MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
August 2018

The Committee meeting held during the month of **August 2018** acted on 36 development requests. The Committee acted upon 1 Release of Performance Guarantees, 4 classifications, 7 approvals, 15 conditional approvals, 7 extensions, 1 rejection, 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 4 **Sketch plat** classifications contained 9 new lots with 9 new dwelling units on a total of 3.41 acres. Of these 4 sketch plats, 1 was determined to require County Planning Board approval and 3 were declared exempt.

Preliminary plats included 1 new residential applications with 3 new lots and 3 new dwelling units on a total of 0.58 Acres. The committee reviewed 2 additional plat which fell under the categories of Commercial, Industrial or Quasi-Public with 7 new lots on a total of 183.39 acre

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 2 new lots on a total of 150.25 acre

There were 18 **Site Plan** applications reviewed by the Committee. Of which, 3 were found to be exempt from County review and 15 were found to be under County jurisdiction. The combined site plan applications represent 1,471,293 square feet of additional building area, 2,348 new parking spaces and 64 new Dwelling Unit on a total of 451.28 acres.

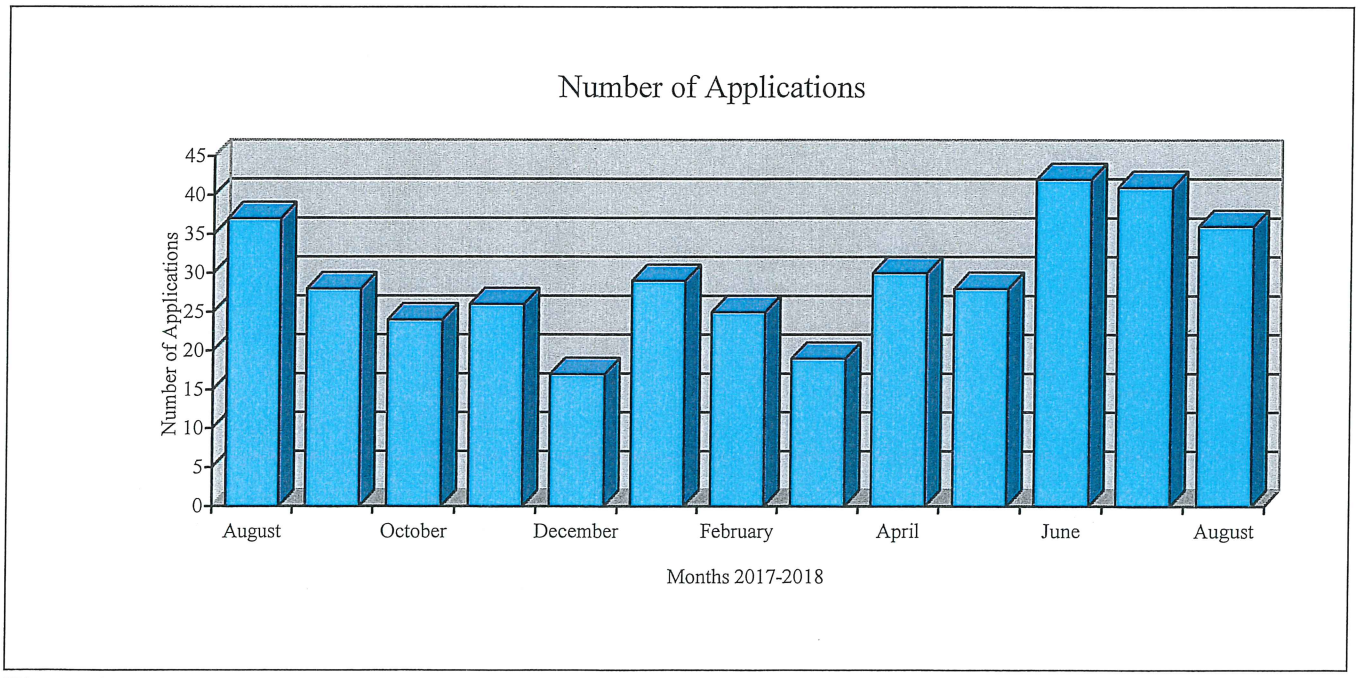

Figure 1

Development Activity
August 2018

Sketch Plats

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.
ED-S-1001	196 Easy Street	325	18	A	No	0.23	4	2	2	2,300	4	0.00	A	SF		0	0
SR-34	Edward and Laura Andre	143 / 144.02	3.02 / 7.01	B	No	2.41	2	2	2	0	0	0.00	A	SF		0	0
WO-S-1105	545 South Lincoln Avenue	409.11	428	A	No	0.36	1	3	3	7,512	6	0.00	A	SF		0	0
WO-S-1106	166 Kensington Avenue	468.15	2203	A	No	0.41	1	2	2	0	0	0.00	A	SF		0	0
	Subtotal			**4**		**3.41**	**8**	**9**	**9**	**9,812**	**10**	**0.00**			**0**	**0**	**0**

Exempt Site Plans

CA-EX-25	700 Federal Blvd	2802	2 & 9	EX	No	27.61	2	0	0	581,960	359	0.00	A	W		0	0
EB-EX-272	Residence Inn	2.02	3.03, 3.04	EX	No	5.26	2	0	0	79,190	140	0.00	A	S		0	0
ED-EX-91	Titan Process Line Addition	366-B	14.A, 15, 16	EX	No	90.28	5	0	0	131,875	440	0.00	A	M		0	0
	Subtotal			**3**		**123.15**	**9**	**0**	**0**	**793,025**	**939**	**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
August 2018

Preliminary Plats

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.
OB-265	Manzo Old Bridge	5001	13.16, 13.17	P	No	32.56	2	4	0	0	0	0.00	A	S		0	0
SB-229	Trustees of Princeton University and Public Service Electric & Gas Company	99	14	P	Yes	150.25	1	2	0	0	0	0.00	A	OTH		0	0
ST-76	268 Main Street	90.02	3, 5	P	No	0.58	2	3	3	0	0	0.00	C	SF	Main Street	0	0
	Subtotal			**3**		**183.39**	**5**	**9**	**3**	**0**	**0**	**0.00**			**1**	**0**	**0**

Final Plats

SB-229	Trustees of Princeton University and Public Service Electric & Gas Company	99	14	F	Yes	150.25	1	2	0	0	0	0.00	A	OTH		0	0
	Subtotal			**1**		**150.25**	**1**	**2**	**0**	**0**	**0**	**0.00**			**1**	**0**	**0**

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Development Activity
August 2018

Site Plans

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
EB-SP-264	690 Cranbury Road	321	6.03	SP	No	5.00	1	0	50	46,750	158	0.00	C	MF	Cranbury Road	1	0
EB-SP-310	35 Cotters Lane	29.01	32.10	SP	Nno	10.14	1	0	0	0	15	0.00	C	W		0	0
EB-SP-76	Park Chateau Hotel	321.18	38	SP	No	13.95	2	0	0	93,180	373	0.00	C	S	Cranbury Road	0	1
NB-SP-223	251 Livingston Avenue	260	1	SP	No	0.22	1	0	2	3,708	10	0.00	C	O/A	Livingston Avenue	0	0
OB-SP-237	American Plaza	21002	3	SP	No	3.98	1	1	0	26,644	124	0.00	C	R	Texas Road	0	0
OB-SP-298	1122 Marlboro Road	21000	20.12	SP	No	1.72	1	0	0	9,420	63	0.00	C	O	Texas Road	0	0
PI-SP-356	Aaron & Company	5201	6.02	SP	No	11.80	1	0	0	141,700	179	0.00	C	W		0	0
PI-SP-61	Rockefeller Group Logistics Park Building 3 and 5	3502	6.04	SP	No	163.65	1	0	0	0	0	0.00	C	W	River Road	0	0
PL-SP-45	Town Center Elementary School	2004	1	SP	No	22.89	1	0	0	5,272	0	0.00	C	SCH	Dey Road / Scudders Mill Road	0	0
SA-SP-52	246 Main Street	116	14	SP	No	0.74	1	0	12	8,940	30	0.00	C	TH	Main Street	1	0
SB-SP-277	United Parcel Service, Inc,	21.01	5.012	SP	No	39.00	1	0	0	334,319	390	0.00	C	W	Cranbury South River Road	0	0
SP-SP-59	Block 528 Lot 46.04; Chick-fil-A	528	46.04	SP	No	30.10	1	0	0	5,000	44	0.00	C	R	Stelton Road	0	0
SY-SP-28	DaVita Dialysis Center	368.07	1, 2	SP	No	23.69	2	0	0	0	0	0.00	A	R	Washington Road / N/. Ernston Road	0	0
WO-SP-228	Chase Bank, 576 Inman Avenue	505.02	2.01	SP	No	0.48	1	0	0	3,335	23	0.00	C	R	Inman Road	0	0
WO-SP-83	Bank of America	474.01	1	SP	No	0.77	1	0	0	0	0	0.00	C	R	Inman Avenue	0	0
	Subtotal			**15**		**328.13**	**17**	**1**	**64**	**678,268**	**1,409**	**0.00**			**14**	**2**	**1**
	Total			**26**		**788.33**	**40**	**21**	**76**	**1,481,105**	**2,358**	**0.00**			**16**	**2**	**1**

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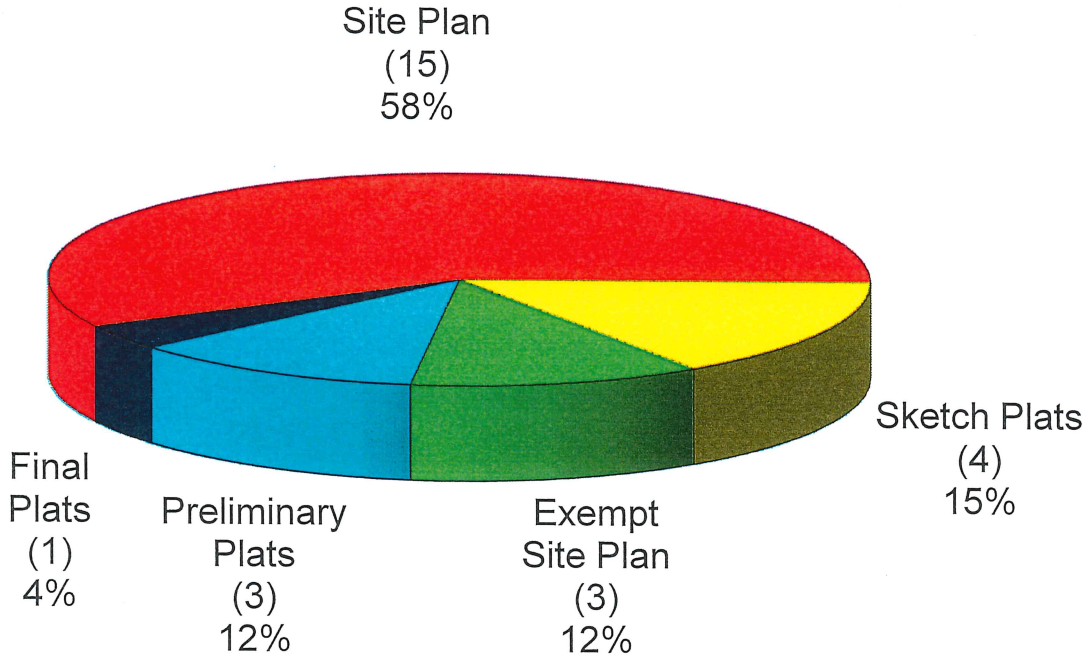
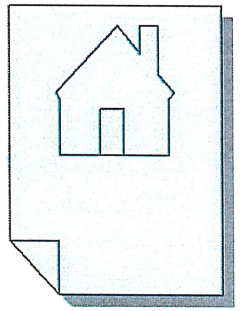
Middlesex County Planning Board
August 2018 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
August 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
Edison	196 Easy Street			4	2	2	0.23	A		
South River	Edward and Laura Andre			2	2	2	2.41		B	
Woodbridge	166 Kensington Avenue			1	2	2	0.41	A		
Woodbridge	545 South Lincoln Avenue			1	3	3	0.36	A		
TOTALS										
Current Month	4	0	0	8	9	9	3.41	3	1	0
Year to Date 2018	35	10	11	69	78	491	326.89	26	9	0
Year to Date 2017	32	3	4	26	38	23	159.42	23	6	1

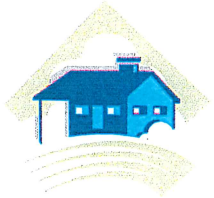


PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
August 2018

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	0.58	2	3	8,422	3	8,422	5.17	0.00	0
Year to Date 2018	12	252.34	40	221	49,737	193	56,953	0.76	94.66	0
Year to Date 2017	1	2.50	2	3	36,300	2	54,450	0.80	0.00	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	2	24.16	4	92	11,439	90	11,693	3.73	0.00	0
Year to Date 2017	4	232.98	9	104	97,583	518	19,592	2.22	0.00	0
COMMERCIAL										
Current Month	1	32.56	2	4	354,578	0	0	0.00	0.00	0
Year to Date 2018	2	36.68	3	6	266,297	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
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	60.00	0
QUASI-PUBLIC										
Current Month	1	150.25	1	2	3,272,445	0	0	0.00	0.00	0
Year to Date 2018	1	150.25	1	2	3,272,445	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	3	183.39	5	9	887,608	3	2,662,823	0.02	0.00	0
Year to Date 2018	18	466.99	53	322	63,174	283	71,880	0.61	94.66	0
Year to Date 2017	8	454.62	17	113	175,250	520	38,083	1.14	60.00	0

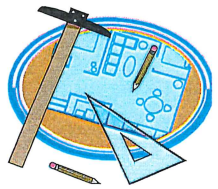
FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
August 2018

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	25	252.66	31	693	15,881	687	16,020	2.72	1.09	0
Year to Date 2017	42	906.46	25	461	85,652	169	233,641	0.19	0.00	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	4	90.32	10	350	11,241	549	7,166	6.08	0.00	0
Year to Date 2017	4	85.09	4	57	65,027	205	18,081	2.41	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	1	71.02	2	3	1,031,210	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
INDUSTRIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	5	268.59	9	11	1,063,616	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	1	150.25	1	2	3,272,445	0	0	0.00	0.00	0
Year to Date 2018	1	150.25	1	2	3,272,445	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	150.25	1	2	3,272,445	0	0	0.00	0.00	0
Year to Date 2017	36	832.84	53	1,059	34,257	1,236	29,352	1.48	1.09	0
Year to Date 2016	49	1,255.31	34	523	104,553	374	146,207	0.30	0.00	0



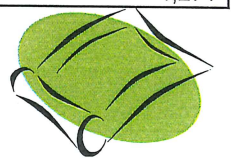
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
August 2018

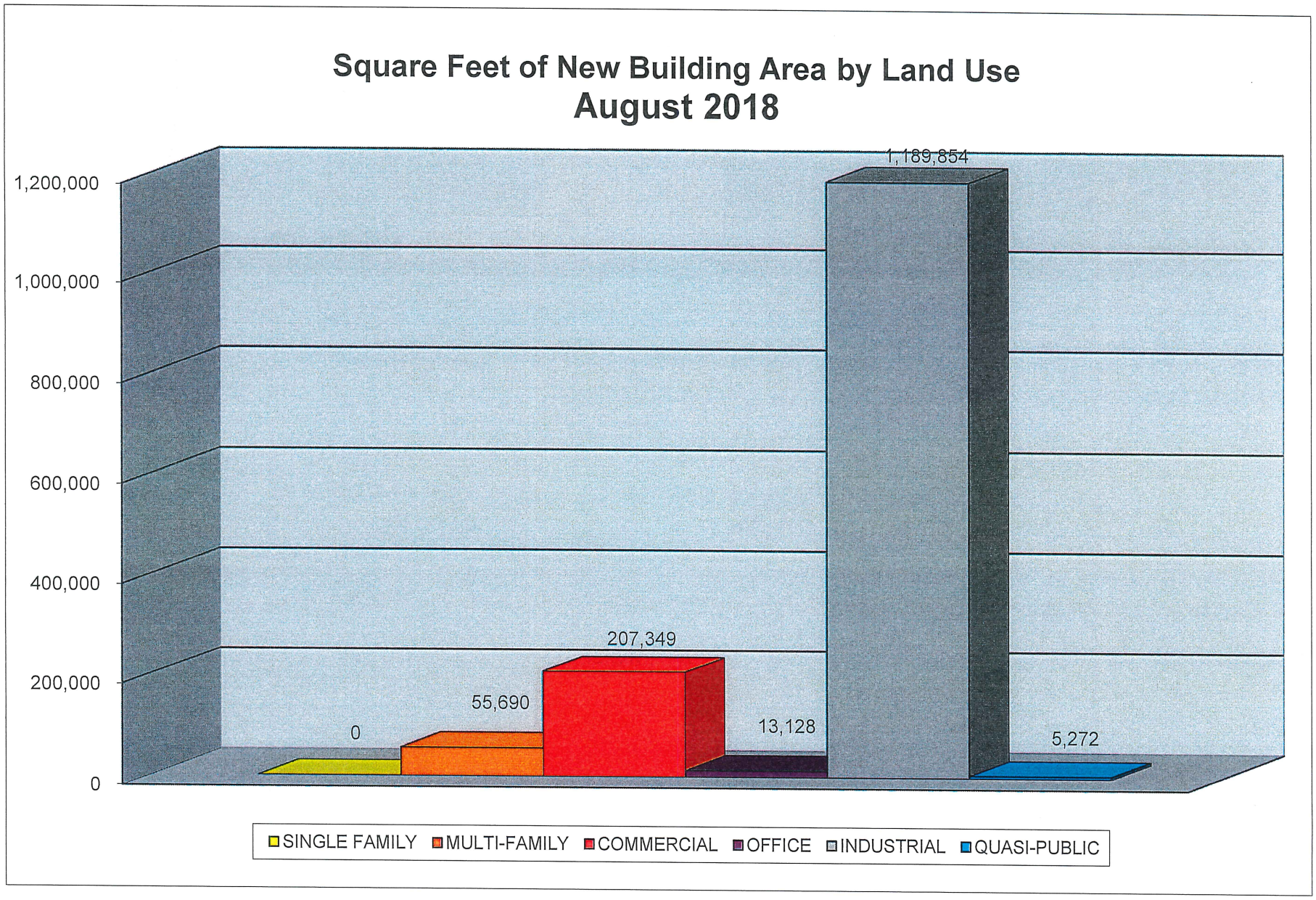
Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces	Additional Driveways On County Roads
SINGLE FAMILY						
Current Month	0	0.00	0	0	0	0
Year to Date 2018	0	0.00	0	0	0	0
Year to Date 2017	0	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	2	5.74	62	55,690	188	2
Year to Date 2018	16	163.66	1,813	830,867	3,663	4
Year to Date 2017	20	417.44	2,792	1,241,553	3,522	1
COMMERCIAL				0		
Current Month	6	72.97	0	128,159	564	0
Year to Date 2018	32	165.21	69	510,081	2,324	1
Year to Date 2017	31	150.10	3	628,367	2,254	2
OFFICE						
Current Month	2	1.94	2	13,128	73	0
Year to Date 2018	9	22.44	235	344,848	491	2
Year to Date 2017	12	50.52	441	832,701	1,938	0
INDUSTRIAL						
Current Month	4	224.59	0	476,019	584	0
Year to Date 2018	19	894.16	2	1,753,345	1,170	0
Year to Date 2017	27	1,077.87	121	3,324,292	2,528	2
QUASI-PUBLIC						
Current Month	1	22.89	0	5,272	0	0
Year to Date 2018	16	215.08	2	264,079	135	0
Year to Date 2017	10	184.58	0	136,668	645	2
TOTALS						
Current Month	15	328.13	64	678,268	1,409	2
Year to Date 2018	93	1,496.00	2,119	3,707,137	7,783	7
Year to Date 2017	100	1,880.51	3,357	6,163,581	10,887	7



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
August 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	0	0.00	0	0	0
Year to Date 2018	1	2.17	93	46,108	184
Year to Date 2017	3	40.87	528	250,941	944
COMMERCIAL				0	
Current Month	1	5.26	0	79,190	140
Year to Date 2018	2	7.43	0	99,248	245
Year to Date 2017	5	3.50	14	22,706	165
OFFICE					
Current Month	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
Year to Date 2017	2	0.69	0	1,700	7
INDUSTRIAL					
Current Month	2	117.89	0	713,835	799
Year to Date 2018	4	132.62	0	764,835	867
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	6	11.19	0	187	49
TOTALS					
Current Month	3	123.15	0	793,025	939
Year to Date 2018	7	142.22	93	910,191	1,296
Year to Date 2017	18	70.68	542	469,077	1,271



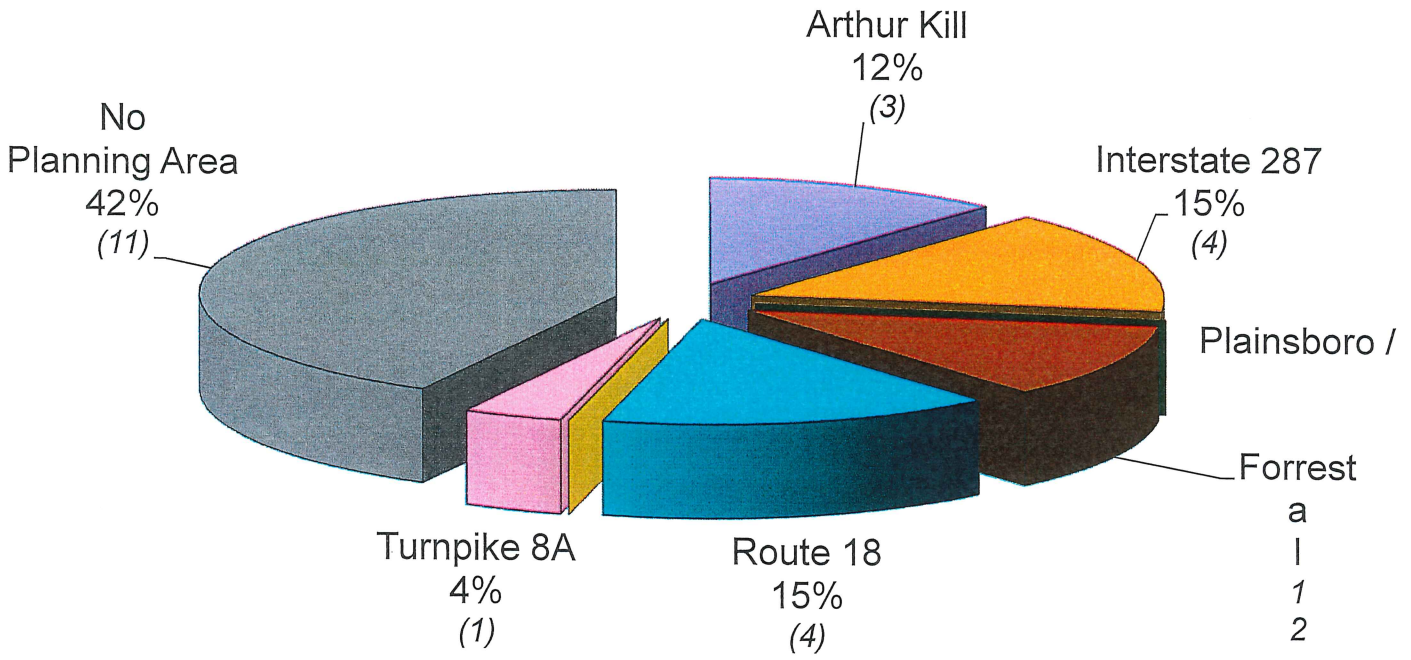

Square Feet of New Building Area by Land Use
August 2018
1,200,000
1,000,000
800,000
600,000
400,000
200,000
0
0
55,690
207,349
13,128
1,189,854
5,272
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
August 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	3	118.63	12	722,775	829	0.00	1
Year to Date 2018	27	494.90	293	1,905,693	1,734	0.39	2
Year to Date 2017	19	281.97	72	453,200	882	0.00	0
Interstate 287							
Current Month	4	206.03	0	150,035	246	0.00	0
Year to Date 2018	27	1,011.64	996	1,187,632	4,106	6.16	0
Year to Date 2017	42	338.62	630	752,965	2,162	0.00	0
MetroPark							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2018	4	3.64	32	50,077	84	0.00	0
Year to Date 2017	20	112.54	1,061	989,498	2,982	0.00	0
Plainsboro/Forrestal							
Current Month	3	323.39	0	5,272	0	0.00	0
Year to Date 2018	5	352.15	0	80,260	111	0.00	0
Year to Date 2017	3	91.11	202	116,652	418	0.00	0
Route 18							
Current Month	4	21.10	0	115,254	342	0.00	0
Year to Date 2018	22	210.28	643	192,078	1,313	4.00	0
Year to Date 2017	55	1,564.86	406	572,875	1,592	0.33	5
Route 130							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2018	8	75.45	6	5,585	61	0.00	2
Year to Date 2017	8	44.76	7	620,118	562	10.00	0
Turnpike Exit 8A							
Current Month	1	39.00	0	334,319	390	0.00	0
Year to Date 2018	22	475.88	598	388,922	528	130.28	1
Year to Date 2017	19	997.20	139	3,429,420	1,904	0.00	0
No PA							
Current Month	11	80.18	64	153,450	551	0.00	1
Year to Date 2018	72	645.73	1,080	1,437,858	2,152	85.13	4
Year to Date 2017	67	1,071.87	2,558	2,266,667	3,467	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
August 2018 Applications



Performance Guarantees
Received During the Month
July 2018

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
NB-SP-218	Tacoria Restaurant	Easton Avenue (#527)	$ 9,643.00	38	-	53	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total:	**1**	**1**	**$ 9,643.00**	**38**	**-**	**53**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total:	**19**	**19**	**$ 2,766,584.00**	**9,610**	**5,341**	**6,010**	**68**	**20**	**0**	**3,555**	**1**	**36**	**4**	**20**	**38**	**9,035**	**60**	**253**	**1**	**0**

KEY CODE CATEGORY

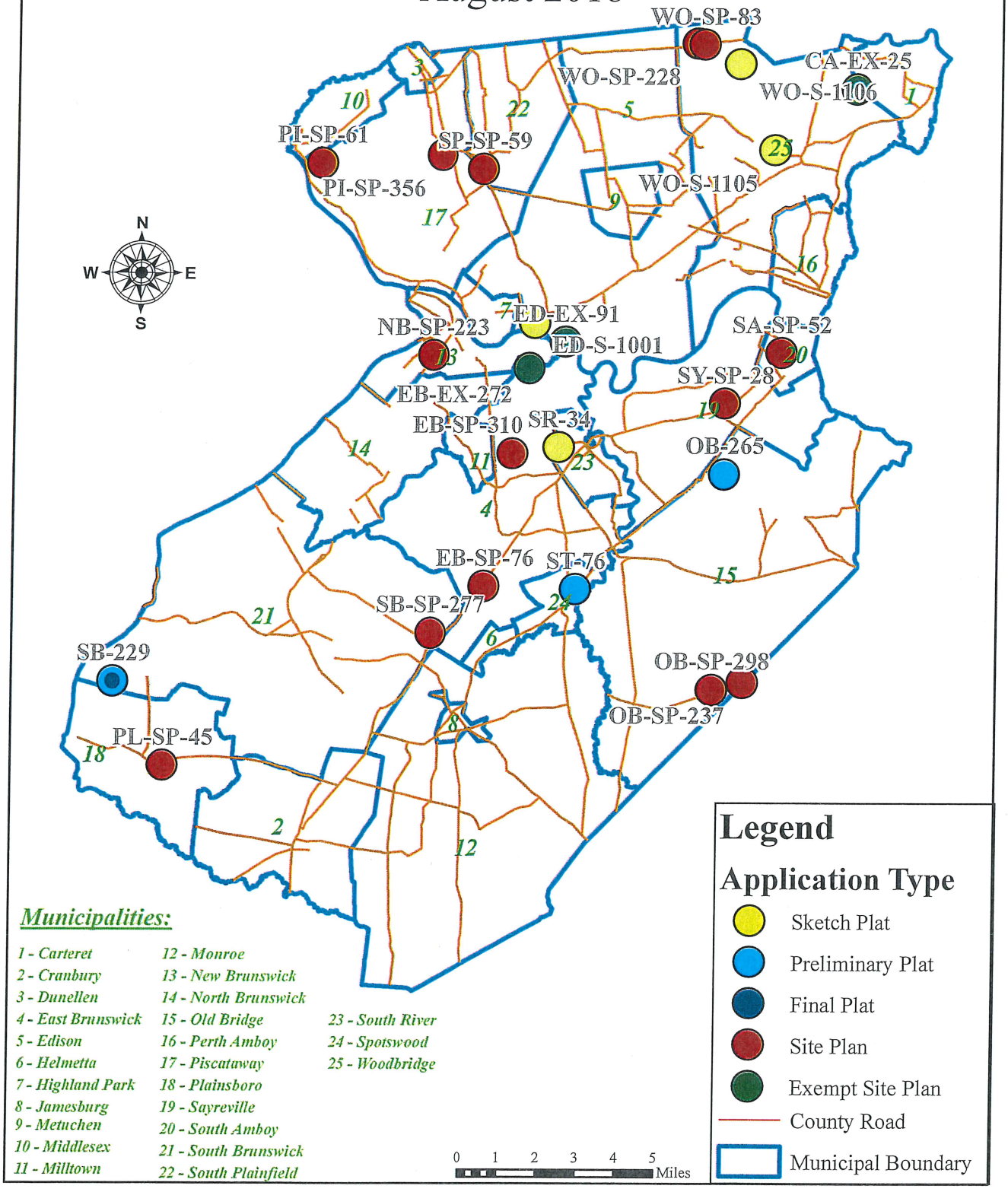
1 = Linear Feet of Curbing
2 = Square Yards of Pavement
3 = Square Yards of Sidewalks
4 = Linear Feet of Trench Repair
5= Linear Feet of Guide Rail
6= Square Yards of Rip Rap
7= Linear Feet of RCP
8= Headwalls/Culverts
9 = Catch Basins
10= Manholes
11= Signs
12 = Detectable Warning Surfaces
13= Square 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

August 2018

Purpose	Current Month 2018	Year To Date 2018	Year To Date 2017
Physical Improvements (Cash Contribution)	$ -	155,933.00	$ 252,720.00
*Physical Improvements (Performance Guarantees/Subdivision)	-	1,243,366.00	2,248,943.00
*Physical Improvements (Performance Guarantees/Site Plans)	9,643.00	1,066,660.00	1,520,217.50
Downstream Drainage Contributions	-	440.00	1,571.00
Subdivision & Site Plan Review Fees	54,509.95	347,587.72	392,522.77
Totals	$ 64,152.95	$ 2,813,986.72	$ 4,415,974.27

Development Review Committee
Location of Reviewed Applications
Middlesex County Planning Board
August 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

Legend

Application Type

- Sketch Plat
- Preliminary Plat
- Final Plat
- Site Plan
- Exempt Site Plan
- County Road
- Municipal Boundary