MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
June 2018

The Committee meeting held during the month of **June 2018** acted on 42 development requests. The Committee acted upon 2 Releases of Performance Guarantees, 4 classifications, 21 approvals, 9 conditional approvals, 5 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 4 **Sketch plat** classifications contained 9 new lots with 8 new dwelling units on a total of 4.08 acres. Of these 4 sketch plats, 1 was determined to require County Planning Board approval and 3 were declared exempt.

Preliminary plats included 3 new residential applications with 38 new lots and 36 new dwelling units on a total of 29.98 Acres.

Final plats included 6 new residential applications with 58 new lots and 55 new dwelling units on a total of 58.37 Acres. 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 71.02 acres

There were 22 **Site Plan** applications reviewed by the Committee. Of which, 2 were found to be exempt from County review and 20 were found to be under County jurisdiction. The combined site plan applications represent 491,337 square feet of additional building area, 1,304 new parking spaces and 487 new Dwelling Unit on a total of 319.80 acres.

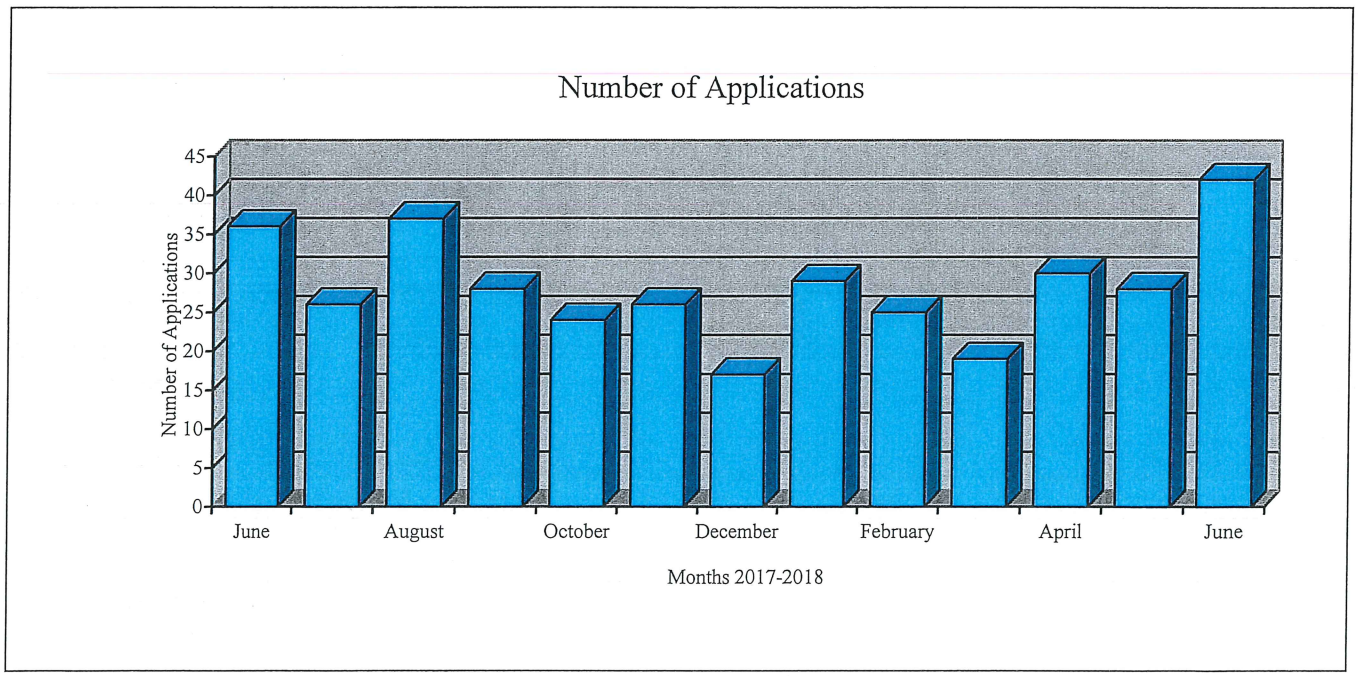

Figure 1

Development Activity
June 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-278	Von Deesten & Todoroff	88.60	14, 15, 16.01	B	No	3.32	3	3	3	0	0	0.00	A	SF		0	0
ED-S-618	18 Norwood Place	375-D	16, 17, 18, 19	A	No	0.25	1	2	1	0	2	0.00	A	SF		0	0
NO-S-163	959 Edwin Street	151	10	A	No	0.28	1	2	2	0	0	0.00	A	SF		0	0
WO-S-1104	282 Mawbey Street	409.09	353	A	No	0.23	1	2	2	4,664	6	0.00	A	SF		0	0
	Subtotal			**4**		**4.08**	**6**	**9**	**8**	**4,664**	**8**	**0.00**			**0**	**0**	**0**
Exempt Site Plans																	
WO-EX-392	125 Clearview Road	390C / 74.01	13.B3 / 1.03	EX	No	7.28	2	0	0	0	28	0.00	A	W		0	0
WO-EX-286	Stericycle, Inc.	51 / 41.03	2.01, 2.02 /	EX	No	7.45	8	0	0	51,000	40	0.00	A	W		0	0
	Subtotal			**2**		**14.73**	**10**	**0**	**0**	**51,000**	**68**	**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
June 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																	
DU-19	Dunellen Station	83 / 85	1 / 1	P	No	18.82	2	2	0	0	0	0.00	C	A/C/R	South Washington Avenue	0	0
OB-279	Phase 7	22001	2.11	P	Yes	9.05	1	32	32	0	0	0.00	A	SF	Texas Road	0	0
PI-374	Block 2704, Lot 6.01; Scion Realty	2704	6.01	P	No	2.11	1	4	4	0	0	0.00	A	SF		0	0
	Subtotal			**3**		**29.98**	**4**	**38**	**36**	**0**	**0**	**0.00**			**2**	**0**	**0**
Final Plats																	
ED-532	Shea Court	415	5.B1	F	No	17.03	1	13	11	0	0	0.00	A	SF		0	0
MO-163	Riverside Center	8	8.01, 2.11	F	No	71.02	2	3	0	0	0	0.00	A	O	Perrineville Road	0	0
MI-49	Elm Place	32	1.01, 1.04, 1.05	F	No	1.57	3	3	3	0	6	0.00	A	SF		0	0
MO-208	Lot 2, Block 48.40; Perry Giancola	48.40	2	F	No	8.67	1	5	5	0	0	1.09	A	SF	Perrineville Road	0	0
OB-279	Woodhaven Village -Section 2. Phase 7	22001	2.11	F	No	9.05	1	32	32	0	0	0.00	A	SF	Texas Road	0	0
SB-223	Ashton Estates (Sheet 1 of 2)	95	51.02, 51.04,	F	No	22.05	3	5	4	0	0	0.00	A	SF		0	0
SB-223	Ashton Estates (Sheet 2 of 2)		51.06														
	Subtotal			**6**		**129.39**	**11**	**61**	**55**	**0**	**6**	**1.09**			**3**	**0**	**0**

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Development Activity
June 2018

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Site Plans																	
EB-SP-4	551 Old Bridge Turnpike	27	5.14	SP	No	7.46	1	0	0	0	0	0.00	A	COM	Old Bridge Turnpike	0	0
EB-SP-60	Retail Development	89	4.29	SP	No	18.45	1	0	0	0	16	0.00	C	R	Summerhill Road	0	0
EB-SP-71	Kiddie Academy	87	5.01	SP	No	2.90	1	0	0	9,750	37	0.00	C	SCH	Ryders Lane	0	0
JA-SP-43	Block 79, Lots 4 and 13; Peter Rosato	79	4,13	SP	No	0.40	2	0	0	1,249	9	0.00	C	O	Forsgate Drive	1	0
JA-SP-46	61 East Railroad Avenue	31	4	SP	No	2.70	1	0	3	16,104	19	0.00	C	R/A	East Railroad Avenue	0	0
OB-SP-242	Wawa	16002	4, 5	SP	No	3.82	2	0	0	4,800	49	0.00	A	S		0	0
OB-SP-266	2 Cliffwood Road	3235	1	SP	No	0.28	1	0	0	0	12	0.00	C	R	Cliffwood Road / Morristown Road	0	0
OB-SP-293	Bordentown Turnpike Warehouse Project	5001	13.22	SP	No	3.03	1	0	0	32,935	30	0.00	C	W	Bordentown Amboy Turnpike	0	0
OB-SP-296	Lot 6, Block 13000; Thakkar	13000	6	SP	No	0.67	1	0	0	7,200	36	0.00	A	O		0	0
OB-SP-49	Lot 41.12 Block 3230; Sign Brothers, LLC	3230	41.12	SP	No	2.37	1	0	0	3,200	13	0.00	C	ST	Cheesequake Morristown Road	0	0
PI-SP-61	Rockefeller Group Logistics Park Building 4	3502	6.04	SP	No	163.65	1	0	0	0	0	0.00	A	W	River Road	0	0
PL-SP-11	Plainboro Fire District No. 1	1602	1, 2, 3	SP	No	2.81	3	0	0	16,356	4	0.00	A	P		0	0
SB-SP-166	Durga Temple	96.04	67.03	SP	No	4.85	1	0	0	41,823	0	0.00	A	WS		0	0
SP-SP-288	Halls Warehouse	255	11.02	SP	No	32.30	1	0	0	0	0	6.16	A	OTH		0	0
WO-SP-474	1070 Riverside Drive	83 / 93 / 95 / 99	1 / 100 / 10.02 / 10	SP	No	28.00	6	0	0	0	23	0.00	A	REC	Riverside Drive	0	0
WO-SP-675	280 Woodbridge Avenue	541.01	1, 2	SP	No	0.42	2	0	2	17,510	23	0.00	C	R/A	Woodbridge Avenue	0	0
WO-SP-676	Ross Street Elementary School	546	17	SP	No	2.83	1	0	0	40,488	54	0.00	A	SCH		0	0
WO-SP-677	Woodbridge Middle School	554	1	SP	No	3.87	1	0	0	30,780	0	0.00	A	SCH		0	0
	Subtotal			**18**		**280.81**	**28**	**0**	**5**	**222,195**	**325**	**6.16**			**13**	**1**	**0**
	Total			**33**		**458.99**	**59**	**108**	**104**	**277,859**	**407**	**7.25**			**18**	**1**	**0**

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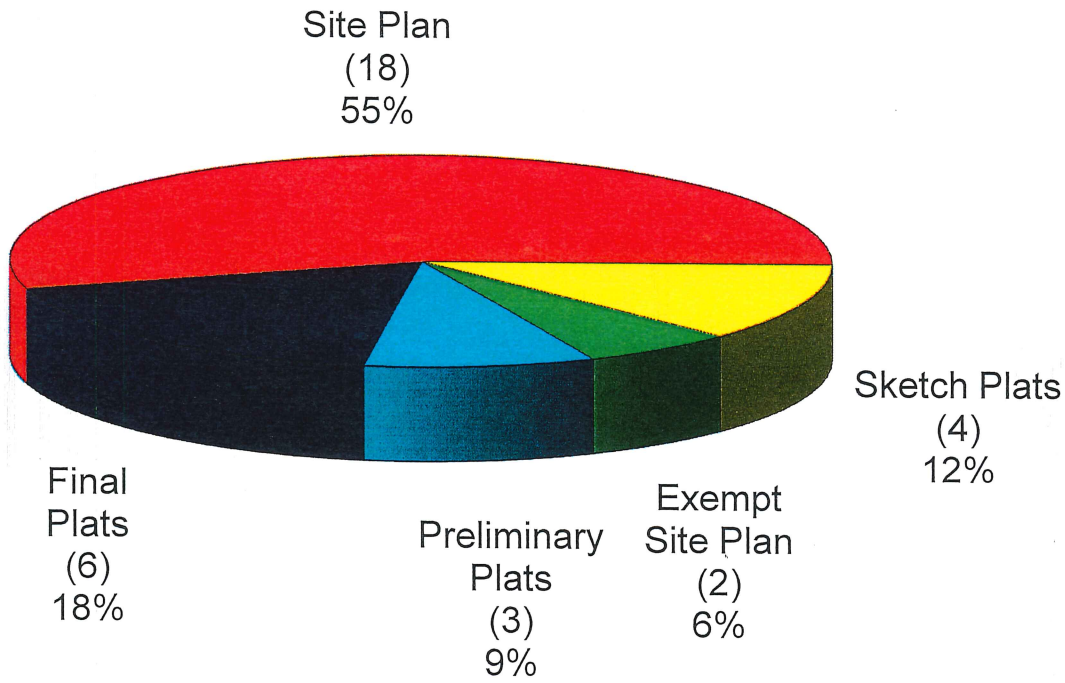
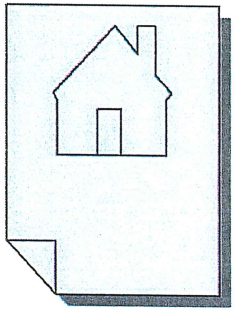
Middlesex County Planning Board
June 2018 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
June 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	Lots 14, 15 & 16.01 In Block 88.60; Von Deesten & Todoroff		Ryders Lane 3-C-212	3	3	3	3.32		B	
Edison	18 Norwood Place			1	2	1	0.25	A		
North Brunswick	959 Edwin Street			1	2	2	0.28	A		
Woodbridge	282 Mawbey Street			1	2	2	0.23	A		
TOTALS										
Current Month	4	0	1	6	9	8	4.08	3	1	0
Year to Date 2018	26	9	9	52	57	475	307.55	20	6	0
Year to Date 2017	27	3	2	16	25	10	134.01	20	4	1



PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
June 2018

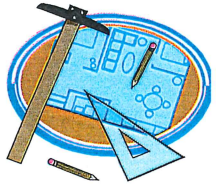
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	2	11.16	2	36	13,504	36	13,504	3.23	2.33	0
Year to Date 2018	10	246.19	37	209	51,311	182	58,923	0.74	94.66	0
Year to Date 2017	0	0.00	0	0	0	0	0	0.00	0.00	0
MULTI-FAMILY										
Current Month	1	18.82	2	2	409,900	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	3	202.61	8	101	87,383	417	21,165	2.06	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	1	4.12	1	2	89,734	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	40.00	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	29.98	4	38	34,367	36	36,276	1.20	2.33	0
Year to Date 2018	14	278.03	47	304	39,839	272	44,526	0.98	94.66	0
Year to Date 2017	6	421.75	14	107	171,696	417	44,056	0.99	40.00	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
June 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	6	58.37	9	58	43,838	55	46,229	0.94	1.09	0
Year to Date 2018	13	80.85	24	106	33,225	100	35,218	1.24	1.09	0
Year to Date 2017	38	569.43	20	418	59,341	167	148,529	0.29	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	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	1	71.02	2	3	1,031,210	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	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	7	129.39	11	61	92,397	55	102,477	0.43	1.09	0
Year to Date 2017	23	510.78	45	470	47,340	649	34,283	1.27	1.09	0
Year to Date 2016	44	887.91	28	477	81,085	271	142,721	0.31	0.00	0

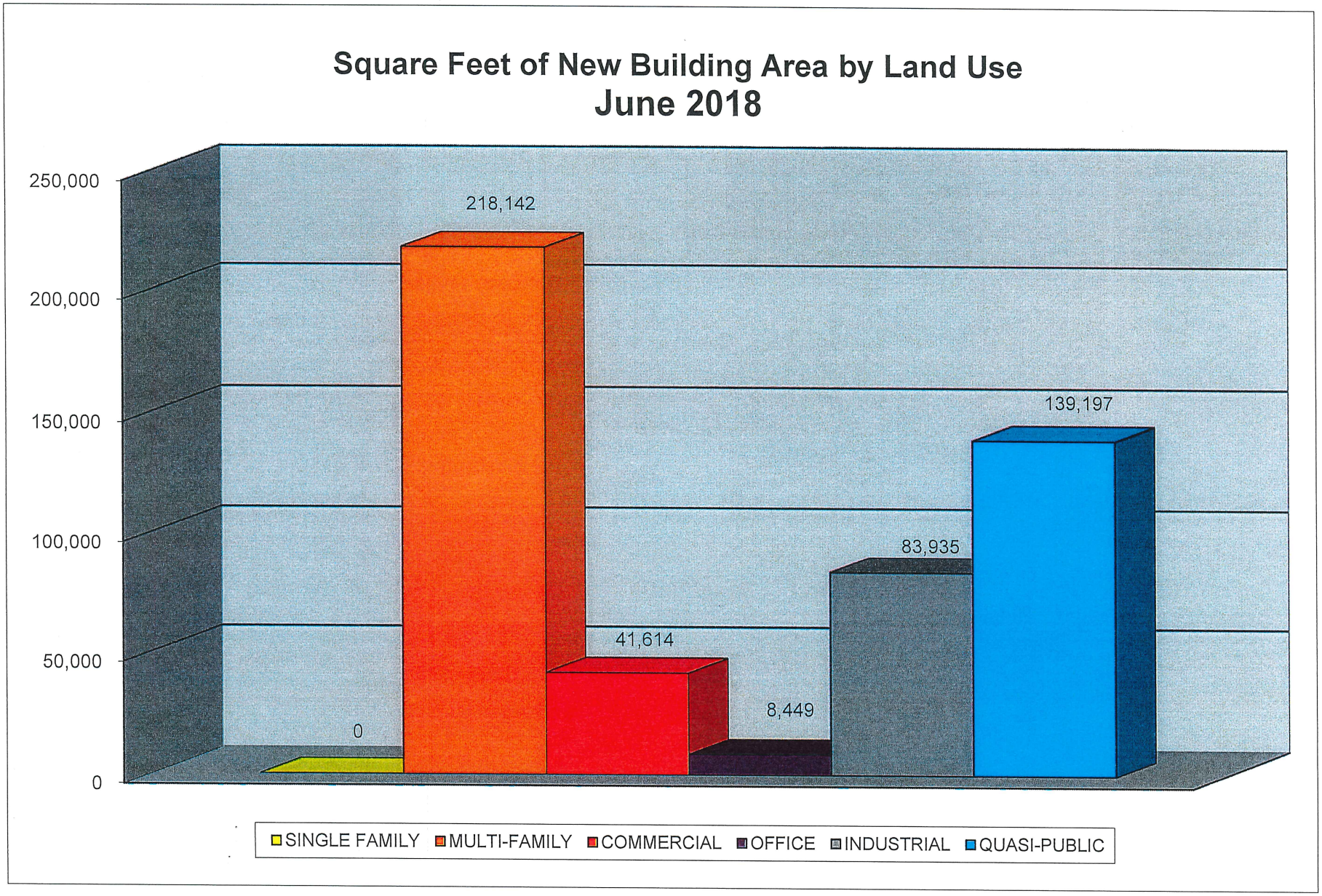
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
June 2018

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	24.26	482	218,142	911	0
Year to Date 2018	11	133.11	1,456	641,277	2,920	2
Year to Date 2017	16	282.11	2,058	943,831	2,406	1
COMMERCIAL				0		
Current Month	6	28.04	5	41,614	132	0
Year to Date 2018	21	70.38	32	244,179	648	1
Year to Date 2017	22	128.42	3	580,262	1,996	0
OFFICE						
Current Month	2	1.07	0	8,449	45	1
Year to Date 2018	6	7.50	233	331,720	418	2
Year to Date 2017	10	41.80	441	828,765	1,902	0
INDUSTRIAL						
Current Month	2	166.68	0	32,935	30	0
Year to Date 2018	12	531.39	2	1,144,326	556	0
Year to Date 2017	16	649.50	121	2,785,920	2,033	2
QUASI-PUBLIC						
Current Month	8	85.02	0	139,197	118	0
Year to Date 2018	14	183.00	0	237,248	135	0
Year to Date 2017	6	151.71	0	51,092	111	0
TOTALS						
Current Month	20	305.07	487	440,337	1,236	1
Year to Date 2018	65	960.83	1,721	2,602,667	4,677	5
Year to Date 2017	70	1,253.54	2,623	5,189,870	8,448	3



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
June 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	2	40.22	512	247,183	912
COMMERCIAL					
Current Month	0	0.00	0	0	0
Year to Date 2018	1	2.17	0	20,058	105
Year to Date 2017	4	3.00	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	1	0.30	0	0	7
INDUSTRIAL					
Current Month	2	14.73	0	51,000	68
Year to Date 2018	2	14.73	0	51,000	68
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	5	7.81	0	0	49
TOTALS					
Current Month	2	14.73	0	51,000	68
Year to Date 2018	4	19.07	93	117,166	357
Year to Date 2017	14	65.76	526	463,432	1,239

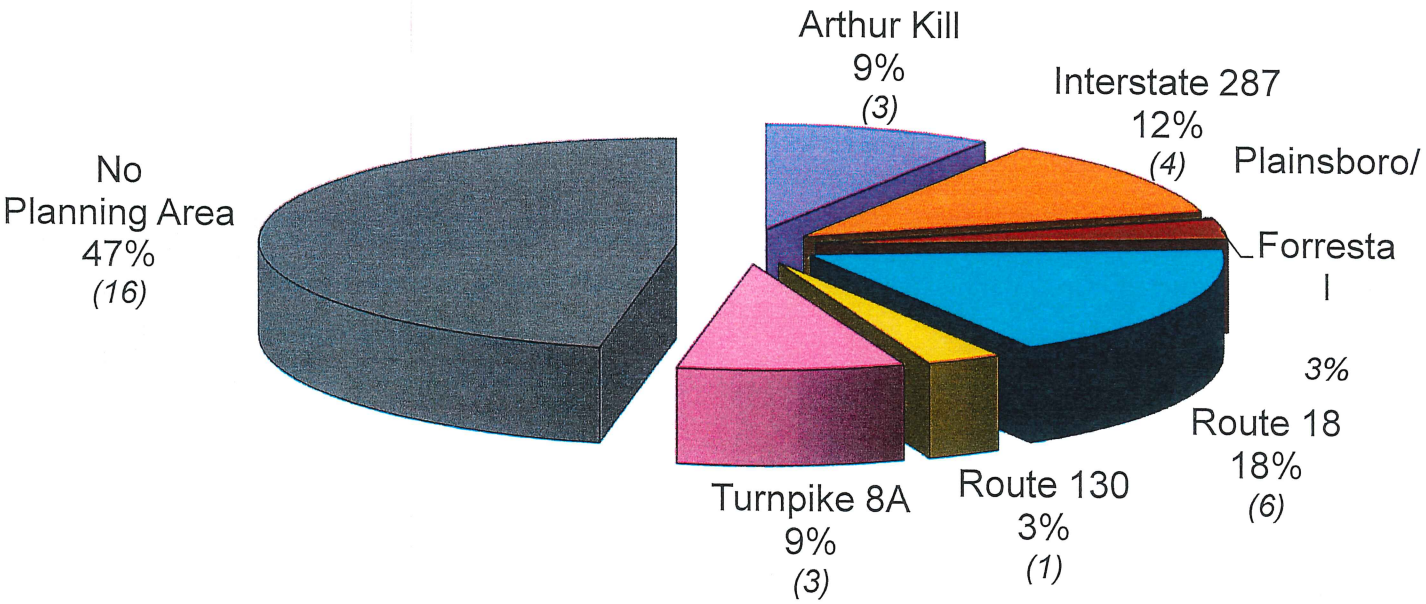

Square Feet of New Building Area by Land Use
June 2018
250,000
200,000
150,000
100,000
50,000
0
0
218,142
41,614
8,449
83,935
139,197
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
June 2018

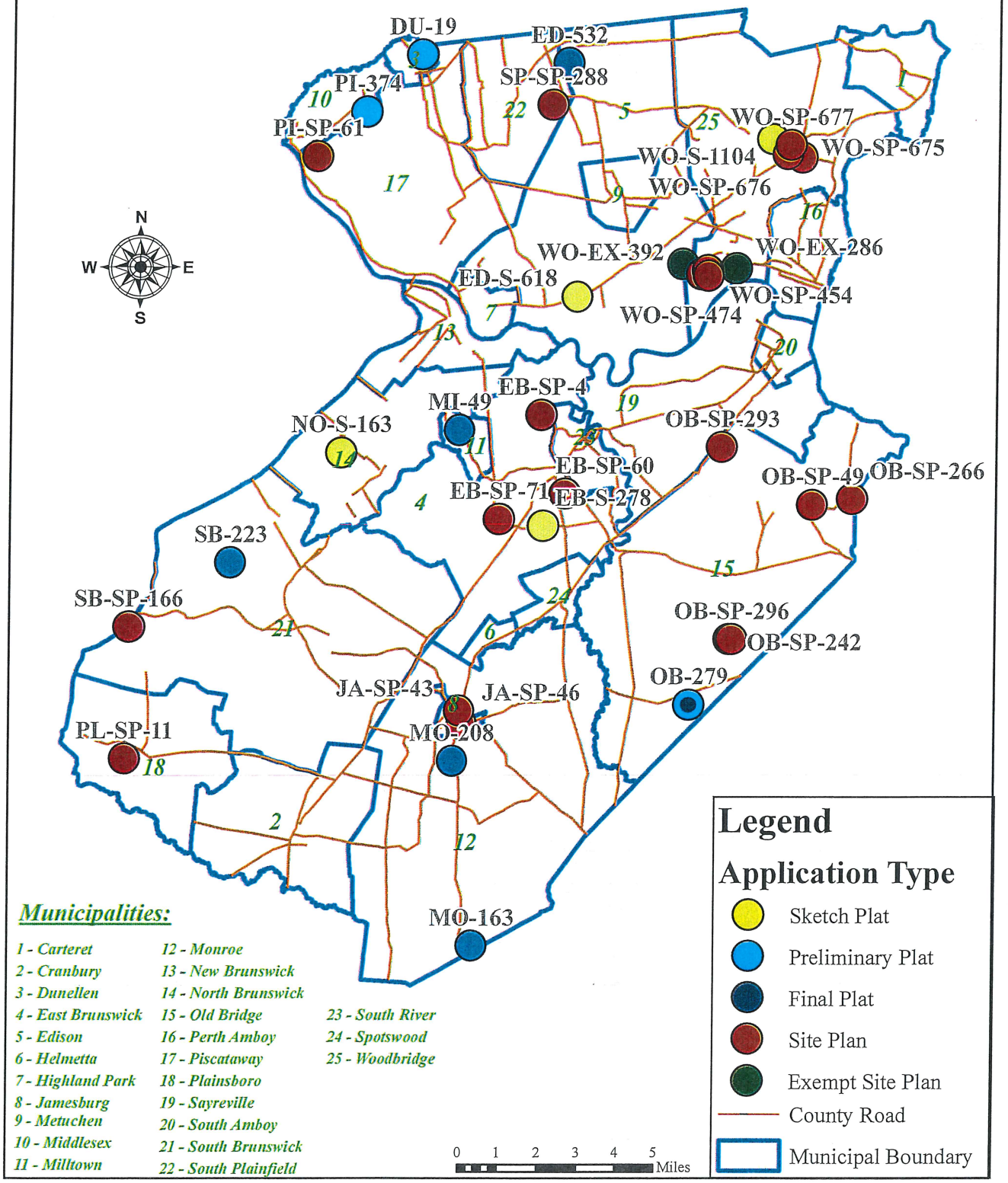
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	3	42.73	0	51,000	91	0.00	0
Year to Date 2018	23	376.09	279	1,180,768	901	0.39	1
Year to Date 2017	13	50.09	70	419,609	330	0.00	0
Interstate 287							
Current Month	4	216.88	4	0	0	6.16	0
Year to Date 2018	17	683.59	736	609,668	1,851	6.16	0
Year to Date 2017	33	290.36	422	649,585	1,791	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	16	95.00	1,057	980,375	2,978	0.00	0
Plainsboro/Forrestal							
Current Month	1	2.81	0	16,356	4	0.00	0
Year to Date 2018	2	28.76	0	74,988	111	0.00	0
Year to Date 2017	0	0.00	0	0	0	0.00	0
Route 18							
Current Month	6	48.50	64	12,000	101	0.00	0
Year to Date 2018	14	173.54	618	23,720	715	4.00	0
Year to Date 2017	44	1,084.92	154	399,519	963	0.00	1
Route 130							
Current Month	1	1.57	3	0	6	0.00	0
Year to Date 2018	8	75.45	6	5,585	61	0.00	2
Year to Date 2017	7	44.26	5	617,432	558	10.00	0
Turnpike Exit 8A							
Current Month	3	11.77	8	17,353	28	1.09	1
Year to Date 2018	8	213.79	11	54,603	108	19.89	1
Year to Date 2017	14	847.81	139	3,022,444	1,406	0.00	0
No PA							
Current Month	16	134.73	25	181,150	177	0.00	0
Year to Date 2018	54	526.13	954	1,260,849	1,597	85.13	3
Year to Date 2017	49	810.34	2,348	1,814,644	3,070	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
June 2018 Applications



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

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Total:	0	0	$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total:	14	14	$ 1,296,474.00	4,072	2,420	3,069	68	0	0	805	1	16	1	11	32	8,435	60	193	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

June 2018

Purpose	Current Month 2018	Year To Date 2018	Year To Date 2017
Physical Improvements (Cash Contribution)	$ -	121,623.00	$ 249,720.00
*Physical Improvements (Performance Guarantees/Subdivision)	-	-	2,225,474.00
*Physical Improvements (Performance Guarantees/Site Plans)	-	839,916.00	1,239,653.60
Downstream Drainage Contributions	-	440.00	847.00
Subdivision & Site Plan Review Fees	56,739.40	246,978.35	324,417.44
Totals	$ 56,739.40	$ 1,208,957.35	$ 4,040,112.04