MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
February 2018

The Committee meeting held during the month of **February 2018** acted on 25 development requests. The Committee acted upon 2 Releases of Performance Guarantees, 3 classifications, 8 approval, 7 conditional approvals, 4 extensions, 1 rejection 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 6 new lots with 4 new dwelling units on a total of 0.69 acres. Of these 3 sketch plats, none were determined to require County Planning Board approval and 3 were declared exempt.

Preliminary plats included 2 new residential application with 32 new lots and 30 new dwelling units on a total of 4.18 Acres. The committee reviewed 1 additional plat which fell under the categories of Commercial, Industrial or Quasi-Public with 1 new lots on a total of 3.56 acres

Final plats included 1 new residential applications with 2 new lots on a total of 23.80 Acres. The committee reviewed 1 additional plat which fell under the categories of Commercial, Industrial or Quasi-Public with 1 new lot on a total of 3.56 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 1,043,606 square feet of additional building area, 320 new parking spaces and no new Dwelling Unit on a total of 210.30 acres.

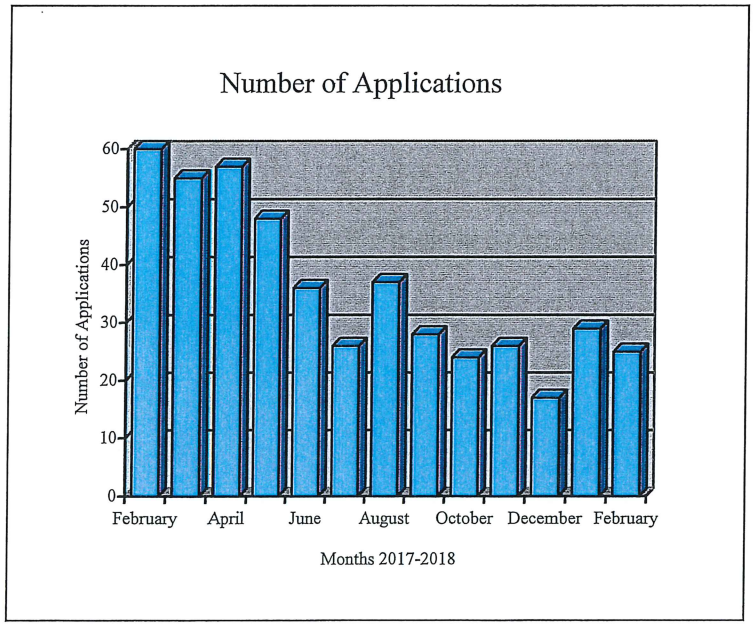

Figure 1

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
February 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																	
EB-S-280	356 Ryders Lane	621	6, 7	A	No	0.30	2	2	0	0	0	0.00	A	SF	Ryders Lane	0	0
MO-S-500	Jonkat Construction, LLC	178	29, 30, 31, 32	A	No	0.23	4	2	2	0	0	0.00	A	SF		0	0
PA-S-197	684 Raritan Avenue	303	37-39	A	No	0.16	3	2	2	4,173	4	0.00	A	SF		0	0
	Subtotal			**3**		**0.69**	**9**	**6**	**4**	**4,173**	**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
February 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																	
PI-372	Church	10514	30.03	P	No	2.59	3	9	8	11,734	16	0.00	A	SF		0	0
PI-373	1518 South Washington LLC	5201	14, 20.01	P	No	3.56	5	1	0	39,658	89	0.00	A	W	South Washington Avenue	0	0
ST-75	Heritage at Spotswood	94	11	P	No	12.20	1	23	22	0	0	4.00	C	SF		0	0
	Subtotal			**3**		**18.35**	**9**	**33**	**30**	**51,392**	**105**	**4.00**			**1**	**0**	**0**
Final Plats																	
NO-116	Amaranth At North Brunswick	148.11	1	F	No	23.80	1	2	0	0	0	0.00	A	MF		0	0
PI-373	1518 South Washington LLC	5201	14, 20.01	F	No	3.56	5	1	0	39,658	89	0.00	A	W	South Washington Avenue	0	0
	Subtotal			**2**		**27.36**	**6**	**3**	**0**	**39,658**	**89**	**0.00**			**1**	**0**	**0**

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Development Activity
February 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-262	33 Cotters Lane	28.01	32.11	SP	No	1.87	1	0	0	11,616	14	0.00	A	O		0	0
NB-SP-184	25 Van Dyke Avenue	596	7.04	SP	No	7.09	1	0	0	151,926	0	0.00	C	W		0	0
PI-SP-204	1518 South Washington LLC	5201	14, 20.01	SP	No	3.56	5	0	0	39,658	89	0.00	C	W	South Washington Avenue	0	75
SB-SP-119	Indian Fields	15	3.01	SP	No	22.28	1	0	0	0	0	18.80	A	SCH		0	0
SB-SP-369	Dayton 2 Warehouse	12.01	15.06	SP	No	19.72	1	0	0	37,250	80	0.00	C	W		0	0
SB-SP-370	HarborChase of Princeton	98	3.06	SP	No	25.95	1	0	0	58,632	107	0.00	C	AC		0	0
SP-SP-119	All Seasons Sports Academy	476	3	SP	No	6.13	1	0	0	0	0	0.00	A	REC	Hamilton Boulevard	0	0
SY-SP-208	Gillette Enterprises	58	1, 2, 3	SP	No	24.17	3	0	0	3,200	8	0.00	C	ST	Jernees Mill Road	0	0
WO-SP-394	FedEx Ground	114	3, 4	SP	No	92.54	2	0	0	723,361	0	0.00	C	W	Riverside Drive	0	0
WO-SP-451	874 US 1 LLC	848.01	2, 3	SP	No	2.38	2	0	0	4,283	22	0.00	C	S		0	0
WO-SP-673	RPM Engelhard Ave	912	25.02	SP	No	4.61	1	0	0	13,680	0	0.00	A	W		0	0
	Subtotal			**11**		**210.30**	**19**	**0**	**0**	**1,043,606**	**320**	**18.80**			**6**	**0**	**75**
	Total			**19**		**256.70**	**43**	**42**	**34**	**1,138,829**	**518**	**22.80**			**9**	**0**	**75**

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

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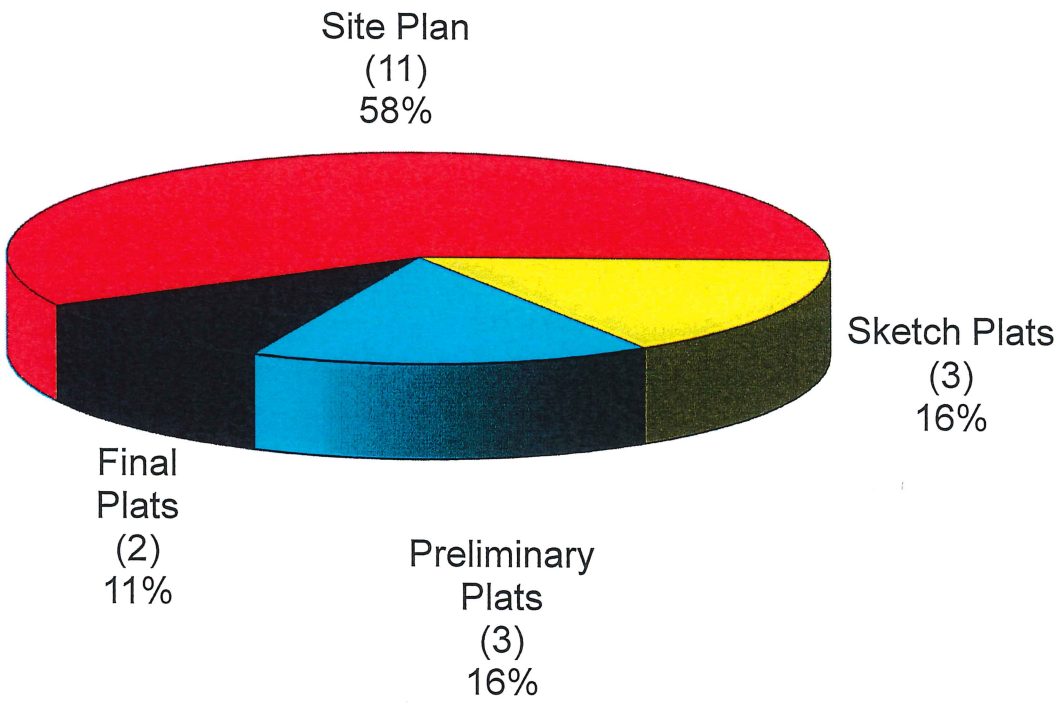
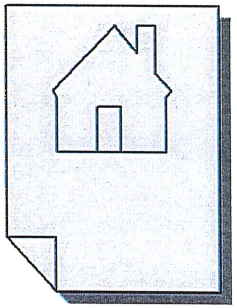
Middlesex County Planning Board
February 2018 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
February 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
East Brunswick	356 Ryders Lane	Ryders Lane #617	Main Street 3-B-133	2	2	0	0.30	A		
Monroe	Jonkat Construction, LLC		Spotswood-Gravel Hill Rd 5-C-204	4	2	2	0.23	A		
Perth Amboy	684 Raritan Avenue			3	2	2	0.16	A		
TOTALS										
Current Month	3	1	2	9	6	4	0.69	3	0	0
Year to Date 2018	6	2	5	12	13	6	9.86	6	0	0
Year to Date 2017	10	0	2	13	22	218	305.25	6	2	2



PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
February 2018

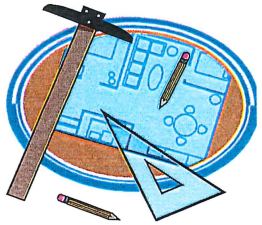
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	2	14.79	4	32	20,133	30	21,475	2.03	4.00	0
Year to Date 2018	3	18.97	12	46	17,964	43	19,217	2.27	4.00	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	0	0.00	0	0	0	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 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	3.56	5	1	155,074	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	1	101.99	2	3	1,480,895	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	3	18.35	9	33	24,222	30	26,644	1.63	4.00	0
Year to Date 2018	4	22.53	17	47	20,881	43	22,823	1.91	4.00	0
Year to Date 2017	1	101.99	2	3	1,480,895	0	0	0.00	0.00	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
February 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	58	68,464	0.64	0.00	0
MULTI-FAMILY										
Current Month	1	23.80	1	2	518,364	0	0	0.00	0.00	0
Year to Date 2018	1	23.80	1	2	518,364	0	0	0.00	0.00	0
Year to Date 2017	2	16.50	2	52	13,822	52	13,822	3.15	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	3.56	5	1	155,074	0	0	0.00	0.00	0
Year to Date 2018	3	31.26	7	6	226,948	0	0	0.00	0.00	0
Year to Date 2017	0	0.00	0	0	0	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	2	27.36	6	3	397,267	0	0	0.00	0.00	0
Year to Date 2017	10	74.88	21	53	61,543	43	75,855	0.57	0.00	0
Year to Date 2016	7	107.66	13	113	41,502	110	42,633	1.02	0.00	0

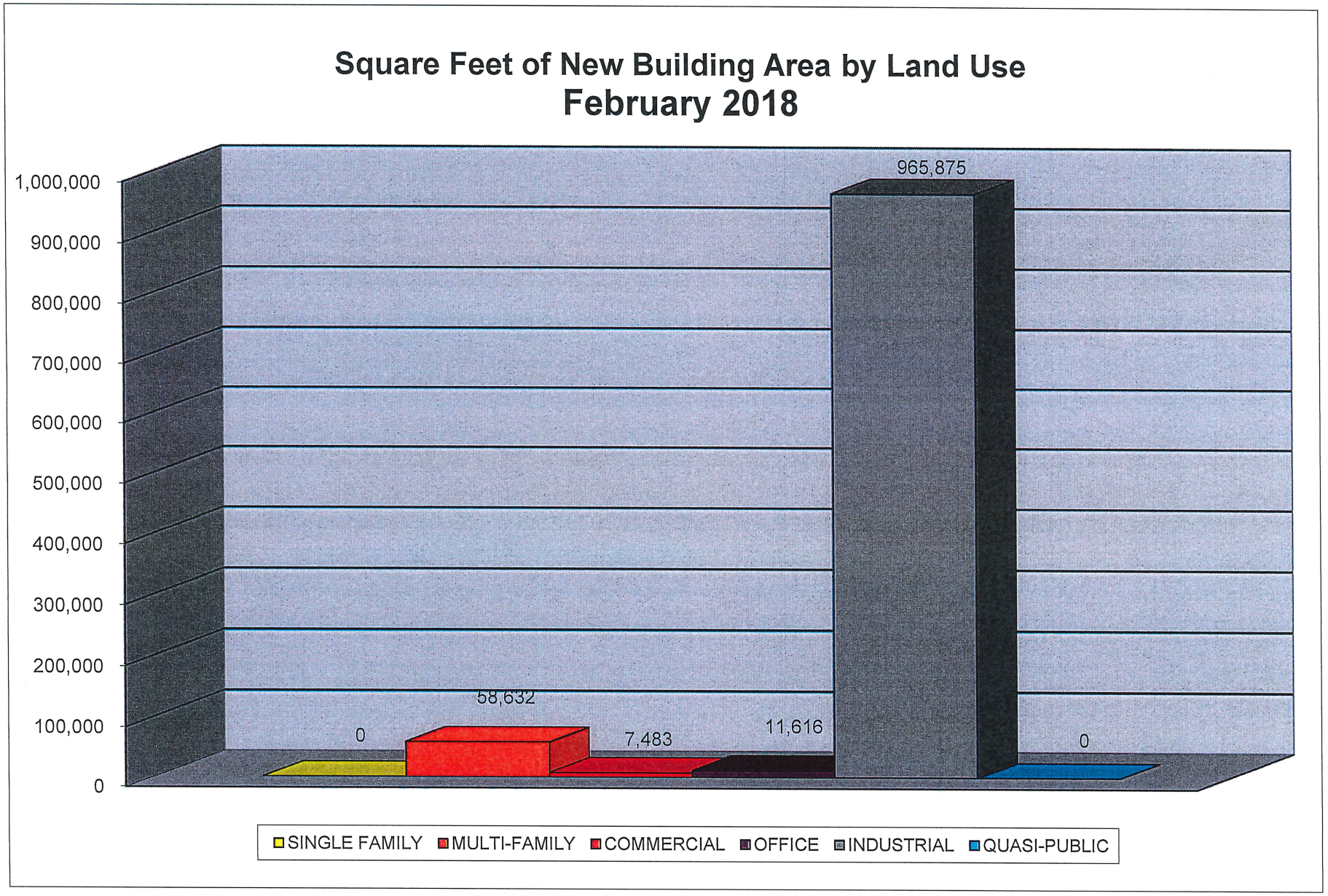
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
February 2018

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	25.95	0	58,632	107	0
Year to Date 2018	4	71.24	295	68,269	718	0
Year to Date 2017	2	20.59	424	388,342	656	0
COMMERCIAL				0		
Current Month	2	26.55	0	7,483	30	0
Year to Date 2018	6	30.75	26	67,829	142	0
Year to Date 2017	9	63.54	0	277,587	893	0
OFFICE						
Current Month	1	1.87	0	11,616	14	0
Year to Date 2018	1	1.87	0	11,616	17	0
Year to Date 2017	4	4.92	2	37,992	319	0
INDUSTRIAL						
Current Month	5	127.52	0	965,875	169	0
Year to Date 2018	6	229.51	2	965,878	186	0
Year to Date 2017	4	145.16	2	552,952	1,094	0
QUASI-PUBLIC						
Current Month	2	28.41	0	0	0	0
Year to Date 2018	4	64.12	0	0	0	0
Year to Date 2017	3	81.43	0	27,080	91	0
TOTALS						
Current Month	11	210.30	0	1,043,606	320	0
Year to Date 2018	22	432.94	321	1,117,509	1,063	0
Year to Date 2017	22	315.64	428	1,283,953	3,053	0



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
February 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	0	0.00	0	0	0
Year to Date 2017	0	0.00	0	0	0
COMMERCIAL					
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
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	1	2.11	0	0	0
TOTALS					
Current Month	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
Year to Date 2017	4	16.84	0	193,543	113

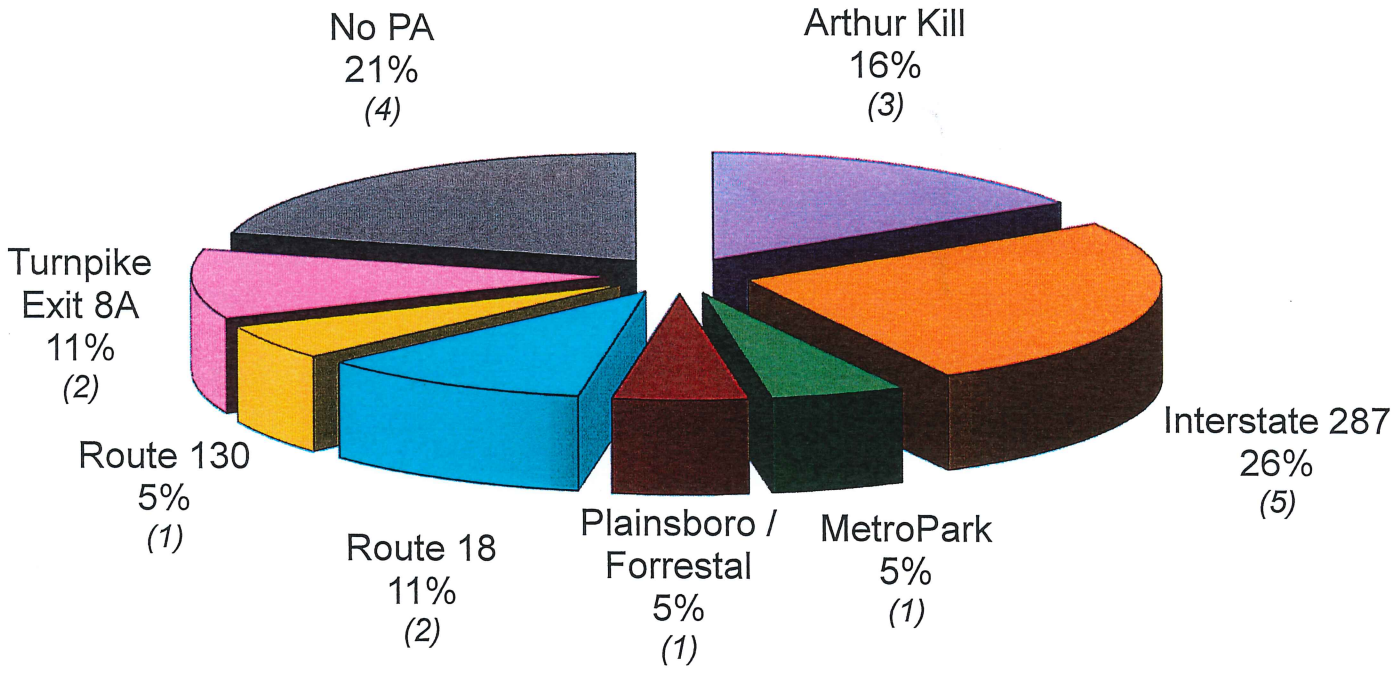

Square Feet of New Building Area by Land Use
February 2018
1,000,000
900,000
800,000
700,000
600,000
500,000
400,000
300,000
200,000
100,000
0
0
58,632
7,483
11,616
965,875
0
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
February 2018

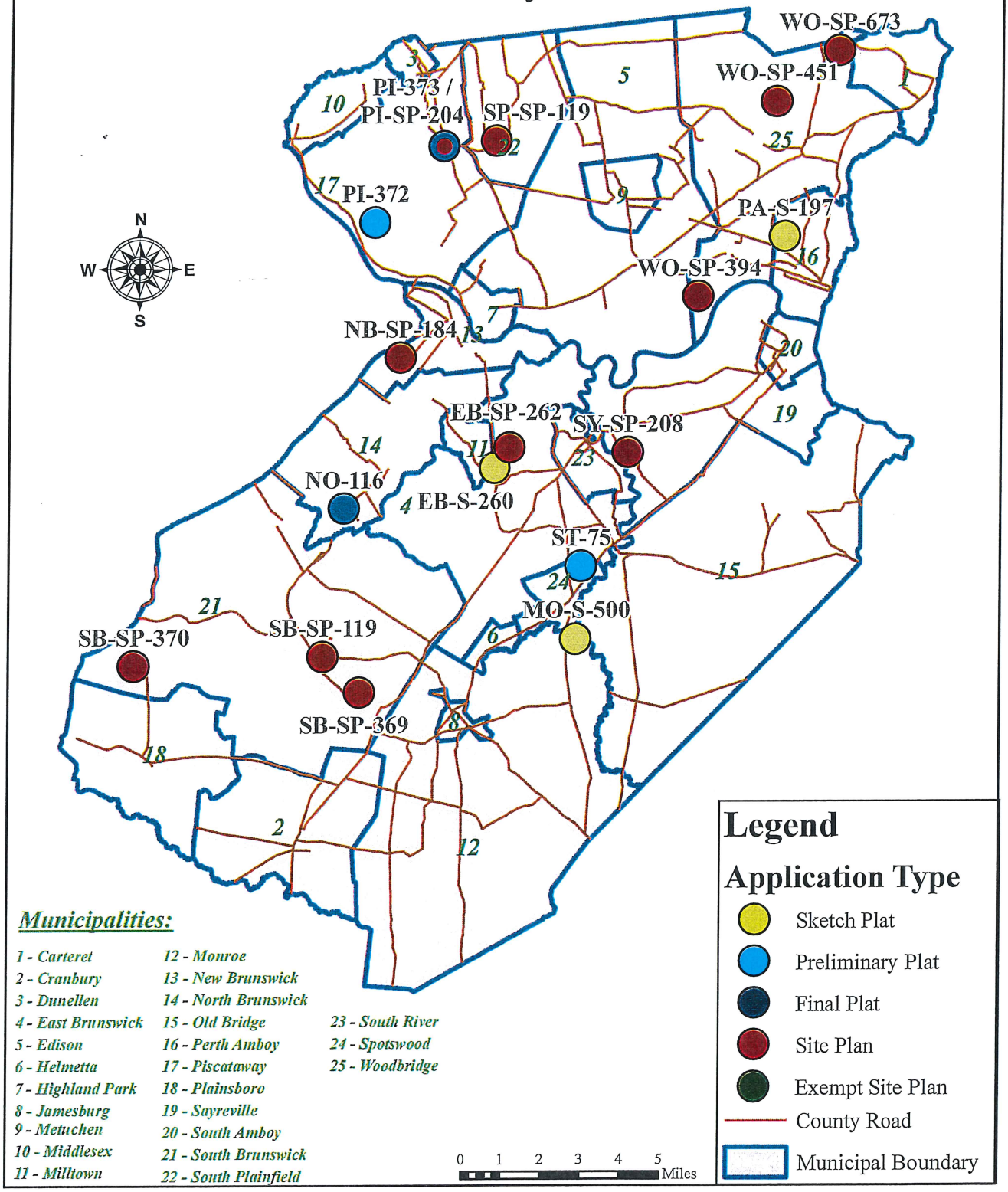
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	3	116.87	2	730,734	12	0.00	0
Year to Date 2018	6	120.23	52	824,291	84	0.00	0
Year to Date 2017	5	27.83	2	380,922	217	0.00	0
Interstate 287							
Current Month	5	19.40	8	130,708	283	0.00	0
Year to Date 2018	6	26.41	8	130,708	283	0.00	0
Year to Date 2017	8	25.69	5	214,487	411	0.00	0
MetroPark							
Current Month	1	2.38	0	4,283	22	0.00	0
Year to Date 2018	1	2.38	0	4,283	22	0.00	0
Year to Date 2017	2	13.41	220	117,495	466	0.00	0
Plainsboro/Forrestal							
Current Month	1	25.95	0	58,632	107	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	2	14.07	22	11,616	14	4.00	0
Year to Date 2018	6	68.61	299	11,616	610	4.00	0
Year to Date 2017	5	381.58	4	9,109	211	0.00	0
Route 130							
Current Month	1	23.80	0	0	0	0.00	0
Year to Date 2018	3	68.21	0	0	0	0.00	0
Year to Date 2017	1	1.57	1	0	0	0.00	0
Turnpike Exit 8A							
Current Month	2	42.00	0	37,250	80	18.80	0
Year to Date 2018	3	178.00	0	37,250	80	18.80	0
Year to Date 2017	6	287.87	0	1,609,347	1,044	0.00	0
No PA							
Current Month	4	22.18	2	165,606	0	0.00	0
Year to Date 2018	16	79.41	54	235,452	72	0.00	0
Year to Date 2017	18	232.34	524	821,936	1,163	0.00	0

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

Planning Areas
February 2018 Applications



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

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
WO-SP-667	Maitri Patel, M.D.	Green Street (#604)	$ 11,472.00	72	25	412	-	-	-	-	-	-	-	-	2	-	-	-	-	-
Total:	**1**	**1**	**$ 11,472.00**	**72**	**25**	**412**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2**	**-**	**-**	**-**	**-**	**-**
Total:	**3**	**3**	**$ 43,342.00**	**270**	**56**	**504**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**5**	**25**	**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
February 2018

Municipality	Title	Date of Receipt	Date of Hearing	Date of Letter	Block	Lot #	* Type of App.	Purpose of Application	County Road Name
Jamesburg	Peter Rosato	1/31/18	2/8/18	2/1/18	79	13	SP/SB	Convert dwelling to Business office	Forsgate Drive
Monroe	St Anianus Church	2/14/18	2/22/18	2/14/18	19	10.04	SP	Use barn as church/house as pars.	
Old Bridge	Woodhaven Village, Inc.	1/29/18	2/6/18	1/30/18	22001.14	Var	SP/SB	Phase 7/ 32 building lots	
Perth Amboy	E. Buczynski	1/29/18	2/8/18	2/5/18	106.02	54	SB	2 Lot subdivision-no construction	
South River	R&L Property Masters, LLC	2/7/18	2/27/18	2/8/18	269	10	O	Impervious coverage/driveway	
Totals	5								1

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

Middlesex County Planning Board
Development Review Committee
Rejected Applications
February 13, 2018

TYPE*	TITLE	APPLICATION NUMBER	MUNICIPALITY	RECEIPT DATE	DATE OF REJECTION	ACTION DATE	REASONS FOR REJECTION*
C	Heritage At Spotswood	011033	Spotswood	December 21, 2017	January 16, 2018	February 13, 2018	10

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.

Total Monetary Values Received Through Subdivision and Site Plan Applications

February 2018

Purpose	Current Month 2018	Year To Date 2018	Year To Date 2017
Physical Improvements (Cash Contributions)	$ 61,100.00	$ 124,623.00	$ 84,030.00
(Performance Guarantees/Subdivisions)	-	-	3,134.00
*Physical Improvements (Performance Guarantees/Site Plans)	11,472.00	43,342.00	19,296.00
Downstream Drainage Contributions	-	-	112.00
Subdivision & Site Plan Review Fees	20,747.80	53,218.12	- 112,267.25
Totals	$ 93,319.80	$ 221,183.12	$ 218,839.25