MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
April 2018

The Committee meeting held during the month of **April 2018** acted on 30 development requests. The Committee acted upon 4 Release of Performance Guarantees, 6 classifications, 6 approvals, 7 conditional approvals, 5 extensions and 2 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 12 new lots with 444 new dwelling units on a total of 46.64 acres. Of these 6 sketch plats, 2 were determined to require County Planning Board approval and 4 were declared exempt.

Preliminary plats included 1 new residential application with 96 new lots and 85 new dwelling units on a total of 201.79Acres.

Final plats included no new residential applications. The committee reviewed 1 additional plat which fell under the categories of Commercial, Industrial or Quasi-Public with 3 new lots on a total of 73.68 acres

There were 11 **Site Plan** applications reviewed by the Committee. Of which, 1 was found to be exempt from County review and 10 were found to be under County jurisdiction. The combined site plan applications represent 335,594 square feet of additional building area, 999 new parking spaces and no new Dwelling Unit on a total of 60.20 acres.

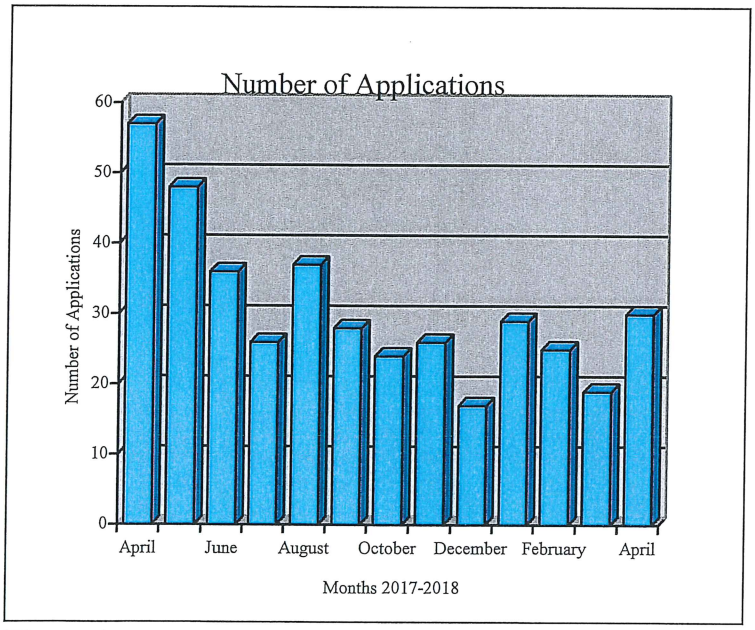

Figure 1

In addition the staff also reviewed 6 **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
April 2018

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																	
DU-S-55	Dunellen Station	85 / 83	1&2 / 1	B	No	19.38	3	2	362	186,200	751	0.00	C	A, C, R	South Washington Ave	0	0
ED-S-998	Anthony N. Acello	727	1-A, 2-5	A	No	0.49	5	2	15	21,441	29	0.00	A	MF/R		0	0
JA-S-42	121-133 Duane Street	20	463-468	A	No	0.34	6	2	2	0	0	0.00	A	SF		0	0
MO-245	Venue at Monroe	81	4, 5.03	B	No	23.68	2	2	1	0	0	0.00	A	SF	Road	0	0
WO-S-1102	162 Larch Street	1079.24	22	A	No	0.23	1	2	2	5,129	4	0.00	A	SF		0	0
WO-S-1103	Red Oak Manor Apartments	670	1, 1.01	A	No	2.52	2	2	62	55,075	60	0.00	A	AR	Port Reading Avenue	0	0
	Subtotal			**6**		**46.64**	**19**	**12**	**444**	**267,845**	**844**	**0.00**			**3**	**0**	**0**
Exempt Site Plans																	
WO-EX-371	Sterling Place Luxury Apartments	31.08	1	EX	No	2.17	1	0	93	46,108	184	0.00	A	A		0	0
	Subtotal			**1**		**2.17**	**1**	**0**	**93**	**46,108**	**184**	**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
April 2018

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																	
SB-228	Mindel (Major Road) Tract	85/86.01	Many	P	No	201.79	17	96	85	0	0	82.00	C	SF	County Route 522	0	0
	Subtotal			**1**		**201.79**	**17**	**96**	**85**	**0**	**0**	**82.00**			**1**	**0**	**0**
Final Plats																	
PA-S-196	Bridgeport 2	428 / 430	1.01	F	No	73.68	1	3	0	0	0	0.00	A	W	State Street	0	0
	Subtotal			**1**		**73.68**	**1**	**3**	**0**	**0**	**0**	**0.00**			**1**	**0**	**0**

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Development Activity
April 2018

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
Site Plans																	
EB-SP-308	501 Route 18	58.01	13	SP	No	0.13	1	0	0	104	4	0.00	A	O		0	0
EB-SP-309	HD Summerhill, LLC	243	6.04	SP	No	10.34	1	0	120	60,208	291	0.00	C	A/R	Summerhill Road	2	0
ED-SP-373	Anthony N. Acello	727	1-A, 2-5	SP	No	0.49	5	2	15	21,441	29	0.00	A	MF/R		0	0
ED-SP-412	Bridge Edison, LLC	197	3.B1	SP	No	7.47	1	0	0	124,560	62	0.00	A	W		0	0
ED-SP-518	1130 King Georges Post Road	390C	24	SP	No	20.16	1	0	0	0	50	0.00	A	M		0	0
ED-SP-519	Oak Tree Road Day Care	561	1-A	SP	No	0.46	1	0	0	0	16	0.00	C	S	Oak Tree Road	0	0
NO-SP-61	Wawa	98	1, 2	SP	No	1.89	2	0	0	5,585	50	0.00	C	S		0	0
SB-SP-341	4041 Route 1	96	49.01	SP	No	1.26	1	0	0	2,520	25	0.00	C	S		0	0
WO-SP-334	FedEx Ground	95	10.01	SP	No	13.31	1	0	0	19,993	228	0.00	C	W	Riverside Drive	0	0
WO-SP-674	Red Oak Manor Apartments	670	1, 1.01	SP	No	2.52	2	2	62	55,075	60	0.00	C	AR	Port Reading Avenue	0	0
	Subtotal			**10**		**58.03**	**16**	**4**	**197**	**289,486**	**815**	**0.00**			**6**	**2**	**0**
	Total			**19**		**382.31**	**54**	**115**	**819**	**603,439**	**1,843**	**82.00**			**11**	**2**	**0**

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

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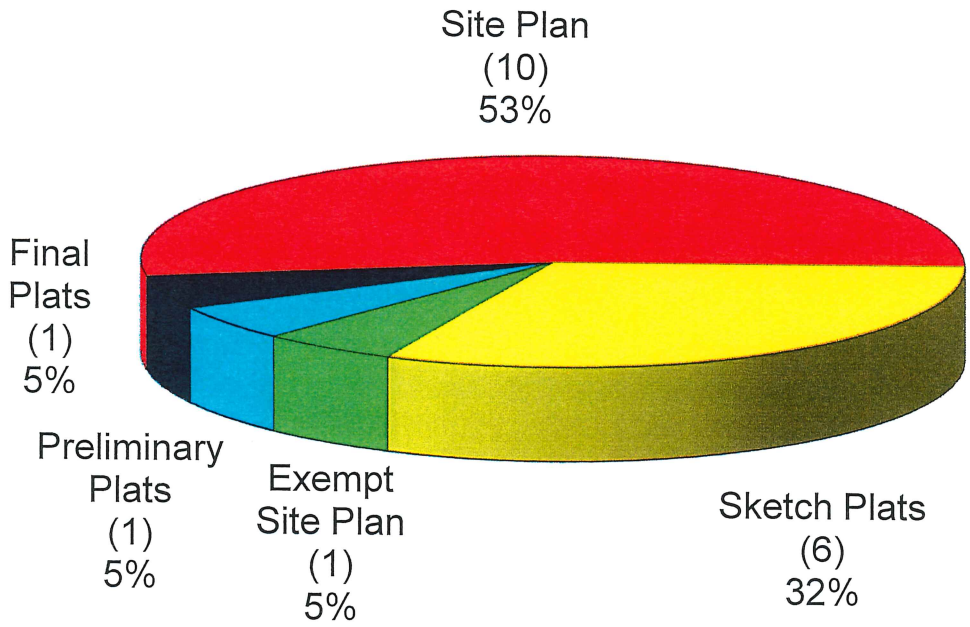
Middlesex County Planning Board
April 2018 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
April 2018

Municipality	Name of Subdivision	Affects County Road	Affects County Facility	Existing # Of Lots	New # Of Lots	# of Dwellings	Total Acreage	Classification		
								A	B	C
Dunellen	Dunellen Station	South Washington Ave (C.R #529)		3	2	362	19.38		B	
Edison	Anthony N. Acello			5	2	15	0.49	A		
Jamesburg	121-133 Duane Street			6	2	2	0.34	A		
Monroe	Venue at Monroe	Cranbury Road / Rhode Hall Road (C.R. #535 / 529)	Fresh Ponds Road 4-C-39	2	2	1	23.68		B	
Woodbridge	162 Larch Street			1	2	2	0.23	A		
Woodbridge	Red Oak Manor Apartments	Port Reading Avenue (C.R. #604)		2	2	62	2.52	A		
TOTALS										
Current Month	6	3	1	19	12	444	46.64	4	2	0
Year to Date 2018	18	7	7	42	40	463	75.38	14	4	0
Year to Date 2017	12	4	2	20	24	18	46.94	10	2	0

PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
April 2018

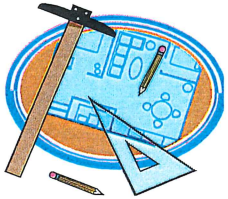
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	1	201.79	17	96	91,562	85	103,411	0.42	82.00	0
Year to Date 2018	5	221.31	30	146	66,029	132	73,032	0.60	90.00	0
Year to Date 2017	0	0.00	0	0	0	0	0	0.00	0.00	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	2	70.46	2	97	31,642	150	20,462	2.13	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	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
OFFICE										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	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
INDUSTRIAL										
Current Month	0	0.00	0	0	1	0	0	0.00	0.00	0
Year to Date 2018	1	3.56	5	1	155,074	0	0	0.00	0.00	0
Year to Date 2017	2	122.68	3	3	1,781,314	0	0	0.00	20.00	0
QUASI-PUBLIC										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	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
TOTALS										
Current Month	1	201.79	17	96	91,562	85	103,411	0.42	82.00	0
Year to Date 2018	6	224.87	35	147	66,635	132	74,207	0.59	90.00	0
Year to Date 2017	4	193.14	5	100	84,132	150	56,088	0.78	20.00	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
April 2018

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 2018	6	19.82	13	45	19,186	43	20,078	2.17	0.00	0
Year to Date 2017	5	91.16	11	61	65,097	61	65,097	0.67	0.00	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	3	84.98	8	260	14,237	459	8,065	5.40	0.00	0
Year to Date 2017	3	54.72	3	54	44,141	104	22,919	1.90	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	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
OFFICE										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	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
INDUSTRIAL										
Current Month	1	73.68	1	3	1,069,834	0	0	0.00	0.00	0
Year to Date 2018	4	104.94	8	9	507,910	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
QUASI-PUBLIC										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	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
TOTALS										
Current Month	1	73.68	1	3	1,069,834	0	0	0.00	0.00	0
Year to Date 2017	13	209.74	29	314	29,096	502	18,200	2.39	0.00	0
Year to Date 2016	10	313.18	16	117	116,599	165	82,680	0.53	0.00	0

SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
April 2018

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 2018	0	0.00	0	0	0	0
Year to Date 2017	0	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	3	13.35	197	136,724	380	2
Year to Date 2018	7	84.59	492	204,993	1,098	2
Year to Date 2017	9	81.68	1,134	756,891	1,354	0
COMMERCIAL				0		
Current Month	3	3.61	0	8,105	91	0
Year to Date 2018	11	36.31	26	89,624	273	0
Year to Date 2017	14	95.92	0	544,864	1,469	0
OFFICE						
Current Month	1	0.13	0	104	4	0
Year to Date 2018	2	2.00	0	11,720	21	0
Year to Date 2017	7	24.23	141	147,415	377	0
INDUSTRIAL						
Current Month	3	40.94	0	144,553	340	0
Year to Date 2018	10	364.71	2	1,111,391	526	0
Year to Date 2017	13	308.45	121	1,491,985	1,743	2
QUASI-PUBLIC						
Current Month	0	0.00	0	0	0	0
Year to Date 2018	5	77.93	0	0	0	0
Year to Date 2017	6	151.71	0	51,092	111	0
TOTALS						
Current Month	10	58.03	197	289,486	815	2
Year to Date 2018	36	600.99	518	1,421,645	1,918	2
Year to Date 2017	49	661.99	1,396	2,992,247	5,054	2

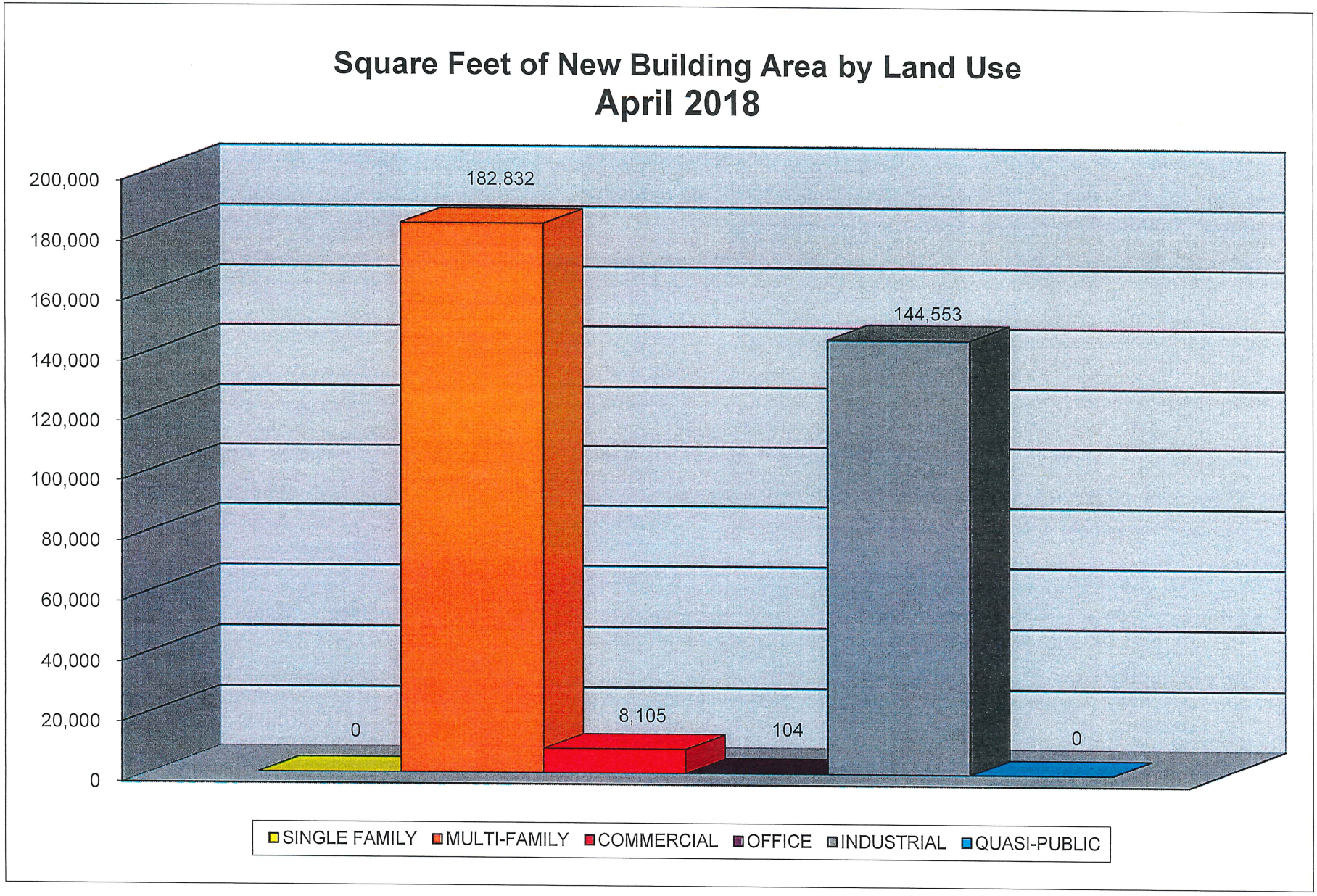


SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
April 2018

EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
April 2018

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 2018	0	0.00	0	0	0
Year to Date 2017	0	0.00	0	0	0
MULTI-FAMILY					
Current Month	1	2.17	93	46,108	184
Year to Date 2018	1	2.17	93	46,108	184
Year to Date 2017	1	38.33	305	195,183	530
COMMERCIAL					
Current Month	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
Year to Date 2017	1	1.01	0	10,866	36
OFFICE					
Current Month	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
Year to Date 2017	1	0.30	0	0	7
INDUSTRIAL					
Current Month	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
Year to Date 2017	2	14.43	0	193,543	106
QUASI-PUBLIC					
Current Month	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
Year to Date 2017	3	6.93	0	0	0
TOTALS					
Current Month	1	2.17	93	46,108	184
Year to Date 2018	1	2.17	93	46,108	184
Year to Date 2017	8	61.00	305	399,592	679

EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
April 2018

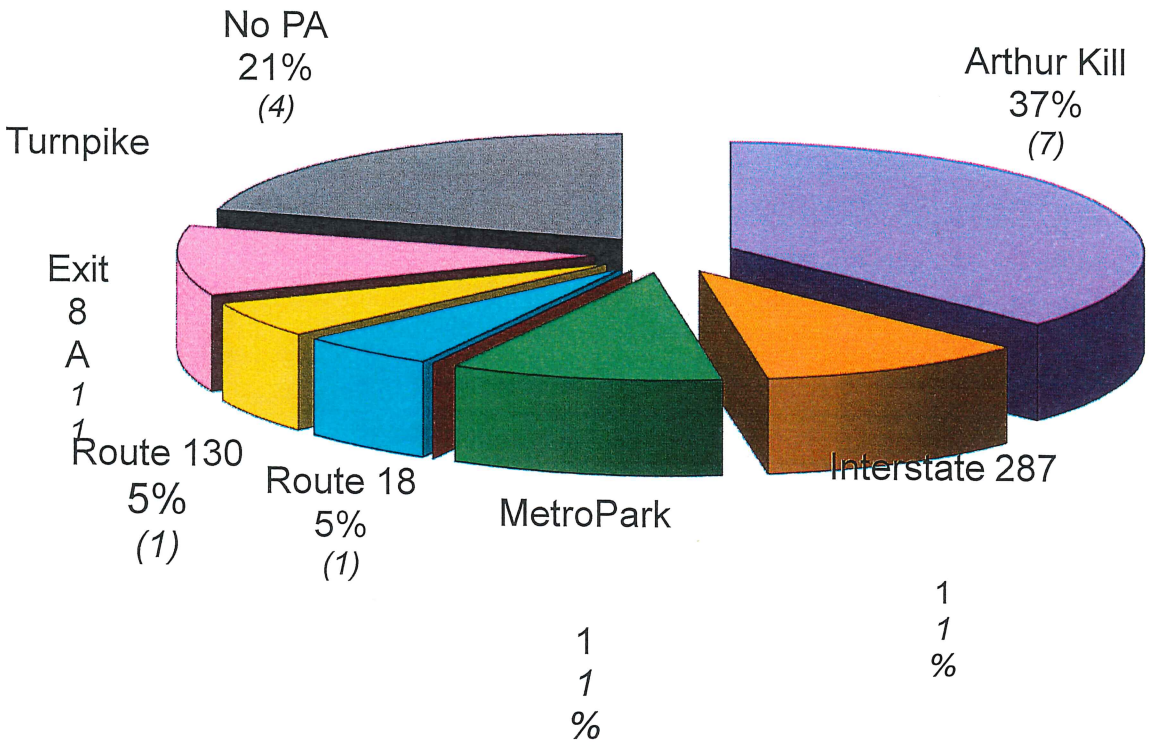

Square Feet of New Building Area by Land Use
April 2018
200,000
180,000
160,000
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
0
182,832
8,105
104
144,553
0
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
April 2018

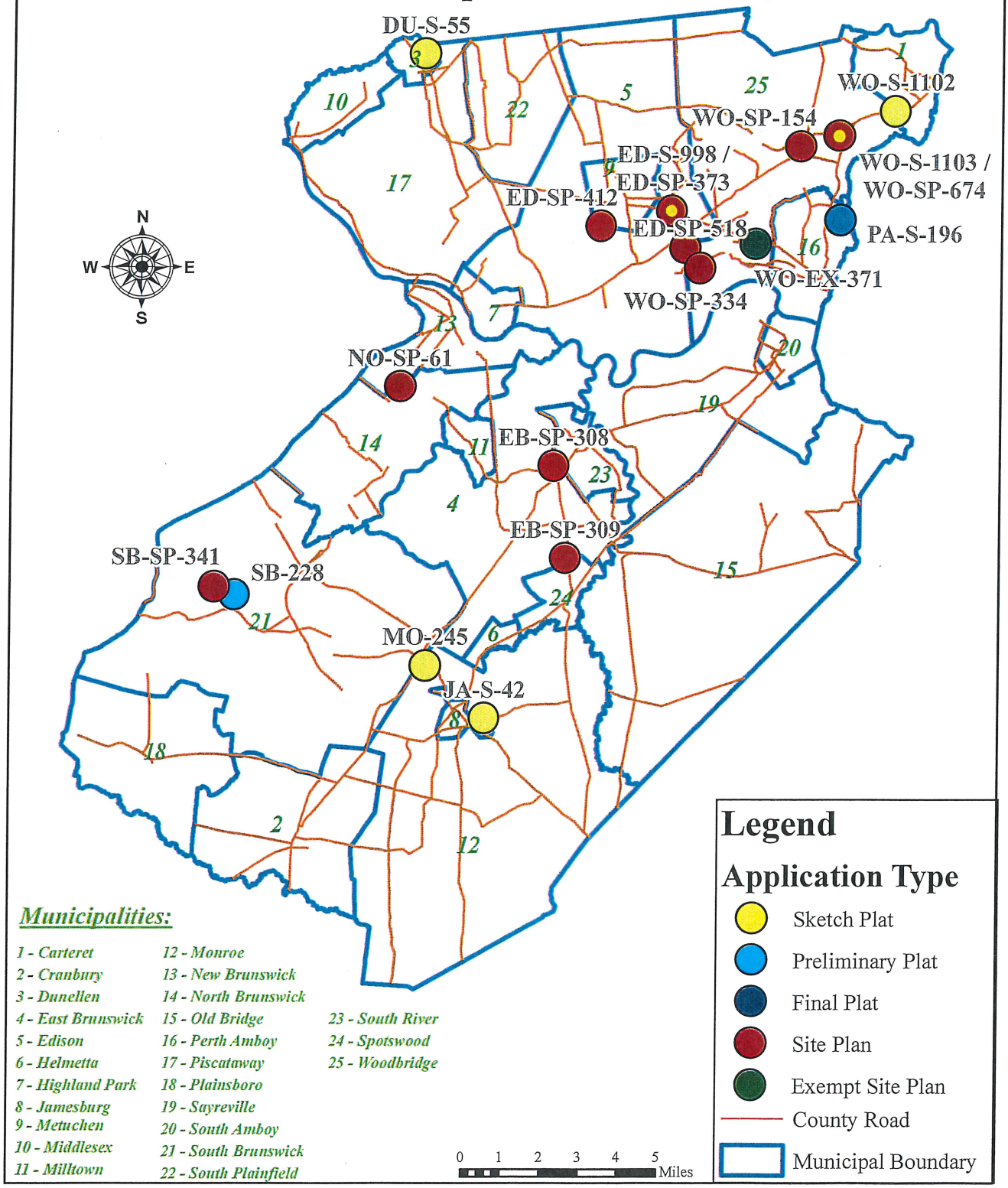
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	7	114.59	219	181,380	586	0.00	0
Year to Date 2018	17	330.16	277	1,013,301	682	0.00	0
Year to Date 2017	9	30.39	48	405,447	265	0.00	0
Interstate 287							
Current Month	2	26.85	362	310,760	813	0.00	0
Year to Date 2018	8	53.26	370	441,468	1,096	0.00	0
Year to Date 2017	22	83.64	415	588,409	1,601	0.00	0
MetroPark							
Current Month	2	0.98	30	42,882	58	0.00	0
Year to Date 2018	4	3.64	32	50,077	84	0.00	0
Year to Date 2017	4	16.79	250	171,231	559	0.00	0
Plainsboro/Forrestal							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2018	1	25.95	0	58,632	107	0.00	0
Year to Date 2017	0	0.00	0	0	0	0.00	0
Route 18							
Current Month	1	0.13	0	104	4	0.00	0
Year to Date 2018	8	125.04	554	11,720	614	4.00	0
Year to Date 2017	10	521.91	4	340,519	343	0.00	0
Route 130							
Current Month	1	1.89	0	5,585	50	0.00	0
Year to Date 2018	4	70.10	0	5,585	50	0.00	0
Year to Date 2017	5	43.64	5	610,040	550	10.00	0
Turnpike Exit 8A							
Current Month	2	24.02	3	0	0	0.00	0
Year to Date 2018	5	202.02	3	37,250	80	18.80	0
Year to Date 2017	11	506.15	139	1,758,775	1,132	0.00	0
No PA							
Current Month	4	213.85	205	62,728	332	82.00	2
Year to Date 2018	27	331.97	472	584,060	642	82.00	2
Year to Date 2017	34	481.34	1,340	1,685,132	2,116	0.00	2

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

Planning Areas
April 2018 Applications



Development Review Committee
Location of Reviewed Applications
Middlesex County Planning Board
April 2018



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

Performance Guarantees
Received During the Month
April 2018

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PL-SP-84	The Place at Plainsboro	Dey Road (C.R #614)	$ 191,924.00	700	1,400	361	-	-	-	751	1	4	1	-	-	1,400	-	-	-	-
Total:	**1**	**1**	**$ 191,924.00**	**700**	**1,400**	**361**	**-**	**-**	**-**	**751**	**1**	**4**	**1**	**-**	**-**	**1,400**	**-**	**-**	**-**	**-**
Total:	**3**	**3**	**$ 223,794.00**	**898**	**1,431**	**453**	**0**	**0**	**0**	**751**	**1**	**7**	**1**	**0**	**3**	**1,425**	**0**	**0**	**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

Middlesex County Planning Board
Land Development Review Committee
Variance Notices
April 2018

Municipality	Title	Date of Receipt	Date of Hearing	Date of Letter	Block	Lot #	* Type of App.	Purpose of Application	County Road Name
Old Bridge	Leonidas Vastardis	2/26/18	4/5/18	3/27/18	18027	1	Other	Variance to expand 1 story house	Old Br.-Engl. Rd
Old Bridge	Avalon Bay Communities Inc.	4/2/18	4/10/18	4/3/18	17000	5,6,etc	SP	Off tract traffic signal installation	
South Amboy	200 Broadway LLC	4/16/18	4/25/18	4/17/18	42	19.01,20.(	SP	Construct 2 buildings	
Sayreville	Bhaktinidhi Inc.	4/16/18	4/25/18	4/17/18	208	1.02,1.03	SP	Temple w 2 parsonage units/parkin	Washington RD.
South Plainfield	Daniel Chin	4/9/18	4/24/18	4/19/18	318	2	SUBD	2 Lot minor Subdivision	
Woodbridge	Park Center @ Rte 35, Inc.	4/20/18	4/26/18	4/23/18	548	2,3,4,17	SUBD	demolish properties-add duplex	Amboy-Green St
Totals	6								3

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

Total Monetary Values Received Through Subdivision and Site Plan Applications

April 2018

Purpose	Current Month 2018	Year To Date 2018	Year To Date 2017
Physical Improvements (Cash Contribution)	$ -	$ 121,623.00	$ 163,690.00
*Physical Improvements (Performance Guarantees/Subdivision)	-	-	2,096,072.00
*Physical Improvements (Performance Guarantees/Site Plans)	191,924.00	554,881.00	971,235.60
Downstream Drainage Contributions	440.00	440.00	112.00
Subdivision & Site Plan Review Fees	41,023.72	130,524.23	195,957.27
Totals	$ 233,387.72	$ 807,468.23	$ 3,427,066.87