MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
October 2018

The Committee meeting held during the month of **October 2018** acted on 28 development requests. The Committee acted upon 8 classifications, 8 approvals, 8 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 8 **Sketch plat** classifications contained 17 new lots with 11 new dwelling units on a total of 57.75 acres. Of these 8 sketch plats, 3 were determined to require County Planning Board approval and 5 were declared exempt.

Preliminary plats included 2 plats which fell under the categories of Commercial, Industrial or Quasi-Public with 3 new lots on a total of 12.41 acres

Final plats included 2 new residential applications with 5 new lots and 3 new dwelling units on a total of 101.77 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 8.29 acres

There were 11 **Site Plan** applications reviewed by the Committee. Of which, 2 were found to be exempt from County review and 9 were found to be under County jurisdiction. The combined site plan applications represent 357,695 square feet of additional building area, 1,516 new parking spaces and 131 new Dwelling Unit on a total of 73.92 acres.

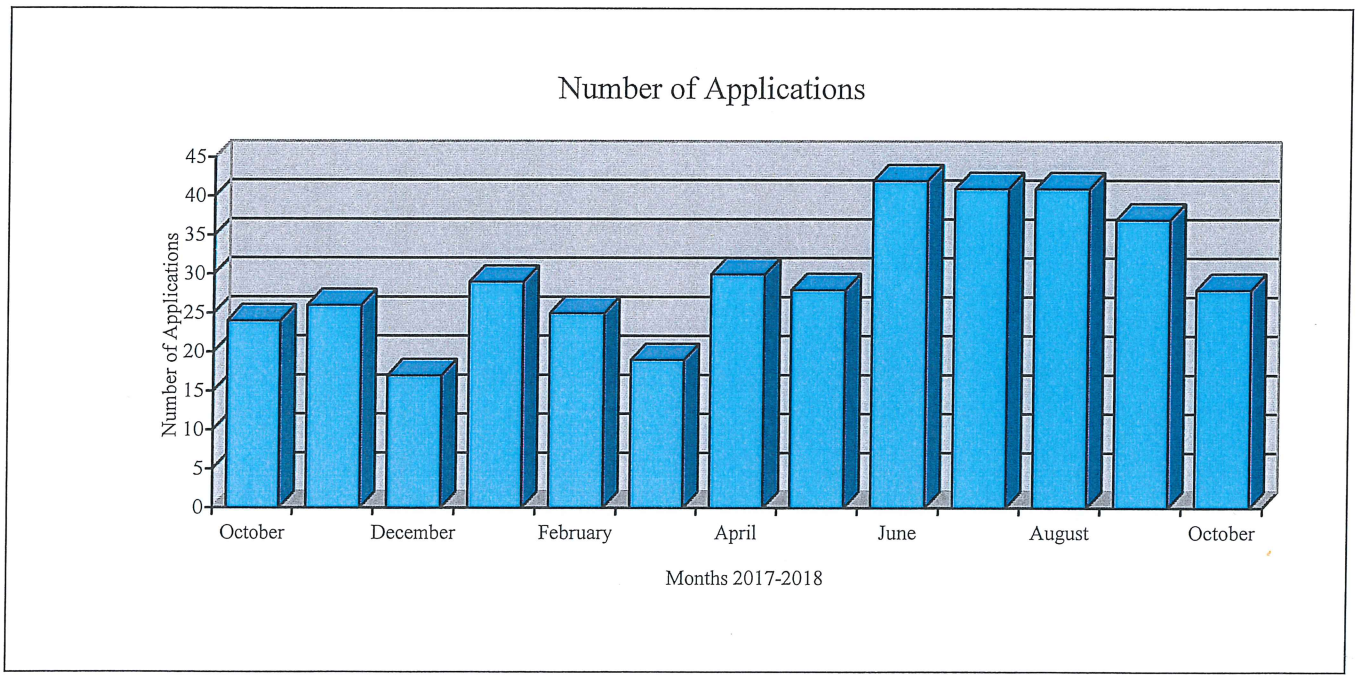

Figure 1

Development Activity
October 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																	
CA-S-219	348 Carteret Avenue	3612	2, 3	A	37	0.36	2	3	5	7,610	5	0.00		MF		0	0
CA-S-220	22 Larch Street	7209	13	A	No	0.20	1	2	2	2,564	4	0.00		SF		0	0
HP-S-82	6 Elbert Court	3	37 and 38	A		0.79	2	2	0	2,400	4	0.00		SF		0	0
MO-S-502	JSM at Route 33, LLC	6	13.01, 14.01	B		40.09	2	2	0	0	0	0.00		R	Perrineville Road #625	0	0
PI-S-647	30 & 50 Seeley Avenue	5501	10.01, 10.13	B	No	9.95	2	2	0	49,303	271	0.00		S	Stelton Road #527	0	0
SB-S-391	Hotel and Restaurant, Route 1	6.01	41.01	B		5.73	1	2	0	0	0	0.00		R		0	0
SP-S-396	153 Teeple Place	254	15	A		0.27	1	2	2	0	0	0.00		MF		0	0
SP-S-397	303 New Market Avenue	318	2	A		0.36	1	2	2	1,100	4	0.00		SF		0	0
	Subtotal			**8**		**57.75**	**12**	**17**	**11**	**62,977**	**288**	**0.00**			**2**	**0**	**0**
Exempt Site Plans																	
CA-EX-81	72, 74 & 76 Essex Street	7505	3, 4, 5	EX	No	0.24	3	0	10	5,320	20	0.00		MF		0	0
SP-EX-105	Harmich Road Warehouse	255	13	EX		16.96	1	0	0	0	7	0.00		W		0	0
	Subtotal			**2**		**17.20**	**4**	**0**	**10**	**5,320**	**27**	**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
October 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																	
MO-240	Shared Properties	4.01	15	P	No	4.12	1	1	0	0	0	0.00		Service		0	0
OB-149	Renaissance Corporate Center	16002	2, 3, 14	P	No	8.29	3	2	0	15,022	0	0.00		Office		0	0
	Subtotal			**2**		**12.41**	**4**	**3**	**0**	**15,022**	**0**	**0.00**			**0**	**0**	**0**
Final Plats																	
OB-149	Renaissance Corporate Center	16002	2, 3, 14	F	No	8.29	3	2	0	15,022	0	0.00		Office		0	0
OB-S-410	Raritan Bay Medical Center	17000	28.11, 28.111, 28.112	F	No	101.13	3	2	0	0	0	0.00		Multi-Family		0	0
SP-276	Dumas Estates	14	40	F	No	0.64	1	3	3	0	0	0.00		Single Family		0	0
	Subtotal			**3**		**110.06**	**7**	**7**	**3**	**15,022**	**0**	**0.00**			**0**	**0**	**0**

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Development Activity
October 2018

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Site Plans																	
EB-SP-309	HD Summerhill, LLC	243	6.04	SP	No	10.34	1	0	121	75,096	301	5.11		MF / R	Summerhill Road (C.R. #613)	0	0
ED-SP-523	779 New Dover Road	546	22	SP		3.12	1	0	0	0	1	0.00		COM		0	0
MO-SP-236	Lot 1, Block 81; Goodman	81	1	SP	No	1.50	1	0	0	9,658	64	0.00		Retail	Cranbury Road (CR535)	0	0
NB-SP-224	502 Jersey Avenue	242	16.03	SP	No	9.04	1	0	0	1,311	0	0.00		Warehouse	Jersey Avenue (CR 693)	0	0
OB-SP-294	Tractor Supply Company	22000	21 & 22	SP	No	6.71	2	0	0	19,097	75	0.00		R	Old Bridge Englishtown Rd (C.R. #527)	0	0
OB-SP-301	Foxborough Plaza, Lot 53 Block 16004	16004	53	SP		9.30	1	0	0	37,400	199	0.00		R		0	0
PA-SP-202	Harbortown Phase III-C & IV-C	353.01	1.01	SP	No	1.65	2	0	0	95,900	451	135.05		Office	State Street (CR 611)	0	0
PI-SP-360	10 Corporate Place	5801	12.01	SP	No	5.11	1	0	0	64,610	127	0.00		Warehouse		0	0
PI-SP-361	30 & 50 Seeley Ave	5501	10.01, 10.13	SP	No	9.95	2	2	0	49,303	271	0.00		S	Stelton Road (C.R. #527)	0	0
	Subtotal			**9**		**56.72**	**12**	**2**	**121**	**352,375**	**1,489**	**140.16**			**7**	**0**	**0**
	Total			**24**		**254.14**	**39**	**29**	**145**	**450,716**	**1,804**	**140.16**			**9**	**0**	**0**

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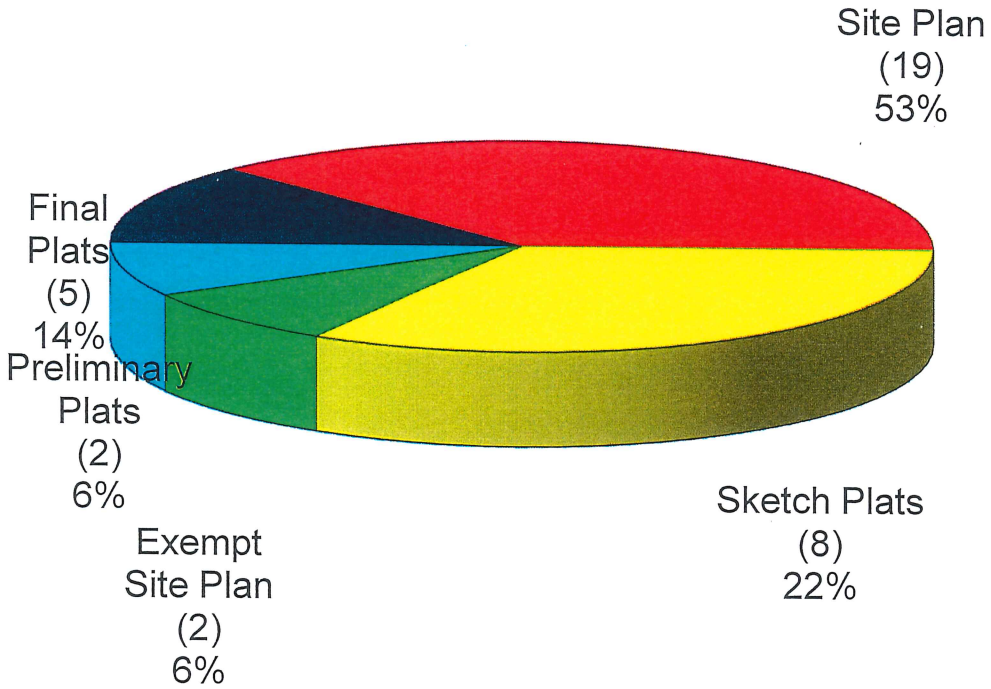
Middlesex County Planning Board
October 2018 Applications



SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
October 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
Carteret	22 Larch Street			1	2	2	0.20	A		
Carteret	348 Carteret Avenue			2	3	5	0.36	A		
Highland Park	6 Elbert Court			2	2	0	0.79	A		
Monroe	JSM at Route 33, LLC	Perrineville Road #625		2	2	0	40.09		B	
Piscataway	30 & 50 Seeley Avenue	Stelton Road #625	Centennial Avenue 5-C-541	2	2	0	9.95		B	
South Brunswick	Hotel and Restaurant, Route 1		Eiker/Rowland Road 4-B-76	1	2	0	5.73		B	
South Plainfield	153 Teeple Place			1	2	2	0.27	A		
South Plainfield	303 New Market Avenue			1	2	2	0.36	A		
TOTALS										
Current Month	8	2	2	12	17	11	57.75	5	3	0
Year to Date 2018	47	13	14	88	103	508	486.25	34	13	0
Year to Date 2017	61	13	17	105	131	494	967.10	38	20	3

PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
October 2018

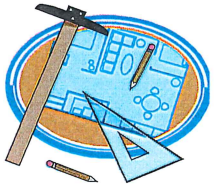
Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/ Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	12	252.34	40	221	49,737	193	56,953	0.76	94.66	0
Year 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	1	4.12	1	1	179,467	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	1	8.29	3	2	180,556	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	80.00	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	2	12.41	4	3	180,193	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	80.00	0

FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
October 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	0.64	1	3	9,293	3	9,293	4.69	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	908.53	27	469	84,383	177	223,591	0.19	0.00	0
MULTI-FAMILY										
Current Month	1	101.13	3	2	2,202,611	0	0	0.00	21.44	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	1	8.29	3	2	180,556	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	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	6	367.59	10	13	1,231,709	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	3	110.06	7	7	684,888	3	1,598,071	0.03	21.44	0
Year to Date 2018	44	1,112.12	66	1,081	44,814	1,334	36,315	1.20	43.97	0
Year to Date 2017	12	1,781.61	41	631	122,990	532	145,878	0.30	0.00	0

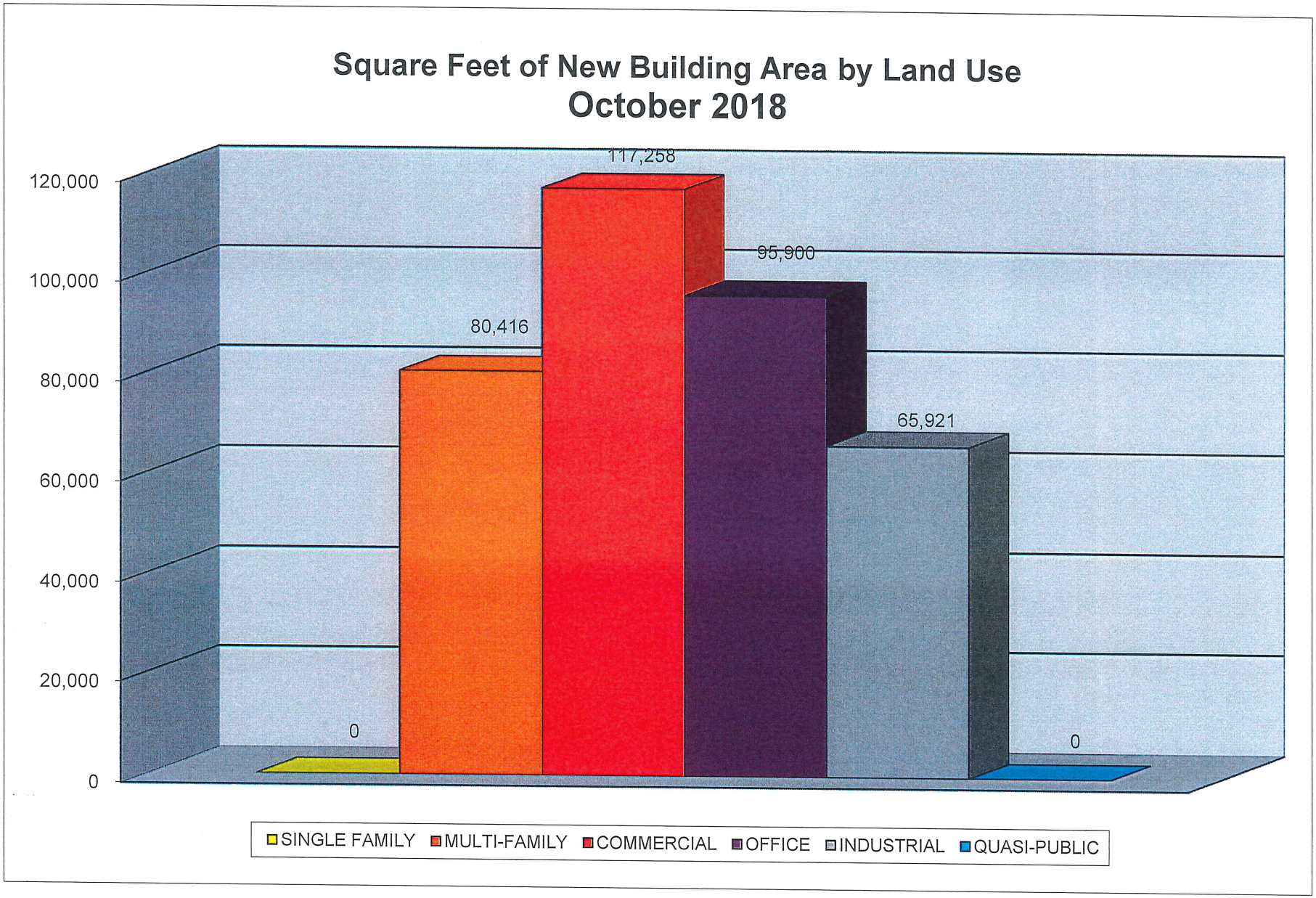
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
October 2018

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	10.34	121	75,096	301	0
Year to Date 2018	20	220.59	2,280	1,050,270	4,469	4
Year to Date 2017	21	447.81	2,893	1,299,879	3,731	1
COMMERCIAL				0		
Current Month	4	27.46	0	115,458	609	0
Year to Date 2018	43	253.08	319	1,121,032	3,913	4
Year to Date 2017	35	168.35	3	673,356	2,397	4
OFFICE						
Current Month	1	1.65	0	95,900	451	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	14.15	0	65,921	127	0
Year to Date 2018	27	946.22	2	2,069,017	1,765	0
Year to Date 2017	30	1,095.31	121	3,359,656	2,775	2
QUASI-PUBLIC						
Current Month	1	3.12	0	0	1	0
Year to Date 2018	20	225.52	2	282,223	312	0
Year to Date 2017	15	272.75	1	156,835	789	2
TOTALS						
Current Month	9	56.72	121	352,375	1,489	0
Year to Date 2018	121	1,704.95	2,836	4,967,207	11,401	10
Year to Date 2017	117	2,052.67	3,468	6,326,186	11,657	9



EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
October 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	19	0.00	0	0	0
MULTI-FAMILY					
Current Month	1	0.24	10	5,320	20
Year to Date 2018	3	2.41	103	51,428	204
Year to Date 2017	3	40.87	528	250,941	944
COMMERCIAL					
Current Month	0	0.00	0	0	0
Year to Date 2018	4	8.39	0	102,848	349
Year to Date 2017	6	4.26	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	3	8.09	0	1,700	118
INDUSTRIAL					
Current Month	1	16.96	0	0	7
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	17.68	10	7,120	79
Year to Date 2018	12	160.38	103	919,111	1,427
Year to Date 2017	39	78.84	542	469,077	1,382

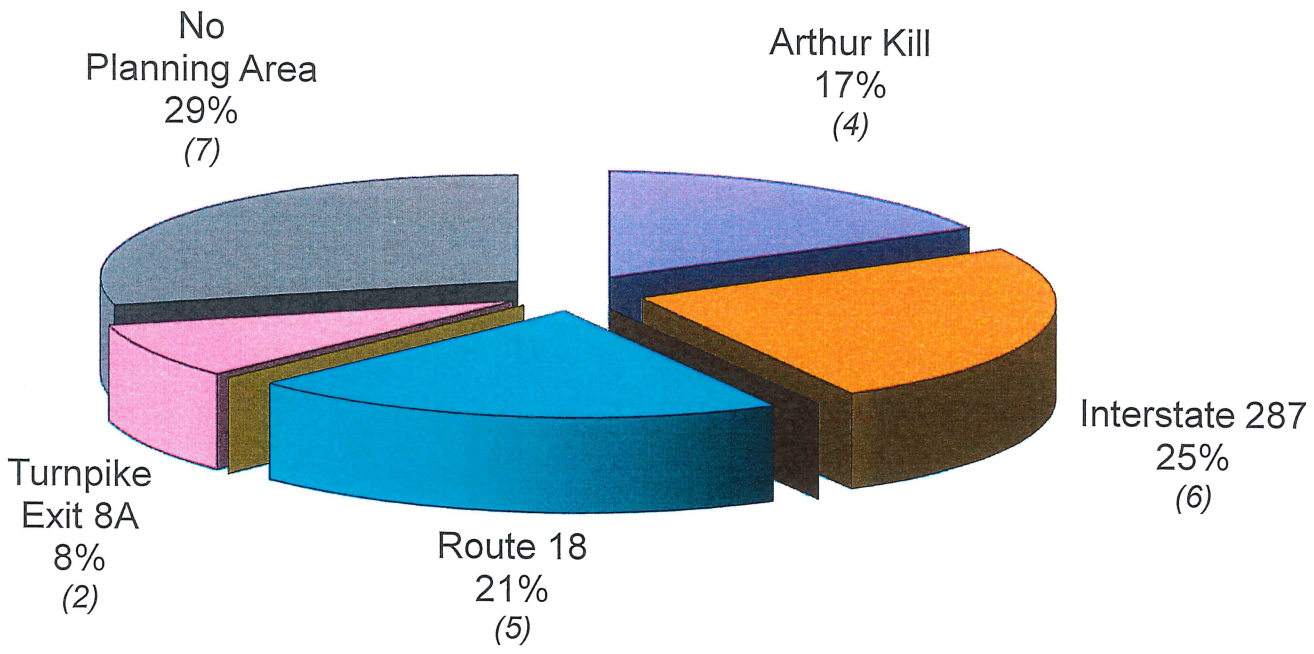

Square Feet of New Building Area by Land Use
October 2018
120,000
100,000
80,000
60,000
40,000
20,000
0
0
80,416
117,258
95,900
65,921
0
SINGLE FAMILY
MULTI-FAMILY
COMMERCIAL
OFFICE
INDUSTRIAL
QUASI-PUBLIC

SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
October 2018

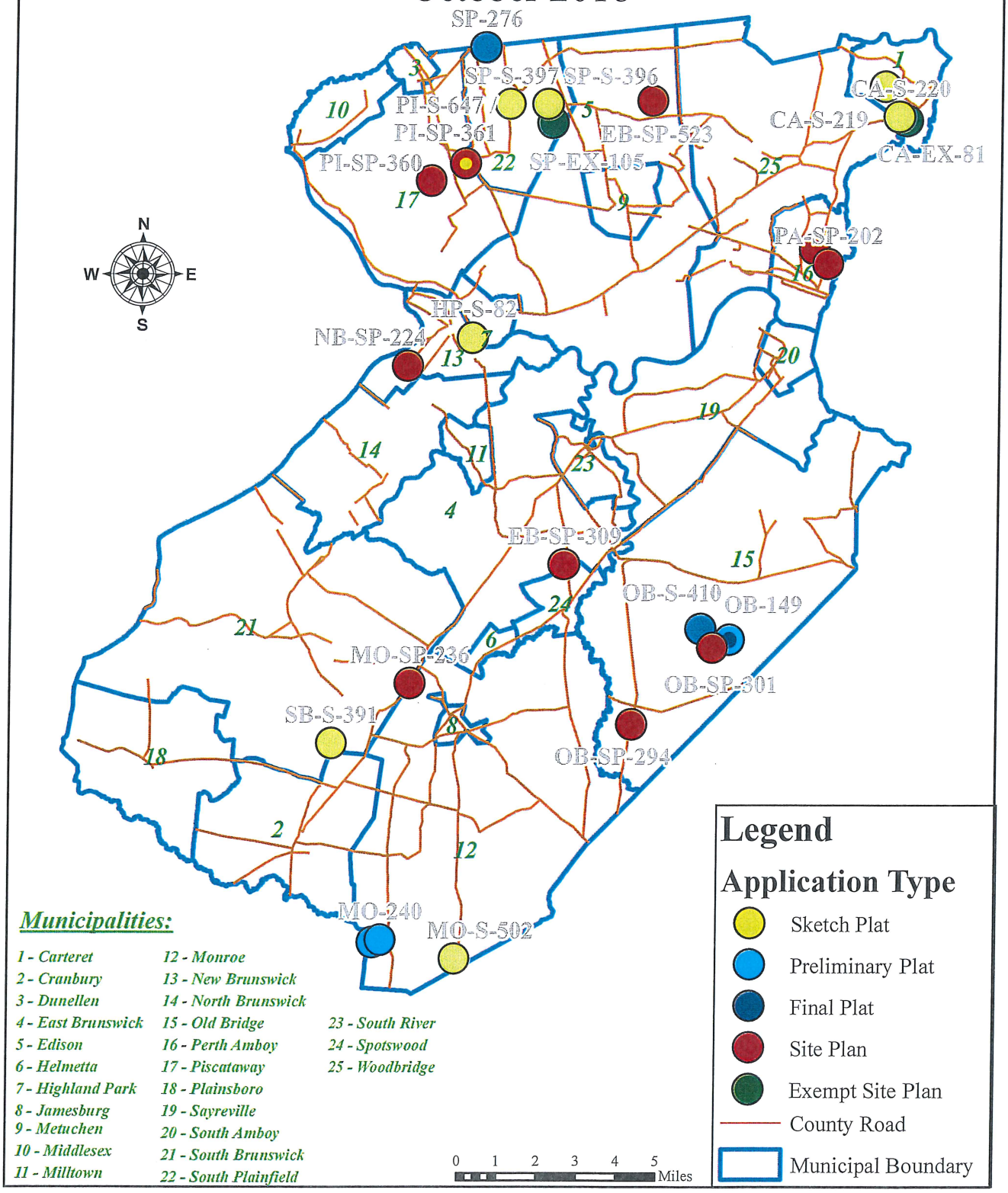
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	4	2.45	17	111,394	480	135.05	0
Year to Date 2018	34	498.29	312	2,018,887	2,273	135.44	2
Year to Date 2017	22	290.12	72	460,777	1,020	0.00	2
Interstate 287							
Current Month	6	42.60	4	164,316	680	0.00	0
Year to Date 2018	42	1,283.81	1,250	1,737,272	5,636	6.16	1
Year to Date 2017	47	581.00	634	775,599	2,384	0.00	0
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	26	139.78	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	5	133.72	0	86,541	274	0.00	0
Year to Date 2018	31	485.73	1,157	596,299	2,315	68.32	2
Year to Date 2017	57	1,581.28	408	595,740	1,620	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	8	44.76	7	620,118	562	10.00	0
Turnpike Exit 8A							
Current Month	2	7.23	0	9,658	64	0.00	0
Year to Date 2018	24	483.11	598	398,580	592	130.28	1
Year to Date 2017	23	1,112.13	139	3,429,480	2,014	0.00	0
No PA							
Current Month	7	68.14	124	78,807	306	5.11	0
Year to Date 2018	91	779.80	1,223	1,564,335	2,920	90.24	4
Year to Date 2017	83	2,012.60	2,834	2,407,286	3,882	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
October 2018 Applications



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

FILE #	APPLICANT	COUNTY ROAD	AMOUNT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SB-SP-364	83 Stults Road	Cranbury So. River Rd #535	$ 49,141.00	173	206	201	-	-	-	-	-	1	-	-	6	-	22	31	-	-
Total:	**1**	**1**	**$ 49,141.00**	**173**	**206**	**201**	**-**	**-**	**-**	**-**	**-**	**1**	**-**	**-**	**6**	**-**	**22**	**31**	**-**	**-**
Total:	**23**	**23**	**$ 2,864,988.00**	**10,150**	**5,732**	**6,344**	**68**	**20**	**0**	**3,555**	**1**	**38**	**4**	**20**	**46**	**9,035**	**82**	**284**	**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
September 2018

Purpose	Current Month 2018	Year To Date 2018	Year To Date 2017
Physical Improvements (Cash Contribution)	$ -	177,209.00	$ 352,720.00
*Physical Improvements (Performance Guarantees/Subdivision)	-	1,245,548.00	2,248,943.00
*Physical Improvements (Performance Guarantees/Site Plans)	49,141.00	1,162,882.00	3,756,407.50
Downstream Drainage Contributions	-	440.00	1,571.00
Subdivision & Site Plan Review Fees	26,153.60	393,569.32	446,750.08
Totals	$ 75,294.60	$ 2,979,648.32	$ 6,806,391.58