MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
December 2018

The Committee meeting held during the month of **December 2018** acted on 16 development requests. The Committee acted upon 3 classifications, 6 approvals,3 conditional approvals, 3 extensions, and 1 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 6 new lots with 4 new dwelling units on a total of 2.75 acres. Of these 3 sketch plats, 1 was determined to require County Planning Board approval and 2 were declared exempt.

Preliminary plats included 2 new residential applications with 6 new lots and 5 new dwelling units on a total of 8.94 Acres. 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 78.74 acres

There were 6 **Site Plan** applications reviewed by the Committee. Of which, none were found to be exempt from County review and 6 were found to be under County jurisdiction. The combined site plan applications represent 104,552 square feet of additional building area, 194 new parking spaces and 145 new Dwelling Unit on a total of 111.56 acres.

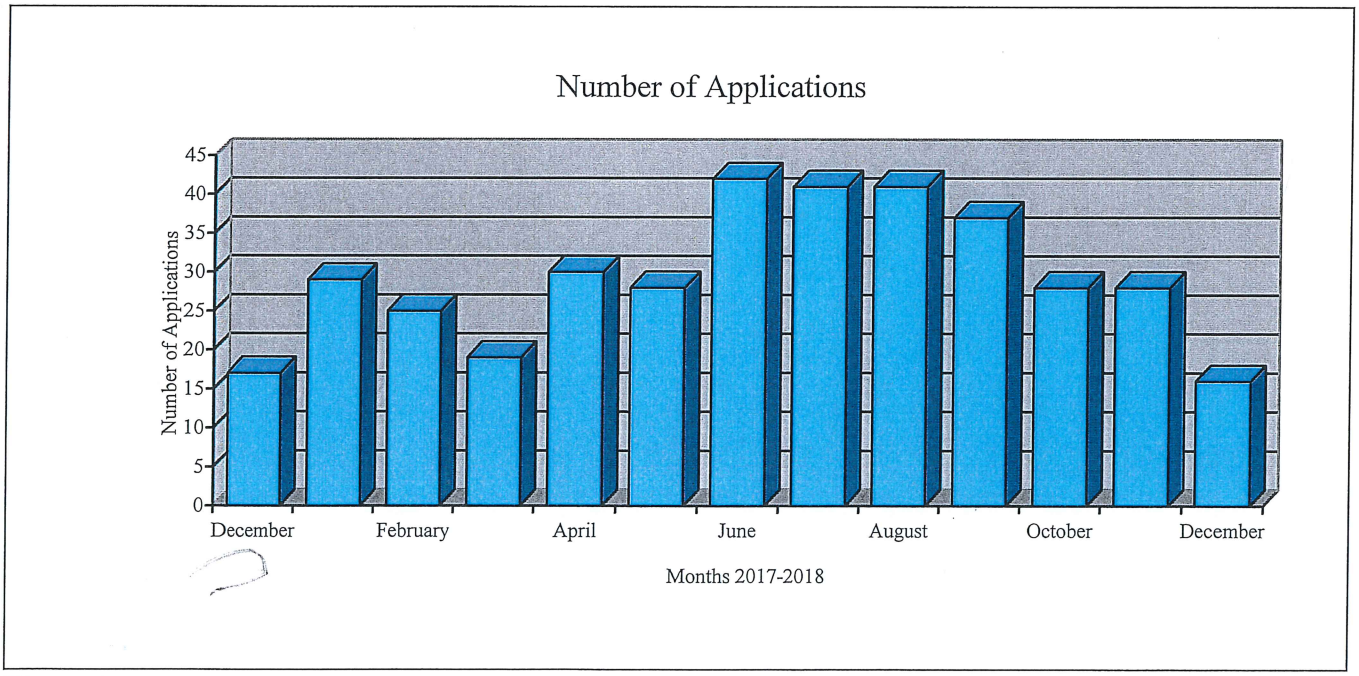

Figure 1

Development Activity
December 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.
PL-73	Trustees of Princeton University	701	32.02, 33.02	A		0.20	2	2	0	0	0	0.00	A	O		0	0
SB-S-392	84 Old Road	96	79.20	B	No	2.30	1	2	2	0	0	0.00	A	SF	Old Road (C.R. #618)	0	0
SY-S-115	Ross and Muniz	204.04	21 & 22	A	No	0.25	2	2	2	0	0	0.00	A	SF		0	0
	Subtotal			**3**		**2.75**	**5**	**6**	**4**	**0**	**0**	**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
December 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																	
ED-536	1635 Woodland Avenue	415	4-C-1	P	No	3.43	1	3	3	0	0	0.00	C	SF		0	0
MO-163	Riverside Center	8	8.04, 2.08	P	No	78.74	2	2	0	0	0	0.00	A	W	Perrineville Road	0	0
PI-375	River Road Subdivision	11101	1.01	P	No	5.51	1	3	2	0	0	0.00	C	SF	River Road (CR 622)	1	0
	Subtotal			**3**		**87.68**	**4**	**8**	**5**	**0**	**0**	**0.00**			**2**	**1**	**0**
Final Plats																	
	Subtotal			**0**		**0.00**	**0**	**0**	**0**	**0**	**0**	**0.00**			**0**	**0**	**0**

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Development Activity
December 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
ED-SP-524	80 Executive Avenue	375BB	8H, 8M	SP	No	2.39	1	0	0	47,543	25	0.00	A	W		0	0
MX-SP-98	New Laundromat Diane's Omatic	206	28-32	SP		0.27	5	0	0	0	0	0.00	A	R		0	0
PA-SP-203	430-432 State Street	233	26, 27	SP	No	0.09	2	0	0	0	0	0.00	A	COM	State Street (CR611)	0	0
PI-SP-328	Gazebo Cemetery	10201, 7508	4.02, 1.01	SP		106.55	2	0	0	0	0	0.00	A	WS		0	0
SP-SP-320	JVB - South Plainfield	267	9	SP	No	1.17	1	0	0	10,580	0	0.00	A	WS		0	0
WO-SP-608	Brook Street Lofts	543.01	5, 23.B, 24.B	SP	No	1.09	3	0	145	46,429	169	0.00	C	A		0	0
	Subtotal			**6**		**111.56**	**14**	**0**	**145**	**104,552**	**194**	**0.00**			**2**	**0**	**0**
	Total			**12**		**201.99**	**23**	**14**	**154**	**104,552**	**194**	**0.00**			**5**	**1**	**0**

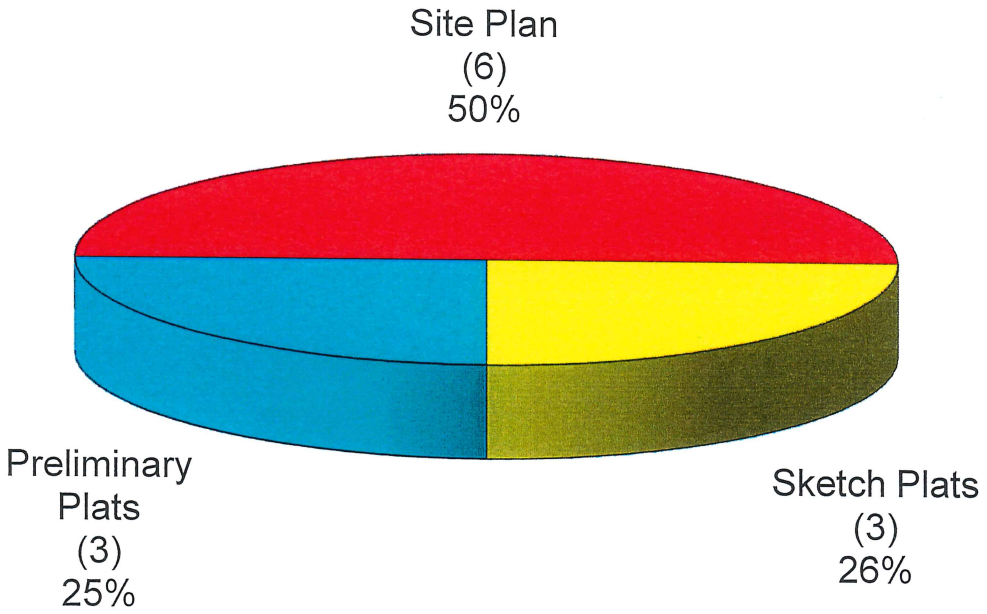
Municipalities: (CA) Carteret, (CR) Cranbury, (DU) Dunellen, (EB) East Brunswick, (ED) Edison, (HE) Helmetta, (HP) Highland Park, (JA) Jamesburg, (ME) Metuchen, (MX) Middlesex, (MI) Milltown, (MO) Monroe, (NB) New Brunswick, (NO) North Brunswick, (OB) Old Bridge, (PA) Perth Amboy, (PI) Piscataway, (PL) 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

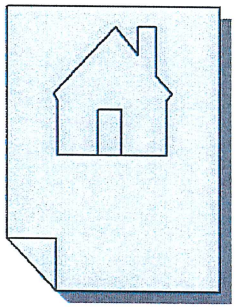
Land Use Key: (A)partment, (C)ondo, (T)ownhouse, (MF)Multi-Family, (SF)Single Family, (AC)Assisted Care, (R)etail, (O)ffice, (S)ervice, (H)otel, (ST)orage, (W)arehouse, (M)anufacturing/Research, (HOS)pital, (WO)rship, (P)ublic Safety, (REC)reation, (CS)Civic Structure, (SCH)ool, (COM)munications *(AR - suffix)Age Restricted

Middlesex County Planning Board
December 2018 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
December 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
Plainsboro	Trustees of Princeton University			2	2	0	0.20	A		
Sayreville	Ross and Muniz			2	2	2	0.25	A		
South Brunswick	84 Old Road	Old Road #618	Old Road 4-C-56	1	2	2	2.30		B	
TOTALS										
Current Month	3	1	1	5	6	4	2.75	2	1	0
Year to Date 2018	55	16	15	107	124	520	514.28	40	15	0
Year to Date 2017	70	15	19	174	149	508	1,071.67	43	23	4



PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
December 2018

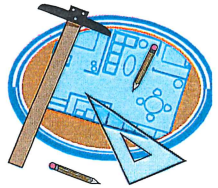
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	2	8.94	2	6	64,904	5	77,885	0.56	0.00	0
Year to Date 2018	14	261.28	42	227	50,138	198	57,482	0.76	94.66	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	3	59.45	5	94	27,549	178	14,549	2.99	2.14	0
Year to Date 2017	4	232.98	9	104	97,583	518	19,592	2.22	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	3	40.80	4	7	253,893	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	1	8.29	3	2	180,556	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	78.74	2	2	1,714,957	0	0	0.00	0.00	0
Year to Date 2018	2	82.30	7	3	1,194,996	0	0	0.00	0.00	0
Year to Date 2017	3	512.68	4	6	3,722,057	0	0	0.00	100.00	0
QUASI-PUBLIC										
Current Month	0	0.00	0	0	0	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	87.68	4	8	477,418	5	763,868	0.06	0.00	0
Year to Date 2018	24	602.37	62	335	78,326	376	69,785	0.62	96.80	0
Year to Date 2017	9	844.62	18	116	317,169	520	70,753	0.62	100.00	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
December 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	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	27	255.67	34	703	15,842	697	15,978	2.73	1.09	0
Year to Date 2017	1	920.84	28	474	84,624	182	220,394	0.20	0.00	0
MULTI-FAMILY										
Current Month	0	0	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	6	226.74	14	354	27,901	637	15,505	2.81	42.88	0
Year to Date 2017	6	117.33	6	151	33,847	355	14,397	3.03	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	2	32.56	2	4	354,578	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	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	2	79.31	5	5	690,949	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	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	7	413.29	11	15	1,200,194	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
QUASI-PUBLIC										
Current Month	0	0	0	0	0	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	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	45	1,157.82	67	1,083	46,569	1,334	37,807	1.15	43.97	0
Year to Date 2017	12	1,793.92	42	636	122,867	537	145,518	0.30	0.00	0

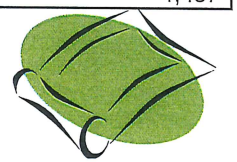
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
December 2018

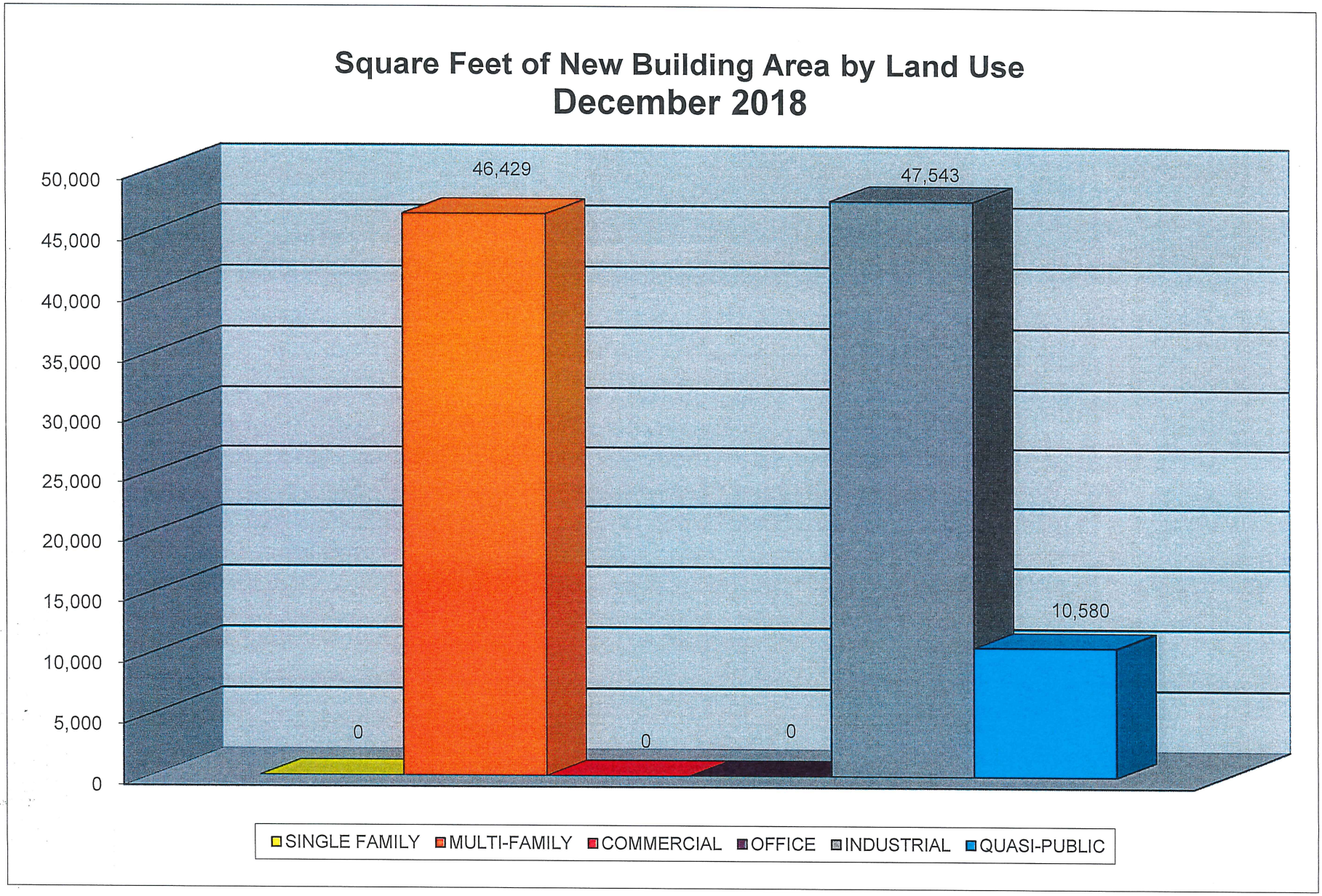
Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces	Additional Driveways On County Roads
SINGLE FAMILY						
Current Month	0	0.00	0	0	0	0
Year to Date 2018	0	0.00	0	0	0	0
Year to Date 2017	0	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	1	1.09	145	46,429	169	0
Year to Date 2018	22	222.96	2,451	1,106,940	4,690	4
Year to Date 2017	26	491.19	3,329	1,484,978	4,512	1
COMMERCIAL				0		
Current Month	1	0.27	0	0	0	0
Year to Date 2018	50	331.33	320	1,518,940	4,302	6
Year to Date 2017	43	243.92	58	885,134	2,546	6
OFFICE						
Current Month	0	0.00	0	0	0	0
Year to Date 2018	10	24.09	235	440,748	942	2
Year to Date 2017	17	70.16	450	836,460	1,968	0
INDUSTRIAL						
Current Month	1	2.39	0	47,543	25	0
Year to Date 2018	30	971.65	2	2,163,633	1,841	1
Year to Date 2017	32	1,266.41	121	3,359,656	2,786	2
QUASI-PUBLIC						
Current Month	3	107.81	0	10,580	0	0
Year to Date 2018	24	348.60	2	296,248	312	0
Year to Date 2017	15	272.75	1	156,835	789	2
TOTALS						
Current Month	6	111.56	145	104,552	194	0
Year to Date 2018	137	1,934.08	3,008	5,530,426	12,087	13
Year to Date 2017	133	2,344.43	3,959	6,723,063	12,601	11



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
December 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	1	0.00	0	0	0
Year to Date 2017	24	0.00	0	0	0
MULTI-FAMILY					
Current Month	0	0.00	0	0	0
Year to Date 2018	4	2.60	109	58,722	216
Year to Date 2017	3	40.87	528	250,941	944
COMMERCIAL				0	
Current Month	0	0.00	0	0	0
Year to Date 2018	4	8.67	1	103,961	315
Year to Date 2017	8	16.15	14	26,631	220
OFFICE					
Current Month	0	0.00	0	0	0
Year to Date 2018	1	0.35	0	7,500	10
Year to Date 2017	3	8.09	0	1,700	118
INDUSTRIAL					
Current Month	0	0.00	0	0	0
Year to Date 2018	5	149.58	0	764,835	874
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	0	0.00	0	0	0
Year to Date 2018	14	161.20	110	935,018	1,415
Year to Date 2017	46	90.73	542	473,002	1,437



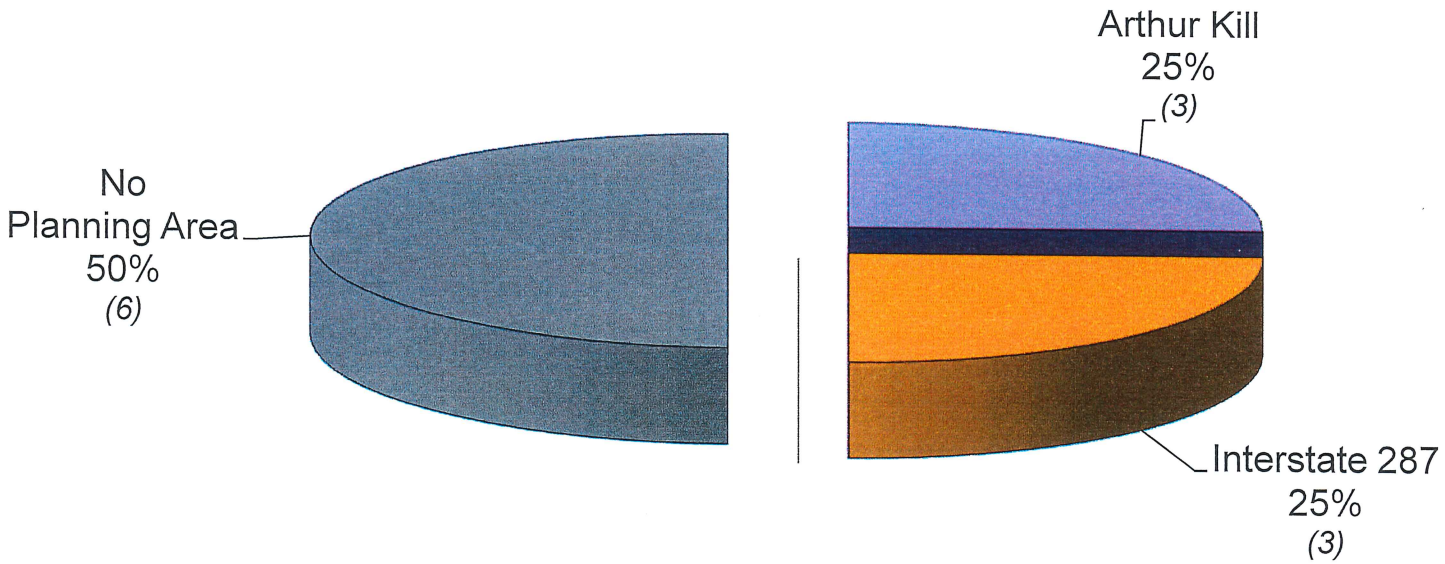

Square Feet of New Building Area by Land Use
December 2018
50,000
45,000
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
0
46,429
47,543
10,580
0
0
0
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
December 2018

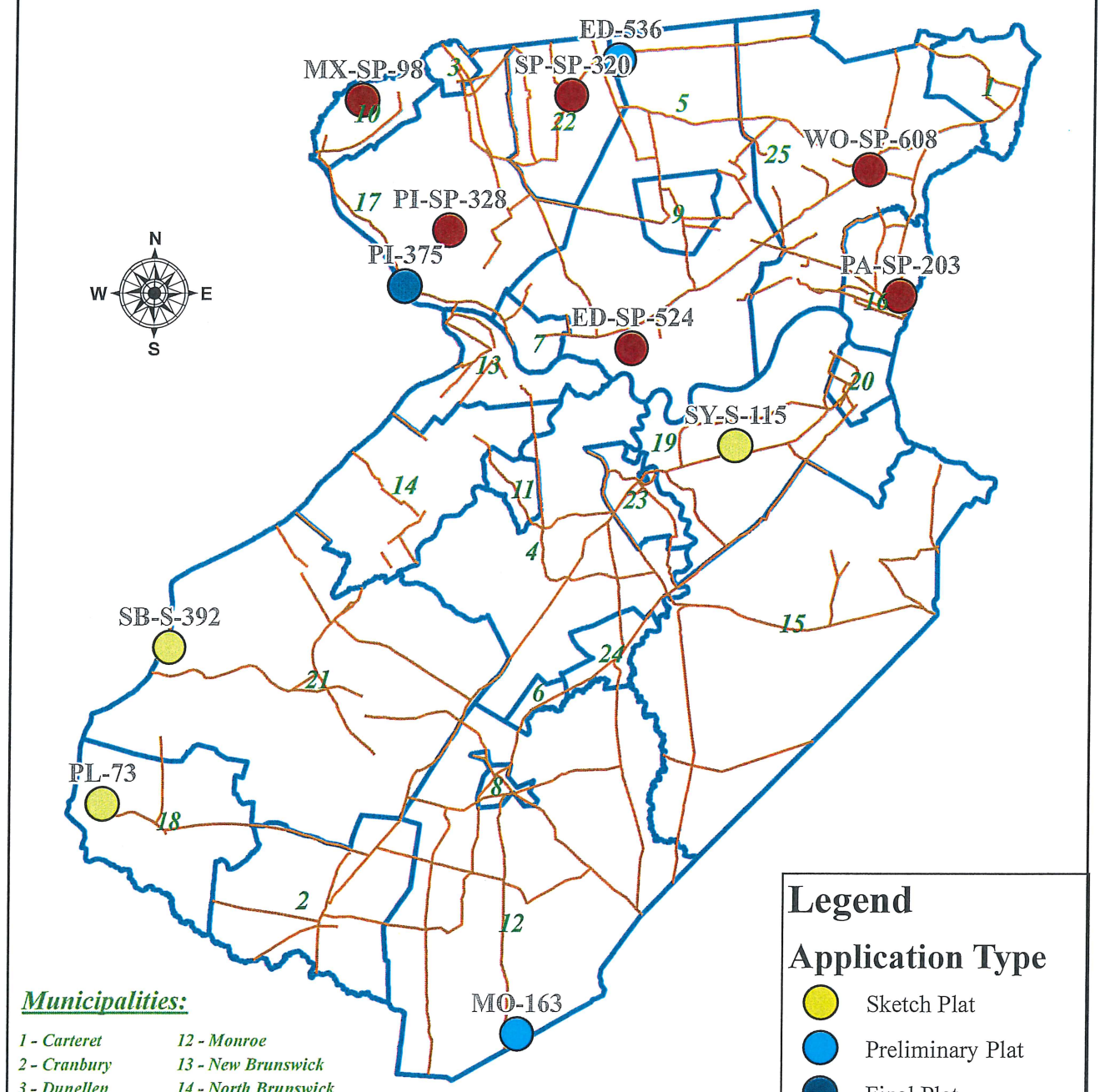
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	3	2.73	2	47,543	25	0.00	0
Year to Date 2018	42	504.61	344	2,089,997	2,396	135.44	2
Year to Date 2017	25	364.14	80	472,970	1,033	0.00	2
Interstate 287							
Current Month	3	107.99	0	10,580	0	0.00	0
Year to Date 2018	48	1,502.78	1,250	1,748,908	5,685	6.16	1
Year to Date 2017	52	604.66	638	784,313	2,472	0.00	2
MetroPark							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2018	6	22.85	32	225,811	279	0.00	0
Year to Date 2017	28	150.75	1,063	1,008,989	3,103	0.00	0
Plainsboro/Forrestal							
Current Month	0	0.00	0	0	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	0	0.00	0	0	0	0.00	0
Year to Date 2018	35	526.57	1,159	694,610	2,485	68.32	4
Year to Date 2017	62	1,587.65	418	599,665	1,690	0.33	5
Route 130							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2018	10	77.99	6	5,585	61	0.00	2
Year to Date 2017	10	92.36	229	736,775	998	10.00	0
Turnpike Exit 8A							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2018	25	528.81	598	398,580	592	130.28	1
Year to Date 2017	25	1,318.43	139	3,429,480	2,014	0.00	0
No PA							
Current Month	6	91.27	152	46,429	169	0.00	1
Year to Date 2018	108	1,045.16	2,222	2,851,087	4,620	135.74	7
Year to Date 2017	94	2,072.44	3,100	2,677,415	4,303	0.00	4

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

Planning Areas
December 2018 Applications



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

Performance Guarantees
Received During the Month
December 2018

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
OB-SP-224	Woodhaven Village	Texas Rd #520 / Old Bridge Englishtown Rd #527	$ 874,453.00	489	11,174	-	-	5,643	-	366	-	6	3	-	6	8,919	22	18,599	-	-
OB-SP-289	Visionstream	Old Bridge Matawan Rd #516	$ 30,100.00	225	70	128	-	-	-	-	-	-	-	-	4	-	-	493	-	-
Total:	**2**	**3**	**$ 904,553.00**	**714**	**11,244**	**128**	**-**	**5,643**	**-**	**366**	**-**	**6**	**3**	**-**	**10**	**8,919**	**22**	**19,092**	**-**	**-**
Total:	**28**	**29**	**$ 3,903,630.00**	**11,834**	**17,341**	**6,953**	**68**	**5,663**	**0**	**3,981**	**1**	**44**	**7**	**25**	**60**	**18,064**	**159**	**21,166**	**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
December 2018

Purpose	Current Month 2018	Year To Date 2018	Year To Date 2017
Physical Improvements (Cash Contribution)	$ -	177,209.00	$ 371,945.00
*Physical Improvements (Performance Guarantees/Subdivision)	-	1,245,548.00	2,248,943.00
*Physical Improvements (Performance Guarantees/Site Plans)	907,897.00	2,213,650.00	3,918,838.50
Downstream Drainage Contributions	-	440.00	1,571.00
Subdivision & Site Plan Review Fees	59,022.87	481,913.13	489,035.95
Totals	$ 966,919.87	$ 4,118,760.13	$ 7,030,333.45