Street	2	0
SB-SP-344	Stults Road Facility	10	12.02	SP	No	6.00	1	0	0	0	100	0.00	C	M		0	0
SB-SP-365	Grace Presbyterian Church	95.04	73.06	SP	No	6.98	1	0	1	13,635	86	0.00	A	WS		0	0
SR-SP-109	Ferry Street Properties	158	5,6,8,9,10	SP	No	16.15	5	2	0	22,865	28	0.00	C	S	Ferry Street	0	0
WO-SP-459	Woodbridge Hospitality Group	247 / 243	1.01 / 1	SP	No	7.16	2	2	0	0	0	0.00	A	S/O		0	0
WO-SP-670	33 Randolph Avenue	919.06	3	SP	No	0.00	1	0	0	35,364	21	0.00	C	W	Randolph Avenue	0	0
	Subtotal			**11**		**95.80**	**28**	**4**	**10**	**84,803**	**405**	**0.00**			**6**	**2**	**0**
	Total			**20**		**376.71**	**43**	**119**	**177**	**112,810**	**441**	**0.00**			**10**	**4**	**0**

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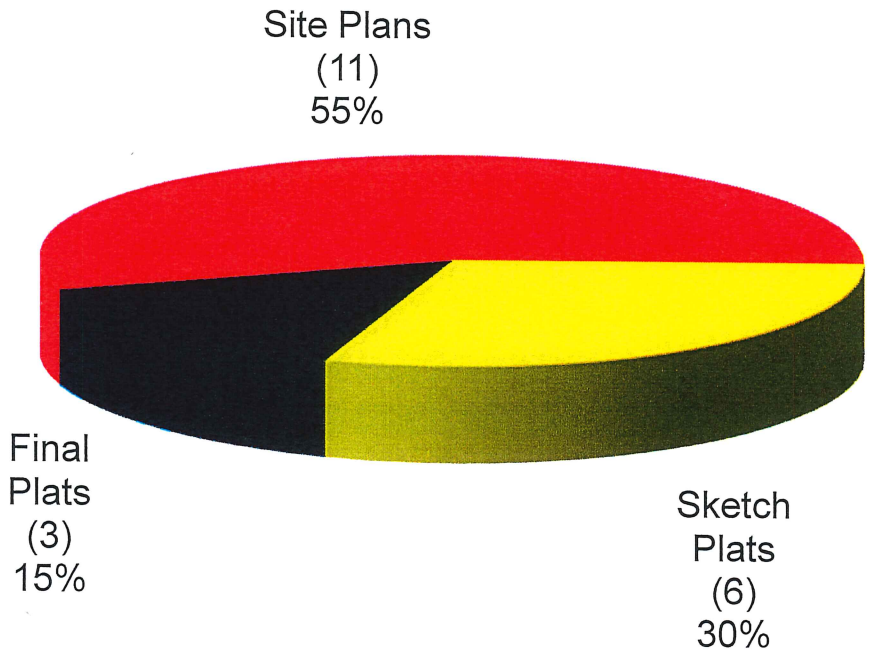
Middlesex County Planning Board
September 2017 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
September 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
East Brunswick	Vimal Goyal			3	2	2	0.27	A		
East Brunswick	Cynthia Tudoroff		Milltown Road 3-B-131	3	3	3	3.60		B	
Metuchen	47 High Street			1	2	2	0.59	A		
Monroe	Karen Gelzer		Union Valley Road 5-B-137	1	2	2	6.98		B	
Piscataway	Rockefeller Group Logistics Park	River Road #622	River Road 2-C-228	1	2	0	228.00		B	
Woodbridge	Woodbridge Hospitality Group		Metuchen Avenue 1-B-48	2	2	0	7.16		B	
TOTALS										
Current Month	6	1	5	11	13	9	246.60	2	4	0
Year to Date 2017	58	12	23	101	127	490	962	36	19	3
Year to Date 2016	50	15	13	90	111	98	324	33	15	2

PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
September 2017

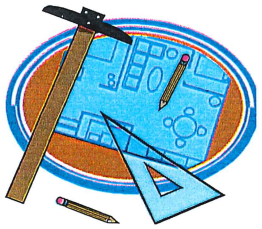
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	1	2.50	2	3	36,300	2	54,450	0.80	0.00	0
Year to Date 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	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	70.00	0
Year to Date 2016	1	147.92	1	2	3,221,698	0	0	0.00	844.02	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	0	0.00	0	0	0	0	0	0.00	10.00	0
Year to Date 2017	8	454.62	17	113	175,250	520	38,083	1.14	70.00	0
Year to Date 2016	23	568.57	34	204	121,406	192	128,994	0.34	860.78	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
Spetmeber 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	2.07	2	8	11,271	8	11,271	3.86	0.00	0
Year to Date 2017	2	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	87	208,532	0.21	89.69	0
MULTI-FAMILY										
Current Month	2	32.24	2	94	14,940	150	9,362	4.65	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	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	2	147.92	2	2	3,221,698	0	0	0.00	281.34	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	3	34.31	4	102	14,652	158	9,459	4.61	0.00	0
Year to Date 2017	52	1,289.62	38	625	89,881	532	105,594	0.41	0.00	0
Year to Date 2016	34	1,035.12	45	402	112,164	408	110,514	0.39	408.70	0

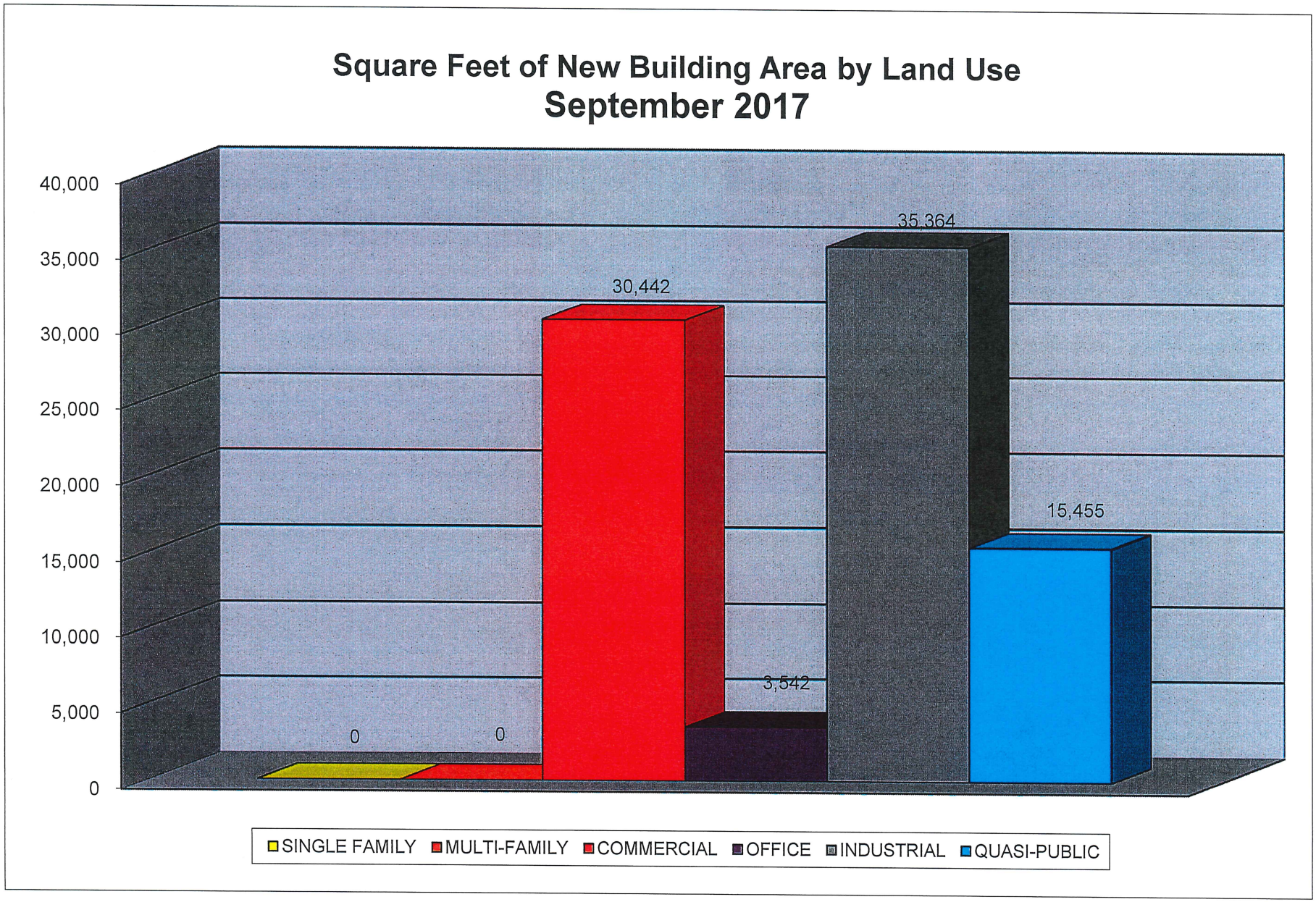
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
September 2017

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	0	0.00	0	0	0	0
Year to Date 2017	20	417.44	2,792	1,241,553	3,522	1
Year to Date 2016	8	154.68	695	387,516	1,787	2
COMMERCIAL				0		
Current Month	3	16.90	0	30,442	55	2
Year to Date 2017	34	167.00	3	658,809	2,309	4
Year to Date 2016	51	362.52	183	1,170,011	3,477	9
OFFICE						
Current Month	2	7.53	9	3,542	17	0
Year to Date 2017	14	58.05	450	836,243	1,955	0
Year to Date 2016	16	95.37	6	88,678	1,023	2
INDUSTRIAL						
Current Month	3	17.44	0	35,364	247	0
Year to Date 2017	32	1,128.73	119	4,548,057	2,775	2
Year to Date 2016	20	832.56	1	3,302,060	2,743	1
QUASI-PUBLIC						
Current Month	3	53.93	1	15,455	86	0
Year to Date 2017	13	238.51	1	152,123	731	2
Year to Date 2016	17	296.57	1	68,570	313	0
TOTALS						
Current Month	11	95.80	10	84,803	405	2
Year to Date 2017	113	2,009.73	3,365	7,436,785	11,292	9
Year to Date 2016	112	1,741.70	886	5,016,835	9,343	14



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
September 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	0	0.00	0	0	0
Year to Date 2017	5	3.50	14	22,706	165
Year to Date 2016	6	12.61	0	821,175	103
OFFICE					
Current Month	0	0.00	0	0	0
Year to Date 2017	2	0.69	0	1,700	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	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	0	0.00	0	0	0
Year to Date 2017	18	70.68	542	469,077	1,271
Year to Date 2016	20	332.86	67	1,055,536	281

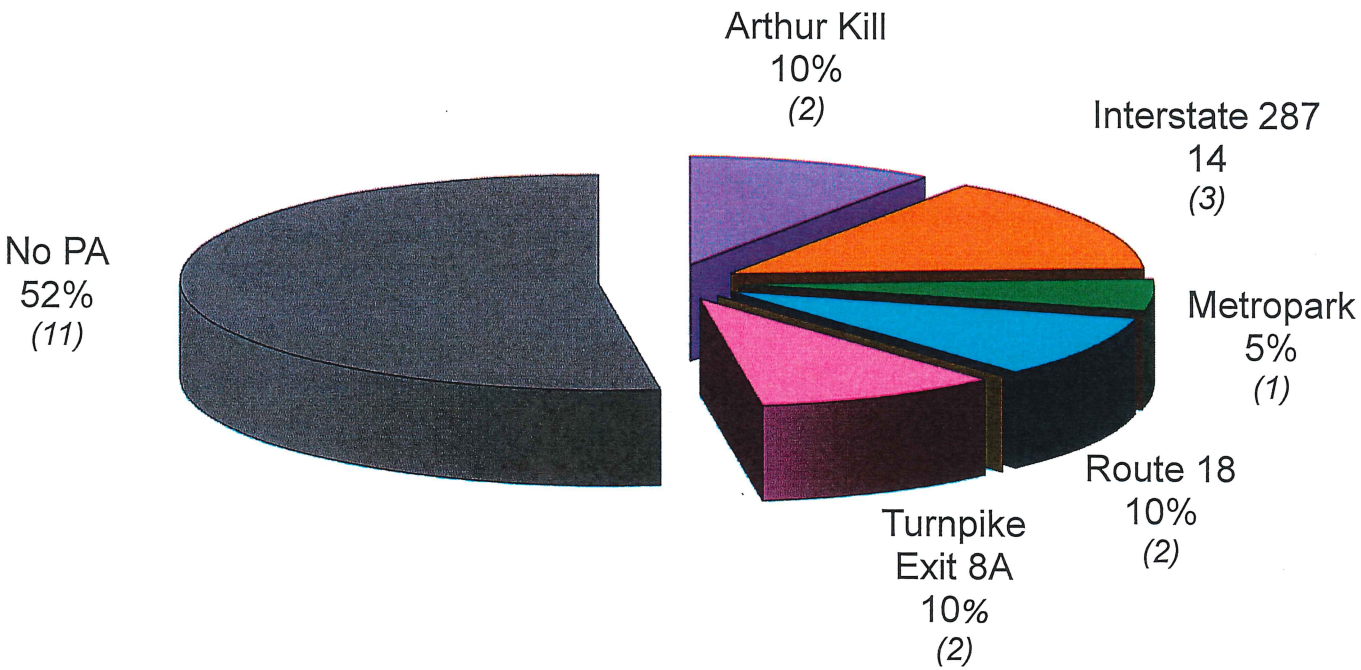

Square Feet of New Building Area by Land Use
September 2017
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
0
0
0
30,442
3,542
35,364
15,455
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
September 2017

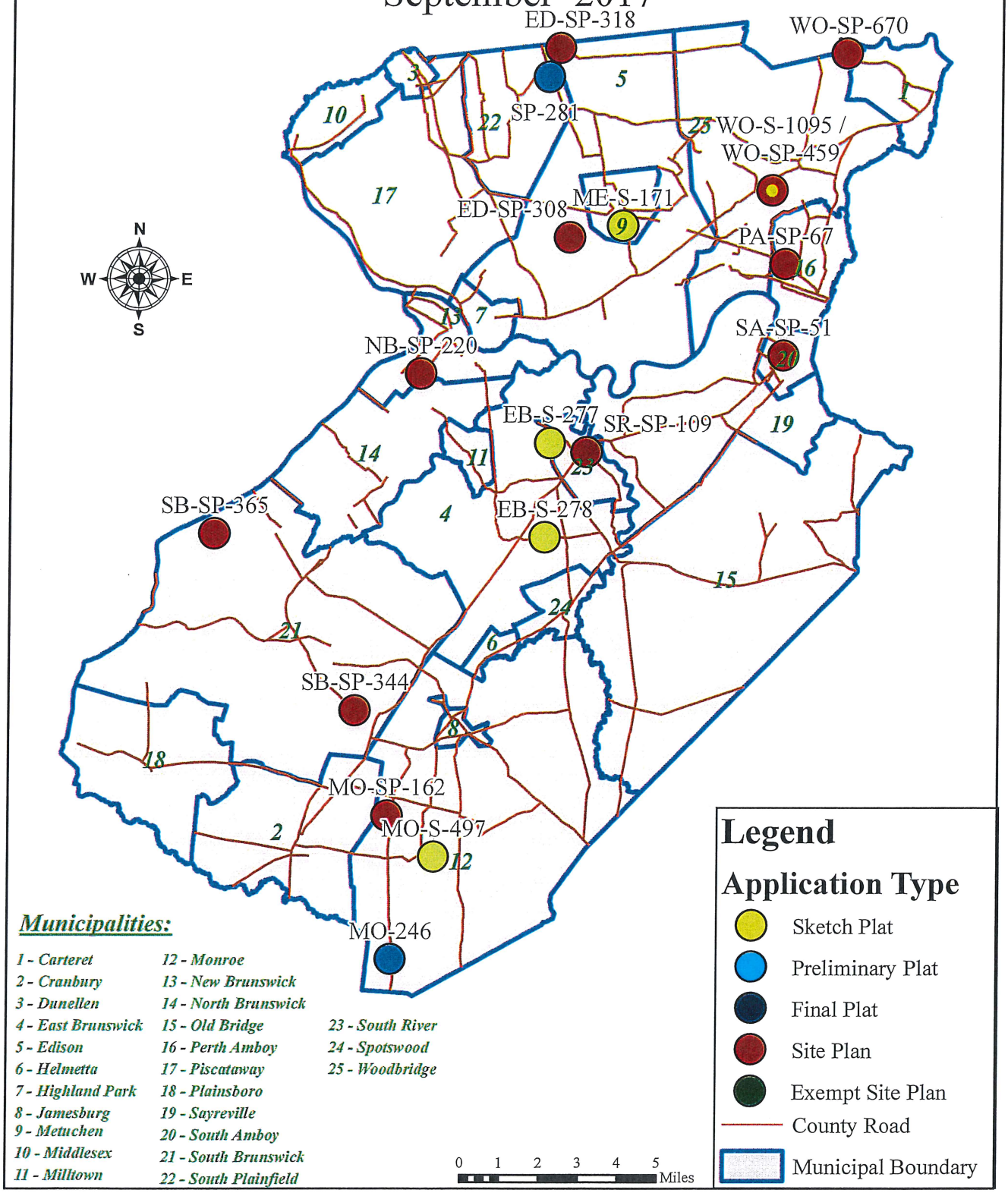
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	2	0.75	0	7,577	27	0.00	2
Year to Date 2017	21	282.72	72	460,777	909	0.00	2
Year to Date 2016	22	931.41	37	1,216,670	1,284	563.24	2
Interstate 287							
Current Month	3	240.03	2	4,727	130	0.00	0
Year to Date 2017	45	578.65	632	757,692	2,292	0.00	0
Year to Date 2016	34	372.79	136	1,344,866	1,688	17.91	6
MetroPark							
Current Month	1	0.59	2	4,727	4	0.00	0
Year to Date 2017	21	113.13	1,063	994,225	2,986	0.00	0
Year to Date 2016	19	42.61	186	171,954	837	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	2	16.42	2	22,865	28	0.00	0
Year to Date 2017	59	1,509.12	406	598,076	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	11	535.91	4	84,640	126	0.00	2
Turnpike Exit 8A							
Current Month	2	12.50	0	60	100	0.00	0
Year to Date 2017	21	1,009.70	139	3,429,480	2,004	0.00	0
Year to Date 2016	18	520.57	290	2,119,441	1,878	0.00	2
No PA							
Current Month	11	107.01	173	77,581	156	0.00	2
Year to Date 2017	78	1,178.88	2,731	2,344,248	3,623	0.00	4
Year to Date 2016	89	1,417.26	992	892,164	2,650	98.51	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
September 2017 Applications



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

Municipality	Title	Date of Receipt	Date of Hearing	Date of Letter	Block	Lot #	* Type of App.	Purpose of Application	County Road Name
Metuchen	LaPorta Builders	8/24/17	9/7/17	9/8/17	45	15-19	SB	Demolish one/build 2 new houses	
Monroe	Next generation Trust Services	9/26/17	9/26/17	9/26/17	81	1	SP	9600 sq ft strip mall	Cranb-So.River
Monroe	The Gardens @ Monroe	9/5/17	9/26/17	9/5/17	15	10	SP	Raze old & rebuild new nursing home	Applegarth Rd.
Piscataway	2 Turner Place Urban Renewal	8/31/17	9/13/17	9/1/17	4901	1	SP	Modify approved site plan	
Plainsboro	Hop Brook Farms Assoc, LLC	9/11/17	9/18/17	9/11/17	3301	15	SP	Develop child care center	
South Amboy	M&S 310 Elm ST. LLC	9/19/17	9/27/17	9/22/17	139	1	SP/SB	4 Lot /4 house subdivision	
South Brunswick	BD & WL Enterprises, LLC	8/31/17	9/6/17	9/1/17	96	15	SP	One Story 10360 SF Bldg-pkg	
Totals	7								2

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

Performance Guarantees
Received During the Month
September 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-24	Corporate Park Cranbury	Prospect Plains Road (#614) / Cranbury - South River Road (#535)	$90,374.00	1,160	-	1,261	-	-	-	-	-	-	-	-	11	-	-	468	-	-
JA-SP-44	Innovative Wellness Center	E. Railroad Avenue (#522)	$14,643.00	46	6	82	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PI-SP-61	Lincoln Industrial Park	River Road (#602)	$1,808,768.00	1,541	5,816	731	-	-	-	-	-	14	9	2	2	1,880	-	12,640	-	-
PI-SP-61	Lincoln Industrial Park	River Road (#602)	$250,513.00	-	-	-	-	-	-	-	-	-		-	-	-	-	-	1	-
SB-SP-298	Exit 8A Logistics Center	Cranbury-South River Road (#535)	$54,432.00	275	500	130	-	-	-	-	-	-	-	4	-	-	-	-	-	-
Total:	**5**	**5**	**$2,218,730.00**	**3,022**	**6,322**	**2,203**	**-**	**-**	**-**	**-**	**-**	**14**	**9**	**6**	**13**	**1,880**	**-**	**13,108**	**1**	**-**
Total:	**32**	**32**	**$6,048,602.50**	**12,422**	**9,982**	**8,743**	**1,540**	**0**	**0**	**2,700**	**6**	**63**	**17**	**13**	**69**	**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

September 2017

Purpose	Current Month 2017	Year To Date 2017	Year To Date 2016
Physical Improvements (Cash Contribution)	$ -	$ 252,720.00	$ 4,948.00
*Physical Improvements (Performance Guarantees/Subdivision)	-	2,248,943.00	147,348.00
*Physical Improvements (Performance Guarantees/Site Plans)	2,215,730.00	3,735,947.50	2,942,037.42
Downstream Drainage Contributions	-	1,571.00	2,481.00
Subdivision & Site Plan Review Fees	26,255.60	418,778.37	384,784.39
Totals	$ 2,241,985.60	$ 6,657,959.87	$ 3,481,598.81