MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
November 2018

The Committee meeting held during the month of **November 2018** acted on 28 development requests. The Committee acted upon 5 Releases of Performance Guarantees, 5 classifications, 5 approvals, 9 conditional approvals, 4 extensions, 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 5 **Sketch plat** classifications contained 15 new lots with 8 new dwelling units on a total of 25.28 acres. Of these 5 sketch plats, 1 was determined to require County Planning Board approval and 4 were declared exempt.

Final plats included 1 additional plat which fell under the categories of Commercial, Industrial or Quasi-Public with 2 new lots on a total of 45.70 acres

There were 13 **Site Plan** applications reviewed by the Committee. Of which, 3 were found to be exempt from County review and 10 were found to be under County jurisdiction. The combined site plan applications represent 476,374 square feet of additional building area, 532 new parking spaces and 34 new Dwelling Unit on a total of 118.87 acres.

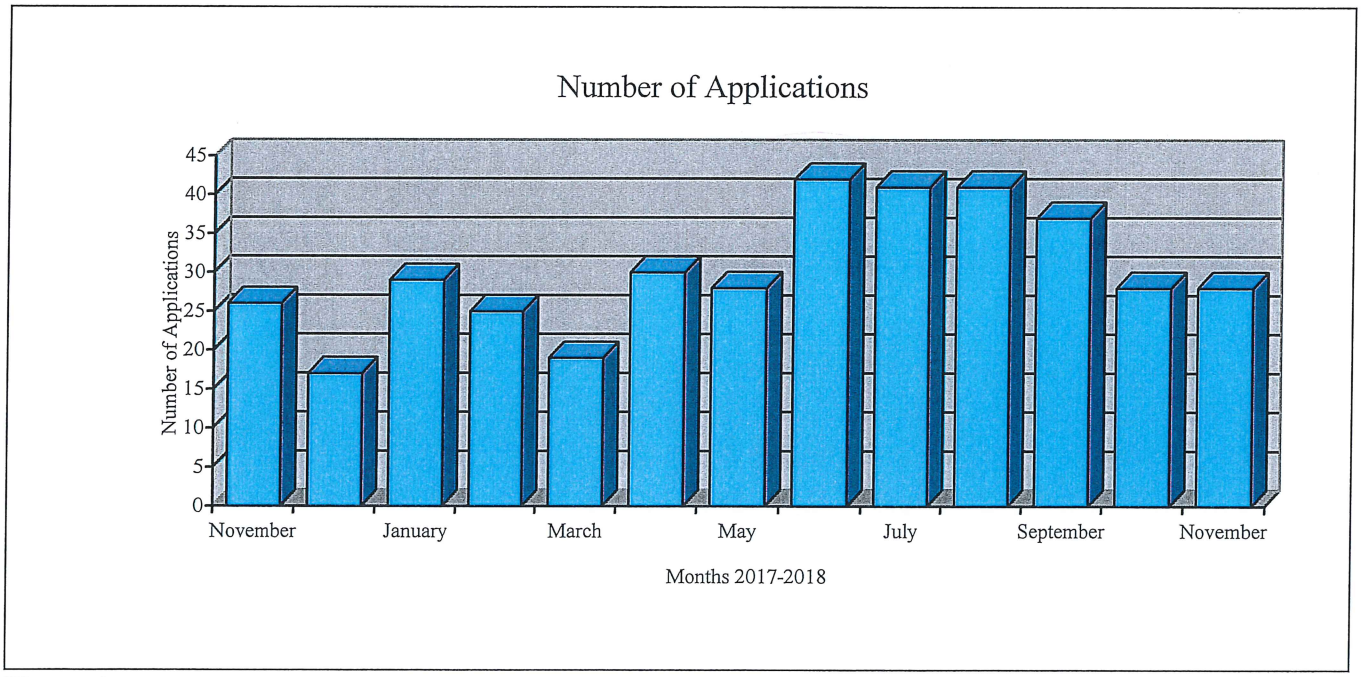

Figure 1

Development Activity
November 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																	
ED-S-1003	60 Pacific Street	262	12-17	A		0.37	6	6	2	1,374	4	0.00		SF		0	0
EB-S-281	Lot 20.02, Block 131 Macy's	131	20.02	B	No	22.33	1	2	0	0	0	0.00	C	R	Rues Lane	0	0
MO-S-503	Maria and Fernanda Adelino	109.01	18, 19, 20	A		1.38	3	3	2	0	0	0.00		SF		0	0
SA-S-75	312 Bordentown Avenue	20	23, 24, 29.01	A		0.44	3	2	2	0	0	0.00		SF		0	0
SR-S-10	E. Prospect St.Block 64, Lot 1.03	64	1.03	A		0.76	1	2	2	0	4	0.00		SF	E. Prospect Street	0	0
	Subtotal			**5**		**25.28**	**14**	**15**	**8**	**1,374**	**8**	**0.00**			**2**	**0**	**0**
Exempt Site Plans																	
OB-EX-235	"Korkowski" 1083 Route 35	1051	6.11	EX	No	0.76	1	0	1	2,913	18	0.00		S		0	0
SA-EX-35	Metaline Products Company, Inc.	71	18, 19	EX	No	0.35	2	0	0	7,500	10	0.00		O		0	0
WO-EX-372	BRM Route I-35, LLC	263.05	27	EX	No	0.19	1	0	6	7,294	12	0.00		MF		0	0
	Subtotal			**3**		**1.30**	**4**	**0**	**7**	**17,707**	**40**	**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
November 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																	
	Subtotal			**0**		**0.00**	**0**	**0**	**0**	**0**	**0**	**0.00**			**0**	**0**	**0**
Final Plats																	
SB-S-328	83 Stults Road	12.02	13.06	F	No	45.70	1	2	0	0	0	0.00		W	Cranbury-South River Road	0	0
	Subtotal			**1**		**45.70**	**1**	**2**	**0**	**0**	**0**	**0.00**			**1**	**0**	**0**

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Development Activity
November 2018

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Site Plans																	
MX-SP-97	Reagent Chemical & Research	350	1	SP	No	3.65	1	0	0	1,056	0	0.00	A	W		0	0
OB-SP-85	Cottrell Road Development	14282.11	1	SP	No	7.35	1	0	0	37,070	130	0.00	C	R	Old Bridge-Matawan Road	2	0
OB-SP-96	292 Route 516	8003	12.11	SP		1.30	1	0	0	6,277	64	0.00	C	R	Route 516	0	0
PL-SP-62	PSE&G Dey Road	1304 2301	6, 7, 8 1	SP		15.27	4	0	0	3,445	0	0.00	C	P	Dey Road	0	0
SA-SP-03	611 Bordentown Avenue, LLC	10	1, 10.01	SP		1.28	2	0	26	10,241	52	0.00	C	MF	Bordentown Ave	0	0
SB-SP-65	Bloomberg L.P.	33	1.01, 1.02, 1.03	SP	No	64.80	3	0	0	316,141	130	45.50	C	W		0	0
SP-SY-134	Carvana	473.01/473.02	5/6	SP	No	0.78	1	0	0		49	0.00	C	S	Hamilton Boulevard	0	0
SY-SP-192	Jernee Mill Center, LLC	62	15, 16, 17.01	SP	No	19.39	3	0	0	46,017	51	0.00	C	W	Jernee Mill Road	1	0
WO-SP-678	510 Inman Avenue	509.01	29.30	SP		1.99	1	0	0	28,235	0	0.00	C	R	Inman Avenue	0	0
WO-SP-679	Mocci Sancilardi, LLC	590	21	SP	No	1.76	1	0	1	10,185	16	0.00	C	S	Port Reading Avenue	0	0
	Subtotal			**10**		**117.57**	**18**	**0**	**27**	**458,667**	**492**	**45.50**			**9**	**3**	**0**
	Total			**19**		**189.85**	**37**	**17**	**42**	**477,748**	**540**	**45.50**			**12**	**3**	**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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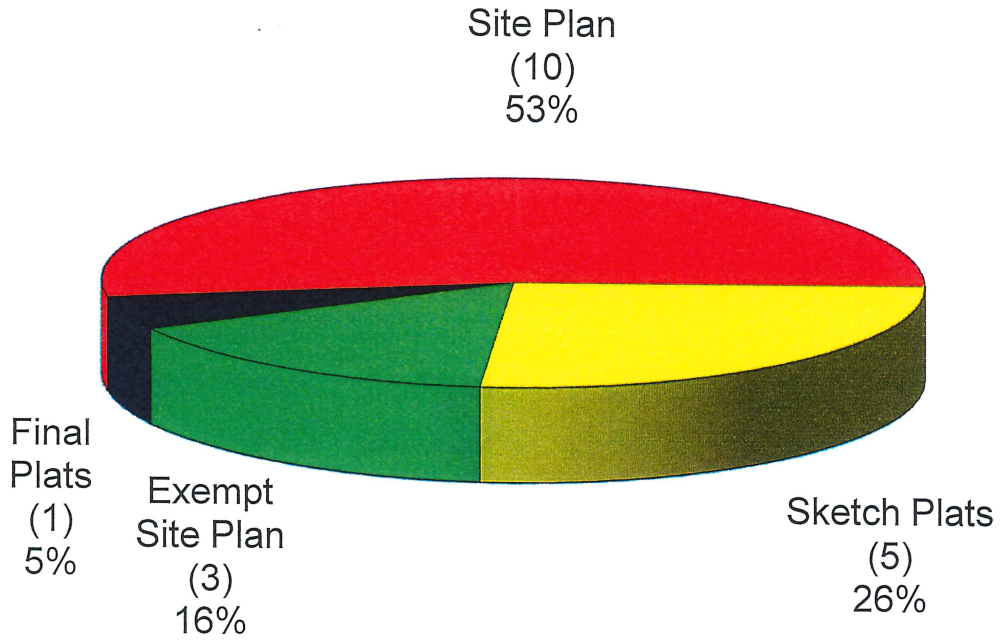
Middlesex County Planning Board
November 2018 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
November 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	Lot 20.02, Block 131 Macy's	Rues Lane #617		1	2	0	22.33		B	
Edison	60 Pacific Street			6	6	2	0.37	A		
Monroe	Maria and Fernanda Adelina			3	3	2	1.38	A		
South Amboy	312 Bordentown Road			3	2	2	0.44	A		
South River	E. Prospect Street, Block 64, Lot 1.03	E. Prospect Street #677		1	2	2	0.76	A		
TOTALS										
Current Month	5	2	0	14	15	8	25.28	4	1	0
Year to Date 2018	52	15	14	102	118	516	511.53	38	14	0
Year to Date 2017	65	13	19	162	138	502	994.45	40	22	3

PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
November 2018

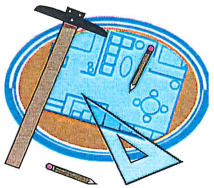
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	12	252.34	40	221	49,737	193	56,953	0.76	94.66	0
Year 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	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	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	3	512.68	4	6	3,722,057	0	0	0.00	90.00	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	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	21	514.69	58	327	68,562	371	60,431	0.72	96.80	0
Year to Date 2017	9	844.62	18	116	317,169	520	70,753	0.62	90.00	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
November 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	1	45.70	1	2	995,346	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	1	45.70	1	2	995,346	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

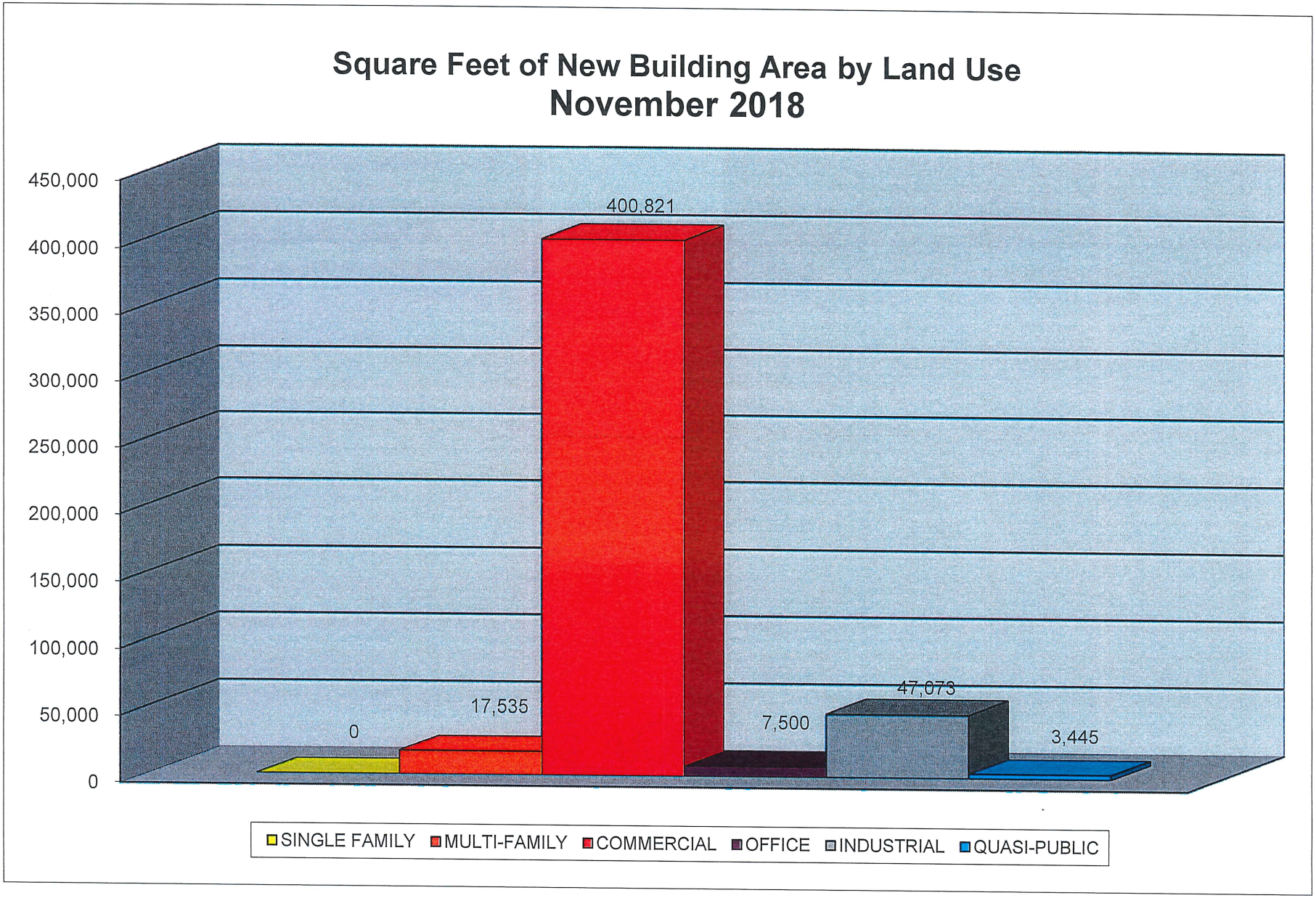
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
November 2018

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	1.28	26	10,241	52	0
Year to Date 2018	21	221.87	2,306	1,060,511	4,521	4
Year to Date 2017	25	490.72	3,325	1,481,000	4,502	1
COMMERCIAL				0		
Current Month	6	77.98	1	397,908	389	2
Year to Date 2018	49	331.06	320	1,518,940	4,302	6
Year to Date 2017	39	191.55	52	831,012	2,515	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	16	68.45	450	836,460	1,965	0
INDUSTRIAL						
Current Month	2	23.04	0	47,073	51	1
Year to Date 2018	29	969.26	2	2,116,090	1,816	1
Year to Date 2017	32	1,266.41	121	3,359,656	2,786	2
QUASI-PUBLIC						
Current Month	1	15.27	0	3,445	0	0
Year to Date 2018	21	240.79	2	285,668	312	0
Year to Date 2017	15	272.75	1	156,835	789	2
TOTALS						
Current Month	10	117.57	27	458,667	492	3
Year to Date 2018	131	1,822.52	2,863	5,425,874	11,893	13
Year to Date 2017	127	2,289.88	3,949	6,664,963	12,557	11



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
November 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	16	0.00	0	0	0
MULTI-FAMILY					
Current Month	1	0.19	6	7,294	12
Year to Date 2018	4	2.60	109	58,722	216
Year to Date 2017	3	40.87	528	250,941	944
COMMERCIAL					
Current Month	1	0.76	1	2,913	18
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	1	0.35	0	7,500	10
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	3	1.30	7	17,707	40
Year to Date 2018	14	161.20	110	935,018	1,415
Year to Date 2017	38	90.73	542	473,002	1,437

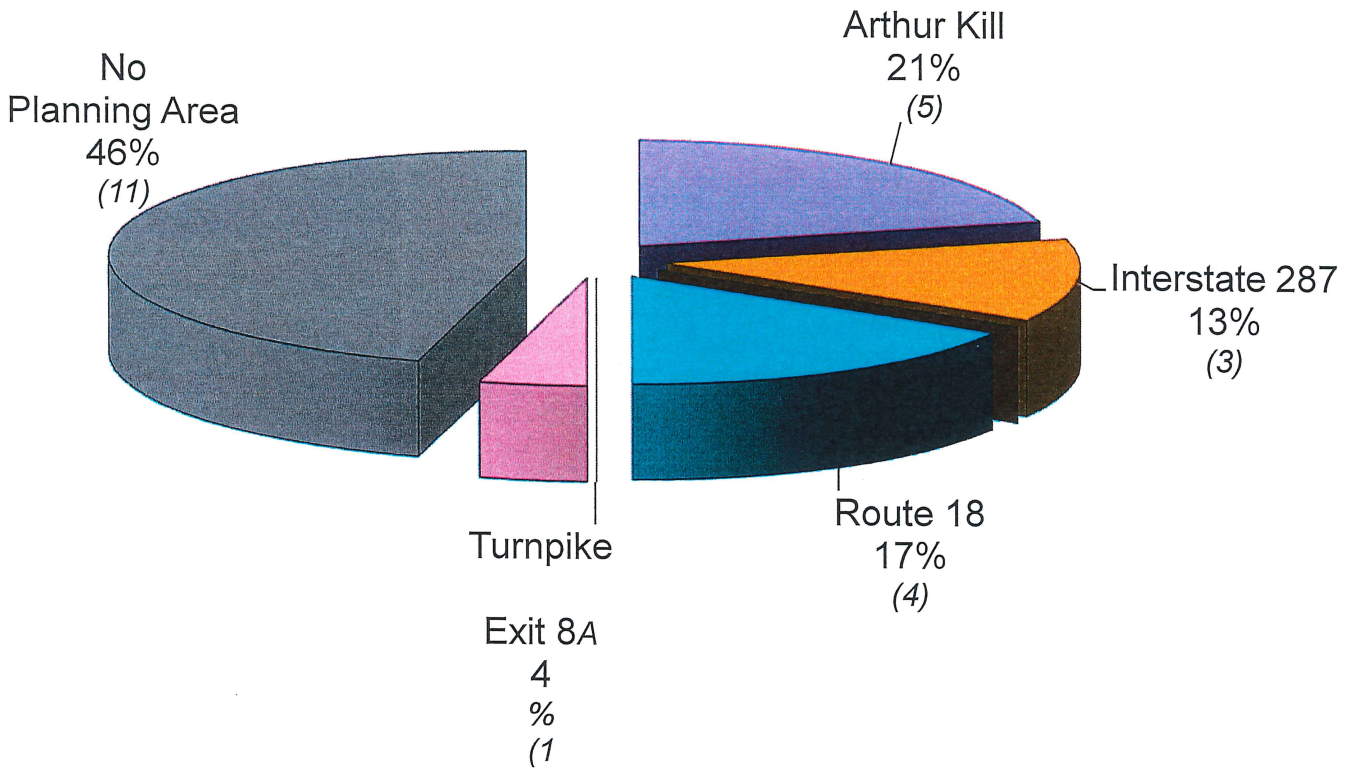

Square Feet of New Building Area by Land Use
November 2018
450,000
400,000
350,000
300,000
250,000
200,000
150,000
100,000
50,000
0
0
17,535
400,821
7,500
47,073
3,445
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
November 2018

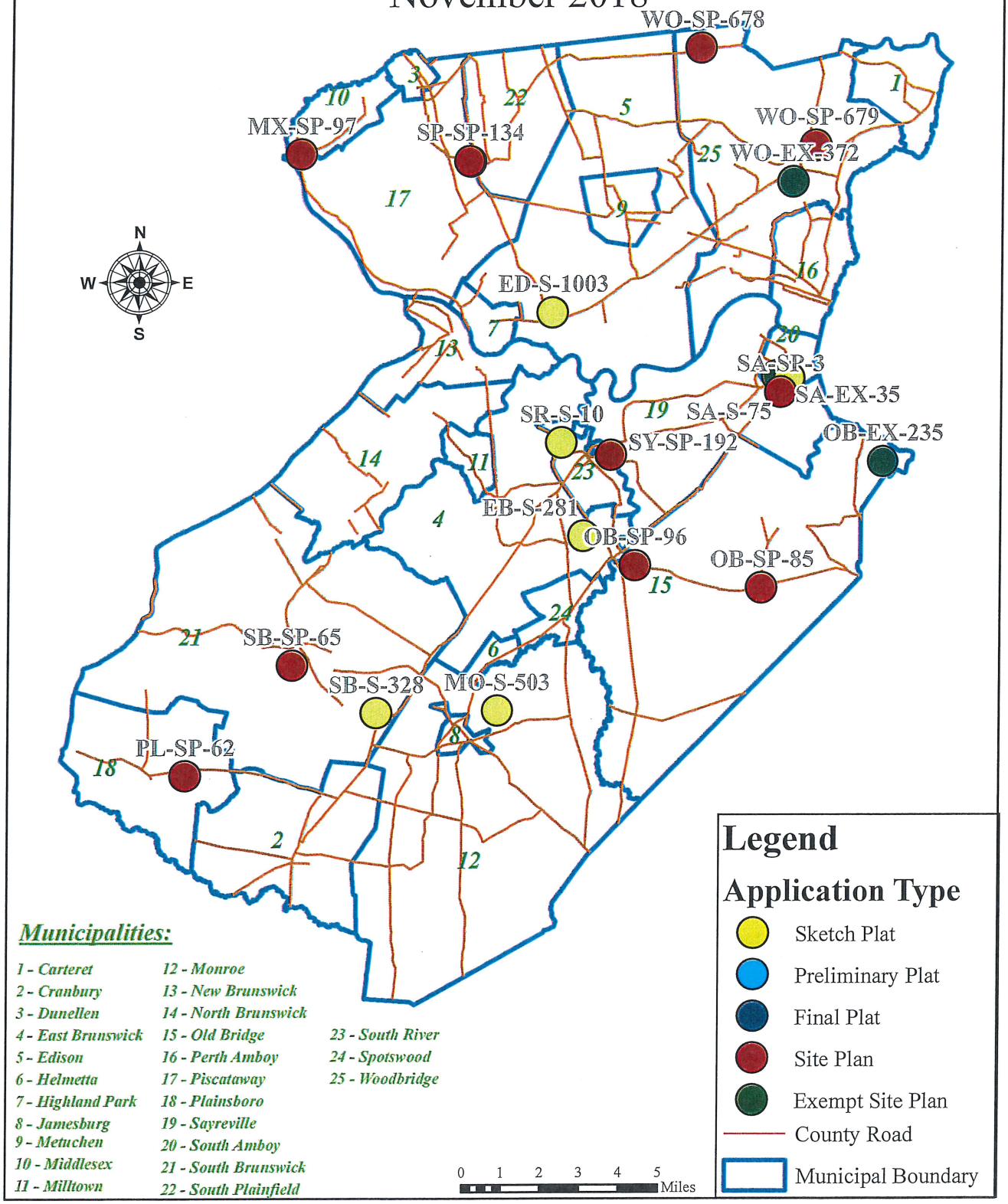
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	5	3.59	30	23,567	98	0.00	0
Year to Date 2018	39	501.88	342	2,042,454	2,371	135.44	2
Year to Date 2017	22	290.12	72	460,777	1,020	0.00	2
Interstate 287							
Current Month	3	110.98	0	1,056	49	0.00	0
Year to Date 2018	45	1,394.79	1,250	1,738,328	5,685	6.16	1
Year to Date 2017	50	603.91	634	780,335	2,441	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	27	150.47	1,063	1,008,989	3,082	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	4	40.84	2	98,311	170	0.00	2
Year to Date 2018	35	526.57	1,159	694,610	2,485	68.32	4
Year to Date 2017	59	1,582.82	416	599,665	1,687	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	1	45.70	0	0	0	0.00	0
Year to Date 2018	25	528.81	598	398,580	592	130.28	1
Year to Date 2017	24	1,279.43	139	3,429,480	2,014	0.00	0
No PA							
Current Month	11	174.09	847	1,240,323	1,531	45.50	2
Year to Date 2018	102	953.89	2,070	2,804,658	4,451	135.74	6
Year to Date 2017	92	2,059.27	3,098	2,629,490	4,281	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
November 2018 Applications



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

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
NO-SP-161	Bank of America	Milltown Road #606	$ 27,330.00	275	44	111	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EB-SP-71	Kiddie Academy	Ryders Lane #617	$ 31,296.00	240	53	117	-	-	-	-	-	-	-	5	4	110	-		-	-
EB-SP-296	Lightbridge	Milltown Road #606	$ 75,463.00	455	267	253	-	-	-	60	-	-	-	-	-	-	55	1,790	-	-
EB-SP-60	CT & DT 645 RT 18, LLC	Cranbury So. River Rd #535	$ 8,782.00	25	115	21	-	-	-	-	-	-	-	2	-	-	-	190	-	-
Total:	**4**	**4**	**$ 142,871.00**	**995**	**480**	**502**	**-**	**-**	**-**	**60**	**-**	**-**	**-**	**7**	**4**	**110**	**55**	**1,980**	**-**	**-**
Total:	**27**	**27**	**$ 3,007,859.00**	**11,145**	**6,212**	**6,845**	**68**	**20**	**0**	**3,615**	**1**	**38**	**4**	**27**	**50**	**9,145**	**137**	**2,264**	**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
November 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)	142,871.00	1,305,753.00	3,801,082.50
Downstream Drainage Contributions	-	440.00	1,571.00
Subdivision & Site Plan Review Fees	29,320.94	422,890.26	462,381.08
Totals	$ 172,191.94	$ 3,151,840.26	$ 6,885,922.58